



Village of Fox River Grove

MINUTES OF THE REGULAR BOARD MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES TUESDAY, MARCH 1, 2022

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, Sepeczi, and Wall. Also, present were Administrator Soderholm, Assistant to the Village Administrator Bechler, Chief Waitrovich, and Village Clerk Caesar.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENT

John Raviolo, 205 Grove – Mr. Raviolo stated he had two concerns for the Board regarding the Grove Residences Apartments. He stated that the apartments building was above grade at seven stories and wanted to know when plans changed from previous master plans showing four or five stories. Secondly, Mr. Raviolo stated that he is not in favor of the current plan proposed for Block B, citing lack of space to accommodate four buildings, parking, garbage dumpsters, and two drive-thru's. Mr. Raviolo feels a mixed-use plan would be a better use of the land and requested that the Board reconsider.

John Lee, 1100 Lincoln – Mr. Lee acknowledged that it will be impossible to make everyone happy. He stated that he toured the Village with a developer out of West Bend, WI and that they liked what they saw and are interested in the Block B development opportunity. Mr. Lee requested a two-week delay in any formal Board decisions, to allow time for the developer to present their proposal.

Carrie Quinn, 500 Essex – Ms. Quinn would like to know how the plan went from a quaint little downtown to four restaurants. She feels four restaurants is too many.

Paige Lord, 313 Old Hunt – Mrs. Lord stated that she does not recall any plan bringing in just restaurants. She is not in favor of demolishing the current building. Would like to see restoration of current buildings to maintain the original image of the Village. Mrs. Lord also spoke in favor of a mixed-use plan with commercial base level and residential units above.

Jim Enstrom, 605 Barberry – Mr. Enstrom stated that he agrees with all his fellow speakers, allowing the other developers time, so the Board has some choices to be considered.

Bill Ludtke, 1104 Paul Ct. – Mr. Ludtke stated that Fox River Grove is the gateway to McHenry County and he feels the Village should be known for more than it's one banquet hall and red light camera. He supports the requests to for the Board to rethink and slow down on their decision-making. Everyone has waited too long for this opportunity to rush it.

Jeff Fleischmann, 722 Barberry Trail – Mr. Fleischmann stated he understands how long it took the Village

Village President Marc McLaughlin

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

to finally own all the property on Block B and supports others sentiments to wait for multiple options to ensure the right decision is made. Fleischmann also suggested the Board consider hiring an outside company to complete a broader RFQ.

President McLaughlin acknowledged the concerns mentioned and thanked residents for their participation.

VILLAGE PRESIDENT AND TRUSTEE REPORTS

President McLaughlin announced that a ribbon cutting ceremony would be held at 9:30 a.m., Thursday morning at Stone Hill Center for Warren Weavers Farmers Insurance Company.

Trustee Knar thanked all residents in attendance for coming. He invited everyone to return to the next meeting in two weeks to hear the Boards discussion. Knar stated that he feels while this is a big decision, it is in everyone's best interest to get the property developed sooner rather than later.

Trustee Wall stated that tabling all decision-making motions is the right thing to do until a full discussion is had about how the Board got to where the plan is today.

Trustee Schladt recognized the concerns of all residents that spoke and attended the public meeting. She feels the representation is a good testament of how meetings should go with public input. She assured everyone that the Trustees all live within the Village too and making the best decision is their ultimate goal.

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

- A. Village Board Meeting & Executive Session Meeting Minutes – February 15, 2022
- B. Accounts Payable – March 1, 2022
- C. Treasurer's Report – January 2022
- D. Park Permit / Sound Permit Fee Waivers for FRG Library Summer Reading Program Picnic July 29, 2022

Trustee Wall made a motion to approve consent agenda items A through D. Trustee Curtiss seconded. Roll Call: Trustee Curtiss, Knar, Migdal, Schladt, Sepeczi, and Wall—all "yes." MOTION PASSED.

2. APPROVAL: MEMORANDUM OF UNDERSTANDING – GROVE RESIDENCES, LLC – REDEVELOPMENT OF DOWNTOWN PARCELS (BLOCK b – BETWEEN ILLINOIS STREET & LINCOLN AVENUE)

Trustee Sepeczi made a motion to table the motion to approve the Memorandum of Understanding – Grove Residences, LLC for redevelopment of Downtown Parcels (Block B – Between Illinois Street & Lincoln Avenue) until the next agenda. Seconded by Trustee Schladt. Roll Call: Trustee Curtiss, Knar, Migdal, Schladt, Sepeczi, and Wall—all "yes." MOTION PASSED.

3. DISCUSSION: DRAFT ORDINANCE, CODE UPDATE – RETAIL THEFT

Chief Waitrovich stated that currently when it comes to retail theft within Village businesses, officers are limited to either releasing the offender or charging them with a misdemeanor or a felony. The Chief is requesting the Boards support with updating the Village Code of Ordinances relating to offenses pertaining to property theft to allow police officers the ability to issue ordinance violation tickets versus charging offenders with a misdemeanor or felony. The new ordinance calls for a \$250 fine. A discussion

was held. The general consensus of the Board was to place the draft ordinance on the next agenda for approval as written.

4. OTHER BUSINESS

None.

ADJOURNMENT

Trustee Wall made a motion to adjourn the Village Board meeting at 7:02 p.m. Trustee Schladt seconded. Roll Call: Trustees Curtiss, Knar, Migdal, Schladt, Sepeczi, and Wall—all "yes". MOTION PASSED.



Marc McLaughlin, Village President

3-15-2022
Date



Shelley J. Caesar, Village Clerk