

Community & Economic Development Committee

Minutes of the Meeting on
August 9, 2016

**Village of Homer Glen
14240 151st Street, Homer Glen, IL 60491
Community Room**

1. Call to Order.

The meeting was called to order at 7:09 p.m. by Chairman Burian.

2. Pledge of Allegiance to the Flag.

3. Roll Call.

Members present were Chairman Brian Burian, Jodi Adelman, Dan Fleming, Keith Gray, Dan Kenney, Bob Kman and Bob Schmidt. Mayor George Yukich and Jerry Young were absent. Also Present: Village Manager Mike Mertens and Economic Development Director Janie Patch. A quorum was established. Jim Orban arrived at 7:35 p.m.

4. Minutes.

Bob Kman made a motion to approve the Committee minutes of July 12, 2016, seconded by Keith Gray. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

None.

6. New Business.

a) Orientation Session 2 for CED Committee.

Director Patch continued the orientation for Committee members with a two-part presentation that reviewed demographics and the housing market on a comparative basis with neighboring communities to understand the context for Homer Glen. Jim Orban arrived at 7:35 p.m. during the presentation.

Bob Kman asked whether the trend of low housing starts affects Homer Glen's ability to attract business. Janie Patch responded that the primary feedback heard from retailers during recruitment efforts is that they need to see more significant housing starts before they will commit to opening in Homer Glen.

Manager Mertens recapped some of the key findings of the data presented for Homer Glen including the low population growth rate, the relatively older median age and a housing mix that is much less diverse than neighboring communities. The market has transitioned toward a preference for smaller lot and home sizes. The median age is a reflection of Homer Glen not attracting younger families. A broader discussion of comparative market information may lead to a determination that the Village wants to stay the course. Alternately, it may lead to a decision to make some strategic changes that will result in Homer Glen not being skipped over by new families and retailers.

The CED Committee orientation will continue at the next meeting to present what retailers seek when considering new locations, how Homer Glen compares with retailers' site requirements and how Homer Glen markets itself. Examples of concept plans for commercial and residential developments will also be shared in an introduction to the Conservation Subdivision Ordinance.

Dan Kenny noted that Homer Glen's low density is by design; however, this policy is not attractive to businesses. A new balance needs to be found. Perhaps certain areas close to commercial corridors could allow more density. Chairman Burian stated that Homer Glen is young as an incorporated town and as we grow there are decisions to be made. The CED Committee will serve as a sounding board for ideas related to the community's future and economic development. There is no right or wrong answer. However, at some point the question of whether we are willing to have property taxes in order to keep policies that maintain slower growth and less density may need to be addressed. The Village is currently heavily reliant on retail sales tax revenue.

Bob Schmidt commented that he likes the current rate of business development and does not want to see policy changes. Chairman Burian welcomed Bob Schmidt's point of view and involvement with the CED Committee to help shape recommendations. Manager Mertens stated that staff's role is to inform the CED Committee so that the Committee can make recommendations to the Village Board. Jim Orban stated that we need to think forward with the 4-lane roadways that are planned in order to manage the change process. There may be ideas from other communities like Orland Park that we can build from in order to improve the quality of life in Homer Glen.

Manager Mertens encouraged the idea of doing business and resident surveys in order to bring analytical information into any discussion regarding strategic planning.

Jodi Adelman departed the meeting at 8:33 p.m.

b) AED (Automated External Defibrillator) Discussion.

Manager Mertens introduced the topic indicating that AEDs are in discussion at the Public Services & Safety Committee. Romeoville is the only community in the area with an ordinance. The Romeoville ordinance requires AEDs for all businesses with an occupancy of 50 or more. Conceptually, AEDs are a great idea. The policy question is where to draw the line with any requirement that affects businesses. Manager Mertens indicated that this topic will come back to the CED Committee when the options for consideration are more fully developed. A long lead time in the process to conduct education with businesses may be a preferred approach. Bob Schmidt asked if there is any hold harmless protection for a person who administers an AED. Manager Mertens stated that such persons are protected under the Good Samaritan law. Chairman Burian noted that an option could be to encourage and educate businesses rather than mandate the purchase of AEDs. Jim Orban suggested that businesses could be encouraged through an incentive such as a rebate for purchasing an AED within the first year. Chairman Burian mentioned

that perhaps the Village could consider purchasing AEDs in bulk to drive down the cost for businesses.

7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Bob Kman, seconded by Bob Schmidt to adjourn. *Motion carried.* The meeting was adjourned at 8:57 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director