

Community & Economic Development Committee

Minutes of the Meeting on
January 10, 2017

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

1. Call to Order.

The meeting was called to order at 7:01 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, Dan Fleming, Keith Gray, Dan Kenney, Jim Orban, Bob Schmidt and Jerry Young. Bob Kman was 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 November 10, 2016, seconded by Jim Orban. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Sports Complex Assessment.

Manager Mertens provided an update on progress made by Johnson Consulting regarding a financial feasibility analysis for a sports complex. A report from the consultant is due around early February.

Jerry Young asked if the Village Board has weighed in on its comfort level with potential financial participation in a sports complex. If not, why invest resources in the current study? Manager Mertens responded that he believes that the Trustees are cautiously excited about the idea of a sports complex but need the facts. The goal is also to seek possible sponsors, partners or future owners of a complex. This analysis including costs and revenues is necessary for such discussions. Chairman Burian noted that it is difficult to approach any private investor without this level of research and analysis. Mayor Yukich indicated that the study will prepare the way to discuss the opportunity with the Village Trustees. Jerry Young stated that sports complexes are not generally money makers and that host communities normally are financially involved. Manager Mertens indicated that the Village Board will not be a position to commit without knowing the numbers.

6. New Business.

a) Boundary Agreement Discussion.

Manager Mertens explained that Homer Glen and Lemont do not have a boundary agreement. The Village of Lemont is proposing a draft agreement that generally uses 135th Street as the boundary line. The exception is a triangle-shaped area in Will County that lies between I-355 and Archer Avenue south of 135th Street within

Homer Glen's planning jurisdiction. Two vacant parcels within the triangle are incorporated Homer Glen while the balance of the parcels are unincorporated with a mix of businesses and residential uses. Homer Glen cannot service this triangle area because utilities are a considerable distance away and so it makes sense that the Village considers transferring this triangle area to Lemont as part of a new boundary agreement. However, the triangle area has value given that it is within Will County and near the Lemont Target store and I-355. The Village is in a position to negotiate for specific provisions within an intergovernmental agreement. For instance, Homer Glen could ask that the area be available for commercial versus industrial uses and developed to the highest standards in place. The negotiation could also include consideration for sharing retail sales tax revenue over a period time.

Jodi Adelman asked for more detail regarding why the Village will not be able to service the subject triangle area. Manager Mertens explained the significant cost and the overall interest in focusing limited resources on initiatives that will bring the Village the best return for the investment such as the 159th Street corridor.

Jim Orban inquired whether Lockport could annex in the subject triangle area. Manager Mertens replied no because the Village has a current boundary agreement with Lockport that is valid into 2024.

Keith Gray asked if any tax incentives offered by Lemont to future retailers could limit the amount of sale tax revenue coming to Homer Glen through potential revenue sharing. Manager Mertens indicated that the negotiation with Lemont could include a provision that any incentives offered by Lemont to retailers will not reduce sales tax revenue to Homer Glen.

Chairman Burian pointed out that Homer Glen stands to benefit more through an agreement with Lemont than if no agreement is pursued. The two Homer Glen incorporated parcels within the triangle area could petition to de-annex from Homer Glen to gain access to Lemont services. The Village would receive no financial benefit if the two parcels succeeded with de-annexation, whereas with a Lemont agreement it may be possible to look forward to revenue sharing from new development.

Jodi Adelman asked if Homer Glen could keep the triangle area within the Village planning jurisdiction and seek utilities serviced by Lemont. Manager Mertens indicated that Lemont would likely view development in the triangle area to be direct competition to its Target store in Cook County and likely would not be willing to assist us. Jerry Young suggested a 50% split as a target for negotiating a potential sharing of future retail sales taxes with Lemont.

Keith Gray noted that the Village has the opportunity to develop 159th Street with utilities extension. The Comprehensive Plan slates this corridor as the future economic engine for the community. Mayor Yukich agreed that the focus should always be in the 159th Street corridor.

Manager Mertens summarized that the foregoing ideas for structuring an intergovernmental agreement can be proposed to Lemont as a reasonable counter offer. There is no required timeline that would govern this negotiation process with Lemont. Manager Mertens will reach out to Lemont and report back on their response.

7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Bob Schmidt, seconded by Dan Kenney to adjourn. *Motion carried.* The meeting was adjourned at 8:14 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director