



# Village of Fox River Grove

## PLANNING AND ECONOMIC DEVELOPMENT COMMISSION PUBLIC MEETING MINUTES JANUARY 17, 2017

### CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:01 p.m.

### ROLL CALL

Present were Chairperson Melissa Schladt and Members Cramer, Hartshorn and O'Meara. Also in attendance were Village Administrator Derek Soderholm and Management Assistant Stephen Bechler as staff to the PEDC. Members Hameetman and McLaughlin were absent.

### RESIDENTS COMMENTS

Chairperson Schladt welcomed Village President Nunamaker.

### APPROVAL OF THE SEPTEMBER 20, 2016 MEETING MINUTES

A motion was made by Member Cramer to approve the September 20, 2016 meeting minutes as presented. Seconded by Member Hartshorn. Motion Carried.

### NEWS AND UPDATES

*Truckstop.com:* Administrator Soderholm reported that Truckstop.com has moved into the River Pointe building at 912 Northwest Highway. Once fully operational, they will employ about 100 in technical support jobs for the trucking industry. Village President Nunamaker, who attended the ribbon cutting, added that they have taken over about half of the building's third floor.

*T-Mobile:* T-Mobile is opening a store in Foxmoor Crossing next to Wise Guys Vapes. Sport Clips has also opened in the same retail center.

*Avante Banquets:* Framing has been completed. The owner plans to open the facility as soon as possible. Member O'Meara asked if the owner still intends to build a secondary access to the site. Administrator Soderholm responded that the owner plans to pursue it at a later date.

*Fox Barrington Glen:* As of Friday, January 13<sup>th</sup>, the developer has taken possession of the former Village owned land along County Line Road. Administrator Soderholm reminded the Commission that final design for the development will come before the PEDC at a later date for approval.

*Downtown Redevelopment:* Administrator Soderholm reported that the Village is pursuing a redevelopment agreement with the developer which should be complete soon. The Village has also commissioned a financial analysis for the project to confirm the need for TIF assistance. This analysis is about 60% complete.

Village President Robert Nunamaker

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

Administrator Soderholm reported that land contracts for Phase I, which had previously been canceled, are currently being renegotiated. Member O'Meara inquired as to the logistics of Grove Plating moving out. Administrator Soderholm reported that they are being offered the same terms as those offered previously. Member Hartshorn asked for the current construction start target date. Administrator Soderholm responded that the developer is currently targeting summer 2017.

**OTHER BUSINESS**

Mayor Nunamaker reported that the Village is currently being courted by several "casino café" establishments. He asked the Commission for its perspective on whether or not the Village should be open to additional businesses of this type. Member Hartshorn asked why the Village was being targeted for these establishments while the owners have restaurants in other locations. He would prefer that the Village not have to allow video gaming at all. However, if the Village has to accept businesses with gaming machines, he believes they should offer another desirable element—such as great food. Chairperson Schladt asked if anyone with a liquor license can get gaming machines. Staff informed her that generally speaking, the answer is yes.

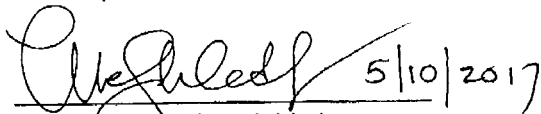
Mayor Nunamaker reported that he has been approached by a potential candidate about filling the vacant seat on the Commission. He is currently reviewing their candidacy.


**NEXT MEETING**


The next meeting is scheduled for February 21, 2017.

**ADJOURNMENT**

A motion was made by Member O'Meara and seconded by Member Hartshorn to adjourn the meeting at 8:06 p.m. All were in favor.

  
Chairperson Melissa Schladt

  
Acting Secretary Stephen Bechler

  
Date Approved