



Village of Fox River Grove

MINUTES OF THE REGULAR BOARD MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES TUESDAY, MAY 3, 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 Administrator Bechler, Chief Waitrovich, and Village Clerk Caesar.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENT

John Martin, 514 Asbury Ct. – Mr. Martin asked the board for an update on the Grove Residences apartment building. Mr. Martin stated that this is prime time for builders and he does not understand why there has not been any activity at this site.

Carrie Quinn, 500 Essex – Ms. Quinn stated that she is unclear as to what was being approved on the agenda pertaining to the redevelopment of the downtown parcels. Ms. Quinn said she does not see the need for eighty (80) more apartments. She asked if the parking garage was for anyone or residents only. Ms. Quinn feels more detailed information on what is being considered would be helpful.

Ken Witek, 401 Morgan – Mr. Witek stated that he was at the Redwood Development P&Z meeting and wanted to address the Board regarding his two main concerns, those being the impact on District 220 schools and the traffic on Route 22. Mr. Witek stated studies show millennials are driving the current trend for rentals as a means to find affordable housing, which if accurate would change the projected age demographics the new development attracts and the number of children living in the development.

John Raviolo, 205 Grove – Mr. Raviolo introduced himself stating he posted the current Village Board meeting agenda and downtown redevelopment concept plan (Exhibit A) on social media. Mr. Raviolo is in support of the mixed-use plan but shares similar concerns with Ms. Quinn regarding parking options.

Administrator Soderholm was asked by President McLaughlin to provide an update on the Grove Residence development. Mr. Soderholm stated that the architectural plans with respect to the plumbing, electrical, engineering, and site plans have been resubmitted several times and the village is waiting for final reviews to approve. He stated the process takes time between each review submission and he is hopeful that construction will resume soon.

Mr. Martin asked if the fire code was being reviewed by the fire department. Administrator Soderholm responded that is not the process. He added the fire department may check final fire system alarms within the development, but that was the extent of their involvement.

Village President Marc McLaughlin

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

Mike Strohl, 416-418 Concord – Mr. Strohl asked to be updated on how the two story parking garage ended up above ground versus underground.

Administrator Soderholm explained that due to storm water implications the building is near base elevation. Soderholm stated that the ground floor parking entrance was on the side of the building near Algonquin Road and the second floor parking entrance would wrap around the building and enter from the back at 10 feet higher. The final stage of construction is when the landscaping and plantings will be completed.

Mr. Martin added that he is very experienced with this type of construction and the work that has been done to date, has been done well. He explained that the black painted portion on the current structure shows where the dirt and fill will go up to. He stated that the dirt must be added at the end of the construction to allow cranes and work equipment to maneuver around the site.

President McLaughlin closed public comment at this time and thanked everyone for coming.

VILLAGE PRESIDENT AND TRUSTEE REPORTS

President McLaughlin informed the public that the Memorandum of Understanding on the agenda tonight for approval with American Construction Services was not at all a final decision. It is the first of many steps in the process towards the development of the Downtown area (Block B), between Lincoln Ave. and Illinois St.

Trustee Schladt provided an update from the Parks Commission meeting. She announced the annual Parks fundraiser is set for Saturday, June 18. There will be auctions of various street signs and more, Cary Ale house is the beverage vendor and a BBQ truck is the food vendor, all-inclusive with the purchase of an entry ticket. The Parks Commission is also looking into unveiling some Fox River Grove swag due to many requests received on how to purchase such items. Trustee Knar stated he would like the Board to discuss the use of the Village logo prior to the Parks moving forward with the idea. Trustees Schladt agreed and stated the Parks Commission was considering designing their own logo that could be used instead of the Village logo.

Trustee Schladt spoke on behalf of the FRG Seniors group stating they welcomed a couple new members since she and the Special Events Committee has been supporting them with their publicity. Trustee Schladt announced one of their members Sophie would soon be celebrating her 100th Birthday and that the seniors are celebrating Sophie's milestone birthday on Wednesday, May 11, 2-5 p.m. at the Village Hall, all are welcome to come and they are hoping to collect one hundred (100) Birthday cards for her.

Trustee Migdal stated that the Planning & Zoning commission members, at their April 26, meeting wanted it noted that while they denied the recommendation for the Redwood development variances and rezoning, it wasn't because they were against it, it was more due to the lack of more in depth studies done on the impact on traffic, schools, and the density of the proposal.

