



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION PUBLIC MEETING MINUTES MAY 25, 2016

CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:05 p.m.

ROLL CALL

Present were Chairperson Schladt and Members Tom Cramer, Ron Hameetman, Mark McLaughlin and John O'Meara. Also in attendance were Village Administrator Derek Soderholm and Assistant Steve Bechler as staff to the PEDC, and Secretary Alison Dal Compo. Jim Hartshorn was absent.

RESIDENTS COMMENTS

Chairperson Schladt welcomed Village President Nunamaker, and Michael Graft representing Great Properties.

APPROVAL OF THE APRIL 16, 2016 MEETING MINUTES

A MOTION was made by Member Cramer to approve the April 16, 2016 meeting minutes as presented. Seconded by Member O'Meara. Motion Carried.

NEWS AND UPDATES

Administrator Soderholm reported that a pizza place called "Pizza Via" is taking over the former Little Caesar's location.

Administrator Soderholm said that the initial plan review for the downtown re-development is complete, but the fine details are not in place yet. The Village is still working with School Districts #3 and #155 regarding the T.I.F. district share as discussed in last month's meeting.

Village President Nunamaker reported that the son of the owner of Dunkin Donuts is considering putting in a Kraft beer place next door to Dunkin Donuts.

Administrator Soderholm reported that Grover's restaurant has received two letters regarding their non-compliant sign.

PRE-APPLICATION MEETING FOR PLANNED UNIT DEVELOPMENT (PUD)--FOX BARRINGTON GLEN

Michael Graft, representing Great Properties, presented his concept for developing the Village owned property along County Line Rd. This is the same property that was originally slated for the Public Works building. Mr. Graft explained that he manages a construction company, Great Properties II. The subject property is three acres, bordered to the west on County Line Rd. It is considered a B-1 zoning district. Mr. Graft's primary goal for this property is to create a townhouse development. He has a Plan A and a Plan B for the property.

Plan A: 26 units with 9 two unit and 2 four unit buildings, all residential.

Village President Robert Nunamaker

Trustees Thomas Anderson / Suzanne Blohm / Jennifer Curtiss / Steve Knar / Andrew Migdal / Patrick Wall

Plan B: 5 two unit residential and 3 single story office buildings.

It was observed that since this property backs up to the Fox Glen business complex, some may not like having their home overlooking a business area. There is a detention pond behind the business complex, so some of the townhomes may overlook that. The current residents in the area may be more favorable to having residences on the property than they were to having the Public Works garage there.

If it turns out that people are not interested in the townhomes, the future office complex could be built out before the townhomes.

Member Cramer asked what the sizes of the townhomes would be. He was told that they would likely be three bedrooms (upstairs), with the entire main level being a kitchen area. The complex would house about 26 families, with 1/3 being empty nesters, 1/3 being transitioning families, and 1/3 being professionals or young families. There would be a homeowners association to oversee the common and/or limited common elements. There will be an option to have an elevator added to an individual townhome, if desired.

Member Hameetman asked if Mr. Graft planned to extend the south limit of County Line Rd; he was told no.

Member McLaughlin asked what the price point of the townhomes would be. He was told that they would be between \$369,000 and \$409,000. Member Cramer asked if there are homes in Victoria Woods over \$400,000; he was told no.

Member McLaughlin asked Mr. Graft which design he prefers. Mr. Graft said that he would prefer to do all residential, but the data is not available as to which option is currently better. Member McLaughlin further asked if Mr. Graft had considered doing a hammerhead type street for access within the complex rather than a circle drive. Mr. Graft said that it is possible, but it might be a concern to the Fire District so this would have to be researched.

There was a question regarding snowplowing. It was noted that Algonquin Township plows those roads. North and South Roads are still owned by the Village, despite the de-annexation.

Member McLaughlin suggested that Mr. Graft may want to turn the townhomes inward rather than outward, for a more community feel.

Chairperson Schladt asked how many floors the town homes would have, and if they would have balconies. She was told there would be three floors. The garage level would be the first floor, then a main floor and the upstairs for the bedrooms. The second floor could have a cantilevered area and the main level may have a screened in porch.

Mr. Graft explained that the footprint of the individual town home may possibly be 58' deep and 50' wide, but he wants to have the flexibility to put in a first floor master bedroom, if desired by the buyer.

Village ordinance requires that if a building has five or more side windows, the setback must be 40-50 feet.

Chairperson Schladt asked if there will be sidewalks. Mr. Graft explained that he wants to make the roadway wider rather than have a sidewalk. He would like to have the flexibility to have more green space. The roadway is planned for a 30 foot width rather than a 22 foot width.

Chairperson Schladt asked what the connection would be between the detention pond and the new P.U.D. Mr. Graft explained that the drainage law is such that the dominant estate has the right to drain onto the less dominant estate. The area immediately surrounding the pond has a berm, which the association mows about three times a year. The Village also helps maintain that area. The Village raised up the southwest corner as much as eight feet. County Line Road has a swale that makes the water move to the east.

Member Hameetman asked if this will impact the drainage flow that currently takes place in the Doyle/Rt. 22 corridor. Administrator Soderholm said that the detention pond would cover the new development, even if it was entirely asphalted. Village President Nunamaker explained that before the Village owned the property and had it regraded, the water would drain down the McCarthy property, along the 5 O'clock steakhouse property and down Woodbine. The detention pond now compensates.

Member McLaughlin asked if the internal road through the new complex would be public or private. Administrator Soderholm said this is yet to be determined.

Chairperson Schladt asked what Mr. Graft's time line would be for moving forward. He said he would like to see this go forward as soon as possible.

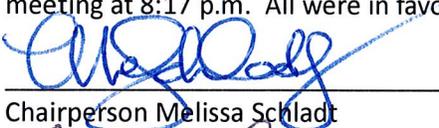
OTHER BUSINESS--none

NEXT MEETING

The next meeting is scheduled for Tuesday, June 21, 2016.

ADJOURNMENT

A motion was made by Member McLaughlin and seconded by Member Hameetman to adjourn the meeting at 8:17 p.m. All were in favor.



Chairperson Melissa Schladt

8/29/16



Alison Dal Compo, Secretary

8/29/16

Date Approved