

**PLANNING & ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
February 21, 2006**

CALL TO ORDER

Chairman Fred Lobo called the meeting of the Planning and Economic Development Commission to order at 7:35 p.m.

ROLL CALL

Members present: Ron Hameetman, Viki Karls, Bob Nunamaker, Mike Schiestel, Mary Lu Seidel, Don Kendeigh, and Fred Lobo (Chairman). Also present were Secretary Karen Quid, Village Administrator Art Osten, and Al Maiden -- Village Planner from Rolf Campbell.

APPROVAL OF JANUARY 17, 2006 PEDC MINUTES

A motion was made by Seidel and seconded by Schiestel to approve the minutes from the January 17, 2006 PEDC meeting with the changes indicated. The 5th paragraph on page 2, however, should be deleted and has been rewritten to read as follows:

An intergovernmental agreement with Barrington Hills is being prepared by the villages in support of an OSLAD grant to purchase land between the two communities. It would indicate to the grant agency that there are no conflicts between the two communities over the future use of the land. The land is owned by a trust. The PEDC supports the concept that the property owners develop their land for conservancy purposes as proposed by the intergovernmental agreement.

A roll call vote followed with all in favor. The motion was passed.

RESIDENTS COMMENTS

None at this time.

UPDATES

Chamber: Nunamaker attended the Chamber's annual dinner on January 27th and accepted an award for the PEDC for their efforts in recruiting new members. The Community Showcase will be held on March 4 at Cary-Grove.

MCEDC: A newsletter entitled "MCEDC Express II" highlights future events. Osten referred to several that Commission members might be interested in attending.

PH&S: The Grayhill property has been rezoned from B-5 (Light Assembly) to B-2 (Business/Retail).

Rt. 14 Annexations: The Village will be initiating an application to change the zoning for the soon to be annexed Rt. 14 properties, just east of Great Clips through the Gazebo Grill, from R1 Single Family to B2 General Business. A Special Use permit is needed for the Riverpoint Office Building, the River Inn Motel and the Gazebo Grill because they all exceed 5,000 square feet in floor area. A Special Use permit is also needed for the outdoor seating at Gazebo Grill. A public hearing is scheduled for March 22, 2006. The Village will benefit from sales tax revenue should the proposed change be approved.

Bike Race: There will be a presentation by the United States Cycling Federation on Thursday evening, February 23rd at 7pm to discuss a possible bike race on Sunday, September 3, 2006. The Bike Club president thought FRG would be ideal for this race. There would be approximately 150 riders who would ride on a course that would encompass Skill Hill Road/Violet/Pleasant/Barberry/Norge Parkway. In addition, Norge Ski Club may have some demo jumping.

Chicago Trade Show: Nunamaker and Trustee Figurski attended a Chicago Trade Show representing FRG in a booth designed to showcase our village in hopes of attracting developers (those interested were a donut shop, bank, daycare center, restaurant and cell phone store). There were also training sessions designed to aid communities in the development process. Some items discussed were the difficulties in having parcels ripe for redevelopment owned by many owners, hiring a downtown manager to monitor and reduce vacancy rates, etc. Parking is not always convenient or free. Nunamaker referred to a book on shared parking. It outlines the cost to create parking spots (surface parking, above grade and underground). They also stressed the importance of keeping current businesses while looking for new ones by using sequencing -- giving businesses temporary housing with the same rent and selling the new space to business owners for the same price they were paying for their current space.

Downtown Redevelopment Contract with Rolf Campbell: We have hired Rolf Campbell for Phase II in the implementation of the Station Area Plan. The downtown has been divided into 5 blocks. They will look for the most likely uses for these blocks. Interviews with property owners from Blocks 1 and 2 have been completed. They will begin examining Blocks 3, 4 & possibly 5. They will analyze existing land uses, compare current market values (EAV) with the values of likely redevelopment options to determine marketability, determine the building and property conditions, and examine street pattern and traffic flow related to each sub-area. Ultimately, they will be able to use their extensive contacts to bring interested developers into the village.

COMPREHENSIVE PLAN

Maiden referred to the cover of the Comprehensive Plan and explained that it is very specific in stating that the Plan was developed by the Village. Rolf Campbell serves as the technical consultants. They don't provide a solution. We tell them what we want to accomplish and they give us pros and cons so we can structure it properly. He cautions us to stay broad and general and not be too concerned with details.

He referred to the RCCA Draft dated January 11, 2006. They looked at the 4 documents ('96 Plan, 2001 Update, 2002 Update (Eastgate) and the Station Area Plan) and documented their differences. They suggested possibly modifying B2 by adding a B2A district. We could also create an overlay district for B2. It is possible to put a moratorium on banks or other uses (although villages have not been successful in keeping banks out) or have a restriction on how far apart they must be. A moratorium, however, is just temporary. One could be established for the time period in which it would take to complete a study to determine spacing. You could also call it an economic diversity ordinance but you must have at least 2 of each type of business (banks, gas stations, etc.) before including an exclusion.

Osten stated that, while the community benefits by having a greater variety of businesses, the legality of restrictions would be an issue. Maiden added that it's not a restriction but it would be made a Special Use instead of a Permitted Use. They would have to prove "need". We will need more information before placing such a goal in the Comprehensive Plan. Discussion followed.

Lobo asked what "Analysis and possible further refinements" means as stated in the Rolf Campbell contract. Maiden advised us to wait until they complete 2 more blocks. They will then have more specific recommendations for the 4 blocks. For example, they may advise that instead of showing an area for commercial use only, it may be better suited to multi-use. Discussion followed.

Lobo would like Commission members to review the following documents before the next meeting:

- 1) 3/22/05 -- Rolf Campbell document
- 2) 11/23/05 -- Revisions of the 1996 Plan Review
- 3) 1/11/06 -- Rolf Campbell Draft
- 4) 1/14/06 -- Comprehensive Plan (Additional Proposed Changes)
- 5) 2/21/06 -- Comprehensive Plan Review

Osten will take all previous comments from Commission members, condense them down to the main issues, and e-mail all the documents to Commission members. Campbell's study will recommend what uses would be best for each area. We have to be flexible about allowing high densities because redevelopment might not be possible without it. We may want to create a range of options with the consequences of each. Proposals can be accepted for review and modified during the "study" period. Seidel added that we need more discussion on high density condos on N. River Road. She feels that we don't have a consensus on that issue. Osten stated that we need to find a happy medium between market feasibility and small town image.

The PEDC has been officially limited to 7 members. Their pay will increase from \$15/meeting to \$20/meeting.

NEXT MEETING

A motion was made by Karls and seconded by Seidel to cancel the March meeting due to conflicts. The next meeting will be on Tuesday, April 25, 2006.

ADJOURNMENT

A motion was made by Karls and seconded by Hameetman to adjourn the meeting. The meeting adjourned at 9:42 p.m.

Fred Lobo, Chairman

Karen Quid, Secretary

Date approved