

**PLANNING & ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
December 15, 2008**

CALL TO ORDER

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

ROLL CALL

Present were Chairman Don Kendeigh and Members Ron Hameetman, Viki Karls, Kim Prell, Mike Schiestel and Bob Nunamaker. Member Mick Welch arrived at 8:00, gave a short introduction and was welcomed to the PEDC as a new member. Also in attendance Administrator Osten and Secretary Jane Bartolai.

APPROVAL OF OCTOBER 28, 2008 MINUTES

A motion was made by Karls and seconded by Nunamaker to approve the minutes from the October 28, 2008 PEDC meeting with no changes.

RESIDENT'S COMMENTS – None present.

DOWNTOWN REDEVELOPMENT

Downtown Properties Inventory – The data collected from the inventory, as well as the form, have been set up in Excel by members Schiestel and Welch. Photographs are pending. Schiestel suggested members review the format. He will e-mail the database to the other members. Osten plans on having this information added to the Village's Geographic Information System (GIS).

Marketing Your Community – Osten would like to see a PEDC sub-committee form to develop strategies on marketing transit-oriented development using the Fox River as a draw. Members Prell, Schiestel, and Welch volunteered to review and develop a plan-of-action marketing program. Osten's idea is to try to find businesses that are compatible with existing businesses and then approach them -- Merle Norman with other businesses that cater to women. The owner of Merle Norman has agreed to contact corporate HQ and request a list of compatible businesses. Karls pointed out that non-compete contracts control some business locations. Kendeigh recommended creating a list of desired businesses that don't currently exist, e.g. daycare. Member Nunamaker gave highlights from the Moving Beyond Congestion meeting he attended a few months ago.

Train Depot Repairs UPRR/Metra – Administrator Osten stated that the estimated cost will be sent to a Metra's board member. Union Pacific has informed the Village that they will no longer contribute to the maintenance of the parking lot. The Village currently leases only the parking

lot from Union Pacific. Parking fees are divided: two-thirds Village and one-third Union Pacific. Maintenance fees used to be deducted before the split. Many municipalities now lease their depot to provide a higher level of maintenance. The Village is interested in adding the depot to the parking lot lease which expires in two years. Raising parking fees would then provide funds to maintain the depot.

Banners, Updates – Member Prell reported that the Village Board approved the design and program. At the next February 18th “Box lunch” Village meeting she is expecting to present the program to the businesses and wants to start hanging the banners in Spring. At the January PEDC meeting, members should be given forms to solicit sponsors.

NEWS & UPDATES

PH&S Report – Superintendent Ulrich e-mailed the report to the PEDC prior to the meeting. In addition, Osten reported Building & Zoning will be addressing large numbers of property maintenance code violations in all commercial zones. Superintendent Ulrich will report all violations to the Village Board prior to the start of enforcement measures.

MCEDC –Osten distributed the Insider via e-mail prior to the meeting. There were no comments.

Cary-Grove Area Chamber of Commerce – Nunamaker reported membership renewals are on the decline and projected revenue from events is expected to decline dramatically as well due to economic conditions. However, new members have joined such as Walgreens in Fox River Grove. Prior to the meeting Osten e-mailed a list of Chamber events to the PEDC. This information is also available on the chamber website, www.carygrovechamber.com.

McHenry County 2030 Plan, Regional Sprawl Control Tools – Jim McNutt, Treasurer reported Jim Heisler is the new County Board Liaison to the County Plan Commission. He’s interested in prevention of sprawl and focused on preservation. Last Friday Administrator Osten will be attending a presentation with McNutt concerning the state’s supercomputer located at the University of Illinois and the possibility of using Fox River Grove as a target city for the new computer modeling system. Also the 2030 Plan Commission has increased to three meetings a month. Coming up in February they are encouraging municipalities and residents both to begin attending to provide input. Meetings are held at the County Building on Ware Rd, Thursdays @ 6:00 pm.

McHenry County 2030 can be accessed at <http://www.mchenrycounty2030plan.com>.

CMAP 2040 Plan – Chairman Kendeigh reported CMAP trying to get communities to participate in a community design workshop. Osten needs 5-6 people to attend meetings in Prairie Grove taking place in March/April. Request needed now thinks it will be helpful w/ marketing downtown area. Kendeigh & Nunamaker volunteered for daytime meetings. Hameetman and Prell volunteered if meetings held at night. Osten will volunteer FRG participation to CMAP.

OTHER BUSINESS

Signs, ZBA Status -- Osten reported that the ZBA has recommended that new pole signs will not be allowed and that monument signs up to 15' tall will be allowed. The ZBA will hold a public hearing on this amendment to the Zoning Ordinance and the Chamber will be notified.

Residential Design Guidelines --The PEDC is looking for a balance between property rights, neighborhood revitalization, maintaining lot space for groundwater recharge, ensuring housing for all income levels, and aesthetic considerations. A regulation which prohibits new homes which would lower surrounding property values might be a useful avenue to explore. Members were asked to prepare ideas for next month's meeting.

NEXT MEETING

The date for the next meeting is scheduled for January 27, 2008 at 7:30 p.m.

ADJOURNMENT

A motion was made by Schiestel and seconded Karls by to adjourn the meeting at 9:34 p.m.

Donald Kendeigh, Chairman

Date Approved

Jane Bartolai, Secretary