

Community & Economic Development Committee

Minutes of the Meeting on
September 13, 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 7:04 p.m. by Mayor Yukich.

2. Pledge of Allegiance to the Flag.

3. Roll Call.

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

4. Minutes.

Jim Orban made a motion to approve the Committee minutes of August 9, 2016, seconded by Bob Schmidt. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

None.

6. New Business.

a) CED Committee Scope.

The CED Committee will make a recommendation on its scope to the Village Board. Staff will send Committee members a copy of the scope for each of the other Village committees. Any questions by committee members as they prepare for making a recommendation can be emailed to staff before the next CED Committee monthly meeting.

b) Orientation Session 3 for CED Committee.

Director Patch continued the orientation for Committee members with a two-part presentation that reviewed new development and the retail recruitment process.

The common theme heard through retailer feedback is that appropriate residential density is a prerequisite to attract new retail businesses, especially beyond the current retail infill activity.

Dan Kenney suggested the need to think outside of the box in regard to the significant reliance on retail sales tax revenue. Mayor Yukich indicated that a sports complex development is being investigated. The results for a phase one feasibility study are positive. The phase one study suggests incremental implementation. More

in-depth analysis is planned. Other communities are targeting entertainment, food uses, specialty stores and outlet malls.

Dan Kenney noted that market demand is for smaller homes on smaller lots. In discussion, it was generally agreed that Homer Glen housing lacks density and diversity of product type. Ranch-style townhomes would sell well in Homer Glen. There is generally a lack of entry-level homes (beyond older housing stock) and not much choice for residents who are aging out of larger homes to remain in the community. More variety in housing product in Homer Glen would be beneficial.

Manager Mertens indicated that community surveying is important to help guide strategic planning that reflects what the community at large wants for the future. Initial feedback from residents and businesses could be a first step to start planning for more formal surveying. Manager Mertens would like to start with initial surveys before the holidays. Draft survey instruments can be tested with the Committee for feedback. More elaborate surveying could be budgeted for to tie into a strategic planning process. Chairman Burian stated that strategic planning should take a balanced approach and proactive leadership will be necessary to implement the vision after it is identified.

Bob Schmidt noted a desire to make sure we are going in the right direction given that people moved to Homer Glen for its conservative, friendly environment. Chairman Burian stated agreement with that desire to proceed in the right direction for balance. Keith Gray indicated that the next generation needs to be considered as their interests are different.

c) AEDs (Automated External Defibrillators).

Manager Mertens described the general aspects of a proposal that is taking shape with the Public Services & Safety Committee to recommend requiring AEDs in Homer Glen's largest format businesses exceeding 100,000 square feet. The location of AEDs within a business would be geared toward usage by the business staff. A draft ordinance will be provided at the October monthly meeting for CED Committee recommendation.

Jodi Adelman departed the meeting at 8:50 p.m.

d) Gaming Moratorium.

The current 120-day moratorium runs through November 24. Manager Mertens described some options discussed by the A&F Committee that would adjust the requirements for video gaming licensing. Raising the minimum square foot size of the space and requiring a full kitchen are under consideration. Mayor Yukich stated that gaming was initially allowed in Homer Glen to assist existing restaurants with the intention of it serving as an ancillary use rather than the main focus of a business.

Jim Orban inquired about the revenue coming from gaming to the Village. Chairman Burian provided some data while viewing the state website online. Staff will send additional revenue information to the Committee.

Jerry Young asked if establishing gaming districts was considered. Mike Mertens indicated that the initial interest of the A&F Committee is to recommend the square foot size increase and full kitchen requirements first.

A draft ordinance will be provided at the October monthly meeting for CED Committee recommendation. In the meantime, any questions from Committee members can be emailed to Director Patch.

e) Process Improvements – Certified Mailing versus Mailing Notices.

Background materials are not ready for the discussion of this agenda item. This item will be rescheduled for the October monthly meeting.

7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Bob Kman, seconded by Keith Gray to adjourn. *Motion carried.* The meeting was adjourned at 9:13 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director