

**VILLAGE OF PRAIRIE GROVE  
Economic Development Commission  
Meeting Minutes**

**Apr 9, 2009 at 7:30 AM**

**Call to Order:** Economic Development Chairman, Keith McConnell, called this meeting to order at 7:45 AM.

**Roll Call:** Present were EDC members Bob Gray, Sean Rathjen, Chairman Keith McConnell and Village Administrator, Jeannine Smith. Member Rene Zamudio was absent.

**Public Comment:** None.

**Approve Mar 11, 2009 Minutes:** Approved by unanimous vote.

**Old Business:**

a. Route 176 corridor plan review- Planner's Q&A Responses:

- Chairman McConnell has reviewed Houseal & Lavigne's responses to the EDC's questions and is satisfied with the vast majority of their responses.
- The EDC reviewed each response with the following comments (Bullet letters & numbers reference the letter):

B. West End Subarea

1. Residential to Commercial:

- Chairman McConnell again re-iterated that this designation is not meant to reflect a desire by the village to convert these properties to commercial but rather it is the planners experience that residents in this type of location usually desire to convert to commercial after a highway is widened.
- Ms. Smith reported that rt 176 widening from Rt 31 to Smith Rd will begin as early as 2010 and will include a new traffic signal at Smith Rd.
- In conducting their financial impact analysis, the EDC will take into consideration the Planners' updated recommendation that Office usage would be appropriate at these locations (\$sales / sq ft).

2. Opportunity Site B: This is the "Gravel Pit" and is under crystal lake jurisdiction. The EDC members suggested that a retail strip mall or community retail business might be most appropriate here.

3. Hellyer Property: The Planners had not addressed this property. The EDC members suggested this location could become anything, but for purposes of our first financial impact scenario we will assume this location might serve as expanded parking resulting in expanded EAV for the adjacent Car dealer.

4. North of Little Johns: For the purpose of financial impact analysis, the EDC will assume this currently unincorporated lot will be retail.

C. Barreville Road Subarea

1. South of Tamarak: This is Crystal Lake jurisdiction and out of scope for EDC impact analysis.

2. Site C & D: The EDC will assume residential south of the power lines and commercial north of the power lines for purposes of impact analysis.

3. Across from Prairie Grove School: Chairman McConnell reported his conversation with Trustee Robak in which Mr. Robak had learned that the residents across from the school were all interested in converting their properties from residential to commercial. This rumor needs to be confirmed, but in the mean time the EDC will assume this location to be office/retail commercial for purposes of financial impact analysis. It was also noted that should this area convert to commercial this could help solve the long standing question of how to widen rt 176 without bringing traffic too close to the school and that care would be needed to buffer the Timberhill residential neighborhood from this commercial area.

D. Transitional Subarea

1. Site E (Soccer Field next to Snap On Tools): The EDC agreed this location would be better served as commercial retail location rather than open space / park as the Planners had originally recommended (but later amended after EDC's questions to them). The financial impact analysis will assume this location to be retail.
4. Site F: The EDC agreed this location would be better served as Business Park or manufacturing rather than office as the Planners had originally proposed. The EDC suggested reserving office land uses to other areas adjacent to residential neighbors since office would have less negative impact to residential than other types of commercial uses.
5. Site H (Driving Range): Chairman McConnell argued against the Planner's proposal to convert this location to a different commercial type because a Driving Range is an appropriate business to have adjacent to the golf course and that it also served as a good buffer to the residential neighborhood to the south. Other members of the EDC disagreed indicating that the Driving Range was not doing well financially and that other types of businesses, such as a restaurant, would also be appropriate adjacent to the golf course and could be constructed with down lighting and buffering to minimize impacts to the residential neighborhood. It was noted that this is a void area for restaurants. Restaurant will be assumed for the financial analysis.

E. Fox River Subarea

- Chairman McConnell reported that some Trustees were inclined to drop the Fox River Subarea from the Rt 176 corridor study in response to the residents' public comments during the recent planning & zoning hearing. The EDC debated whether to drop this area from our impact analysis. Ms Smith noted that if the village does not include this area in our plans, we would not be able to effectively combat potential Island lake annexation of this area. The EDC concluded that including this area in the analysis could provide beneficial data to the residents and trustees to help them decide whether to keep or drop this area from the rt 176 plan.
2. Site I&J:
    - Site I: The Planners had disagreed with Chairman McConnell's suggestion that given size of the lot and the proximity to residential, this site would be appropriate for open space recreational. The EDC agreed that this location was too close to residential to be suitable for some types of commercial uses such as restaurant and noted the Planner's suggestion to consider amending the Village Zoning ordinance if further restrictions are desired than normally considered in land use planning.
    - Site J (Pease Property): The EDC agreed that uses in this location should be sensitive to impacts on residential across the street. For purposes of the impact analysis the EDC will assume this property to be retail/restaurant along Rt 176 with residential to the rear.

**New Businesses:**

- a. None

**Next Meeting:** April 27

**Adjournment:** Motion by Mr. Rathjen, 2<sup>nd</sup> by Mr. Gray to adjourn at 9:20 AM. On a roll call vote all members voted aye. Motion carries.