

Community & Economic Development Committee

Minutes of the Meeting on
July 12, 2016

**Village of Homer Glen
14917 S. Founders Crossing, Homer Glen, IL 60491
Village Board Meeting Room**

1. Call to Order.

The meeting was called to order at 7:04 p.m. by Mayor Yukich.

2. Pledge of Allegiance to the Flag.

3. Roll Call.

Members present were Mayor George Yukich, Trustee Brian Burian, Dan Fleming, Keith Gray, Dan Kenney, Bob Kman, Jim Orban and Jerry Young. Jodi Adelman and Bob Schmidt were absent. Also Present: Village Manager Mike Mertens and Economic Development Director Janie Patch. A quorum was established.

4. Minutes.

Chairman Burian made a motion to approve the Committee minutes of June 20, 2016, seconded by Dan Fleming. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

None.

6. New Business.

a) Orientation Session for CED Committee.

Director Patch presented a four-part orientation for Committee members that included the significance of local sales tax and home rule sales tax to the Village budget and the General Fund; the Comprehensive Plan land use map and Zoning Map; the economic development webpage and inventory of commercial spaces and properties; and, SOP #7, the sales tax economic development policy.

Bob Kman asked whether there is any time frame for annexations. Boundary agreements with neighboring communities establish respective jurisdictions for future annexations and the future limits of incorporations. Homer Glen does not have a boundary agreement with Lemont and there is interest on both sides to get a boundary agreement in place. Annexations are typically voluntary on the part of the property owner and parcels must be contiguous to existing incorporated areas.

Bob Kman inquired about the types of businesses that are currently targeted for Homer Glen for recruitment. A second orientation session intended for the next monthly meeting will cover recruitment topics in detail. Recruitment involves research, contact with corporate real estate professionals and brokers and communicating how Homer Glen is unique to our competition. Mike Mertens indicated that, in general, the focus is on businesses that generate jobs and income. Additionally, developers are targeted for the ample land development opportunities in Homer Glen as there is no a large inventory of existing vacant spaces.

More housing is needed to drive retail attraction interest. Mayor Yukich noted that businesses have no student population impact on schools. Mike Mertens suggested that small area studies can help focus on particular locations in the community where there is development opportunity. A balance needs to be achieved for the right mixture of housing/housing products and businesses.

Dan Fleming asked if auto dealership attraction is possible. Auto dealers are significant sales tax producers. Dealerships prefer to be clustered with other dealerships. There are opportunities to recruit auto dealerships given some interest in expansion into new markets and some instances where dealers are currently landlocked.

Dan Kenney inquired about any feedback from businesses on the Homer Glen regulatory environment. Mike Mertens gave a current example of a proposed gas station use that has concerns with the exterior lighting ordinance. Staff is looking into getting some photometric renderings done to help this business and others understand how a site will appear at night with a lighting plan that is consistent with the ordinance.

Mike Mertens mentioned that there are certain Village requirements that could be considered in a process aimed to reduce unnecessary barriers to business entry and growth. The CED Committee could provide some insight, and at times may need to coordinate with other Village committees, to assist the Village Board with any consideration for process improvements. A good example is the current requirement that every outdoor seating proposal must obtain a special use permit.

As discussed at the last meeting, the CED Committee should be knowledgeable about relevant discussions going on in other Village committee meetings. Staff can help by flagging agendas and sharing copies of other committee meeting minutes. At times, it may be desirable to attend other Village committee meetings and report back to the CED Committee. Joint meetings between committees on agenda items of shared interest is also possible.

7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Bob Kman, seconded by Jerry Young to adjourn. Motion carried. The meeting was adjourned at 8:28 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director