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

- A. Village Board Meeting Minutes – April 19, 2022 and April 19, 2022 Executive Session
- B. Accounts Payable – May 3, 2022
- C. Treasurer's Report – March 2022

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

2. APPROVAL: MEMORANDUM OF UNDERSTANDING – AMERICAN CONSTRUCTION SERVICES REDEVELOPMENT OF DOWNTOWN PARCELS (BLOCK B – BETWEEN ILLINOIS STREET & LINCOLN AVENUE)

Administrator Soderholm explained the purpose of the Memorandum of Understanding 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. The understanding prevents the Village from pursuing other developers for an agreed upon period. Soderholm provided a review of the concept plan submitted by American Construction Services. He clarified that the indoor parking was for tenants only. An additional forty-six (46) parking spaces were located onsite, plus twelve (12) spots along Route 14 and sixteen (16) angled spots along Lincoln. Overflow parking will be allowed in the Village Hall parking during non-business hours, the former Greyhill parking lot and in the Metra parking lot, nights and weekends. The plan represented in Exhibit A is about 141,000 square feet, three floors in height of mixed use comprised of 14,000-15,000 Sq. Ft of commercial space and 80 apartment units (50 one bedroom and 30 two bedroom). President McLaughlin stated that a public hearing would be held in the fall for the Planning & Zoning process and that is when public input would be addressed and that demolition could be expected late winter or early spring 2023. A discussion was held. Trustee Knar asked if the developer needed to have signed commitments in hand to secure the financing. Administrator Soderholm replied that commercial revenue is minor in comparison to the apartments and may not carry as much weight in the developers ability to obtain financing.

Trustee Wall made a motion to approve the Memorandum of Understanding with American Construction Services pertaining to the redevelopment of downtown parcels between Illinois Street & Lincoln Avenue. Trustee Knar seconded. Roll Call: Trustee Curtiss, Knar, Migdal, Schladt, Sepeczi, and Wall —all “yes.” MOTION PASSED.

3. DISCUSSION: ZONING CASE 2022-02, 1005 ALGONQUIN ROAD – ACCESSORY STRUCTURE VARIANCE

Assistant Administrator Bechler introduced zoning case 2022-02 stating the petitioner Daniel Goles was seeking variances and setbacks for a detached accessory structure on an oddly shaped lot and that the P&Z commission had recommended approval of the variances allowing less than 60 feet from the front lot line to allow an accessory structure in the side yard and to deny the request for a variance to construct an accessory structure of more than 576 square feet with the following conditions:

1. The structure be a two-car garage rather than the purposed three.
2. The driveway area in front of the garage must be paved up to Algonquin road.
3. The structure be constructed a minimum of 12-feet from the southern border of the property.

Kevin Witek, owner of the duplex located at 1005 Algonquin Road provided a history of the schoolhouse built in 1824. He stated the structure has been operating as a duplex for the past 100 years, with him as owner for the last 32 years. A one-bedroom addition in the back was constructed in the 1950's and the front is a two-bedroom unit. He is seeking the variances to allow the construction of a three-car garage, which will provide his tenants with the same amenities as most all other homes in the Village. Mr. Witek presented an alternative to the original proposal stating he would rather take down the historical 100-year-old tree on his property and push the garage back to the rear southeast corner of the property to remedy the concerns of the neighbor and to avoid the conditions recommended by the P&Z Commission. A discussion was had. There was question to whether there would be the required 60 feet setback from

the front lot line. President McLaughlin requested to table the discussion as the Board was only prepared to consider the current recommendation on the table from the P&Z Commission, not the proposed changes presented by Mr. Witek. President McLaughlin directed Mr. Witek to meet with Staff to determine what they actually want. Several Trustees requested the petitioner stake out the property for them to visit prior to the next discussion, which the petitioner agreed to do. The general consensus of the Board was to table the discussion until the proposed conditions noted had been completed.

4. DISCUSSION: AMERICAN RESCUE PLAN SPENDING OPTIONS

Trustee Wall request to move the American Rescue Plan (ARPA) spending options discussion for two weeks to allow him additional time to prepare his discussion points. The general consensus of the Board was to discuss the ARPA spending options discussion until the May 17, Village Board meeting.

5. OTHER BUSINESS:

Administrator Soderholm reminded the Board that the May 17, Village Board meeting would be the last meeting held at the Village Hall until approximately mid-July due to the anticipated remodel. Staff is looking for a new temporary public meeting location, possibly at the school district or the library. May 23, is the targeted start date for the work to begin.

ADJOURNMENT

Trustee Wall made a motion to adjourn the Village Board meeting at 7:37 p.m. to go into Executive Session to discuss Village owned property. Seconded by Trustee Sepeczi. Roll Call: Trustees Curtiss, Knar, Migdal, Schladt, Sepeczi, and Wall – all “yes”. MOTION PASSED.

Village President McLaughlin called the meeting to order at 7:58 p.m. in the Municipal Center. Present at roll call were Trustees Curtiss, Knar, Migdal, Schladt, Sepeczi, and Wall.

Trustee Knar made a motion to adjourn the Village Board meeting at 7:58 p.m. Seconded by Trustee Curtiss. A voice vote was taken. Trustees Curtiss, Knar, Migdal, Schladt, Sepeczi, and Wall – all “yes”. MOTION PASSED.



Marc McLaughlin, Village President



Shelley J. Caesar, Village Clerk

5-17-2022
Date