



Village of Fox River Grove

MINUTES OF THE REGULAR BOARD MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES TUESDAY, MARCH 21, 2023

CALL TO ORDER AND ROLL CALL

Village President McLaughlin called the meeting to order at 6:30 p.m. in the Municipal Center. Present at roll call were Trustees Curtiss, Knar, Migdal, Schladt, and Wall. Trustee Sepeczi was absent. Also, present were Administrator Soderholm, Assistant Administrator Bechler, Chief Waitrovich, Operations Manager Reese, Operations Manager Zintl, and Village Clerk Caesar.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENT

None.

VILLAGE PRESIDENT AND TRUSTEE REPORTS

Trustee Schladt announced that Parks would be having a meeting in April to review the updated Parks Master Plan, which was revised to incorporate the recommendations received from the residents and the Village Board.

Trustee Schladt delivered a thank you of appreciation to the Village Board from the seniors group for retaining \$5,000 in next year's budget to supplement their entertainment activity expenses.

STAFF MONTHLY REPORTS

None.

1. APPROVAL: CONSENT AGENDA – APPROVAL VIA ONE VOTE FOR ALL

- A. Village Board Meeting and Executive Session Meeting Minutes – February 21, 2023 & March 14, 2023
- B. Accounts Payable – March 7, 2023 and March 21, 2023
- C. Treasurer's Report – January 2023
- D. Design Engineering Services Agreement, Millard Avenue Water Main Project
- E. Park Permit / Sound Permit Fee Waivers for FRG Library Summer Reading Program Picnic July 21, 2023
- F. Park Permit Fee Waivers for Jaycees Egg Hunt April 1, 2023

Trustee Migdal made a motion to approve consent agenda items A – F. Trustee Wall seconded.

Roll Call: Trustee Curtiss, Knar, Migdal, Schladt, and Wall —all "yes." MOTION PASSED.

Village President Marc McLaughlin

Trustees Jennifer Curtiss / Steve Knar / Andrew Migdal / Melissa Schladt / Sheri Sepeczi / Patrick Wall

2. APPROVAL: BUSINESS CAPITAL ASSISTANCE PROGRAM

Administrator Soderholm stated that at the direction of the Board the following adjustments were made to the Business Capital Assistance Program. The value was increased from \$10,000 per grant to \$15,000 and the fund distribution clause was changed to two installments to ensure the business is operating a longer period prior to full grant distribution. The first half of the installment to be paid after three (3) months of being in business, and the final half paid after six (6) months.

The Board had a brief discussion

Trustee Wall made a motion to approve the Business Capital Assistance Program. Trustee Schladt seconded. Roll Call: Trustee Curtiss, Knar, Migdal, Schladt, and Wall —all “yes.” MOTION PASSED.

3. APPROVAL: MEMORANDUM OF UNDERSTANDING – NORWOOD BUILDERS – REDEVELOPMENT OF DOWNTOWN PARCELS (BLOCK B – BETWEEN ILLINIOS STREET & LINCOLN AVENUE)

Administrator Soderholm stated that the Village received interest from five developers after the property was marketed by a commercial real estate broker. Out of the five (5) proposals, The Village and Norwood Builders & Compasspointe Development, one of the five developers, negotiated a Memorandum of Understanding (MOU) for the Board's consideration. The MOU is to provide a written commitment from the Village with the developer prior to them spending a significant amount of money to move through the approval process. Soderholm provided a review of the concept plan submitted by Norwood Builders & Compasspointe. He stated that the concept plan was a five (5) story, 180,000+ square foot, mixed-use development, comprised of 151 residential units and 8,600 square feet of retail. The design incorporated two open breezeway / outdoor seating areas. The plan includes 220 parking spaces, 177 spaces = one (1) per bedroom, and 43 additional spaces for retail parking

Administrator Soderholm welcomed Bruce Adreani and Peter Adreani with Norwood Builders and Joe Taylor with Compasspointe Development who were present to answer any questions the Village Board may have.

Bruce Adreani spoke of the history, experience and reputation Norwood & Compasspointe have in the local market and expressed confidence in their ability to build the type of development the Village Board is looking for in Fox River Grove. Mr. Adreani stated the current proposal was based off their assessment of the market.

Trustee Wall thanked both companies for their creative design and very much appreciates the vertical concept, stating it is what Fox River Grove needs.

Trustee Knar asked if there would be a waning demand for apartments.

Mr. Taylor answered that there continues to be housing demand. In Des Plaines where they are currently developing, they are signing 10-15 units a week. The demand is stemming from 25 to 45 year olds with or without family that are not buying houses like in years past.

Trustee Schladt likes the retail concept with the breezeways/outdoor dining stating residents desire this type of dining venue.

Mr. Adreani added that the breezeways were designed with the outdoor dining concept in mind and have the potential to be used year round by simply adding temporary side coverings, lights and heat, siting

Hugo's in Naperville as an example of temporary protection executed. It is their goal to build something unique to sell the outdoor experience and attract more retailers and foot traffic.

Trustee Migdal stated he was not partial to a five (5)-story building in the downtown area; however, he understands the reasons explained by Mr. Adreani, regarding commercial businesses being very difficult to maintain.

Trustee Curtiss and Knar expressed their appreciation to Mr. Adreani and Mr. Taylor for seeing some potential in Fox River Grove.

Trustee Schladt in closing asked for continued communication between Norwood Builders, Compasspointe, Staff and the Board throughout the entire process, sighting it as beneficial for all parties involved.

Trustee Wall made a motion to approve the Memorandum of Understanding with Norwood Builders for the Redevelopment of Block B (Parcels – Between Illinois Street & Lincoln Avenue). Trustee Curtiss seconded. Roll Call: Trustee Curtiss, Knar, Migdal, Schladt, and Wall —all “yes.” MOTION PASSED.

4. OTHER BUSINESS:

Administrator Soderholm stated that Staff has identified two vehicles that are at the end of their useful life and with the Boards authorization, recommended auctioning the two vehicles and using the money to purchase a used pick-up truck for Public Works. The general consensus of the Board was to add \$20,000 into Public Works Vehicles for the FY 2023/24 Budget.

ADJOURNMENT

Trustee Wall made a motion to adjourn the Village Board meeting at 7:09 p.m. Seconded by Trustee Schladt. A voice vote was taken. Trustees Curtiss, Knar, Migdal, Schladt, and Wall – all “yes”. MOTION PASSED.



Marc McLaughlin, Village President

4-4-2023

Date



Shelley J. Caesar, Village Clerk