

# Community & Economic Development Committee

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Minutes of the Meeting on  
February 9, 2021

**Village of Homer Glen  
14240 W. 151<sup>st</sup> 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 George Yukich.

## 2. Roll Call.

Members present at 7:01 p.m. were Eileen Crement, Dan Kenney, Mark Gawron, Chris Plouzek, Chairman Keith Gray and Mayor George Yukich. A quorum was established.

Members Absent: Dan Fleming and Mike Prodehl.

Also Present: Economic Development Director Janie Patch and John Walters.

## 3. Approval of Amendments to the Agenda.

Chairman Gray made a motion to move Public Comment before consideration of the Minutes, seconded by Eileen Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

## 4. Public Comment.

John Walters made a request to have remote access available for all Village Board and Committee meetings.

## 5. Minutes.

Dan Kenney made a motion to approve the CED Committee minutes of November 17, 2020, seconded by Mark Gawron. Voice vote taken, all in favor, none opposed. *Motion Carried.*

## 6. Old Business.

There was no Old Business.

## 7. New Business.

## a) Review of Standard Operating Procedure SOP No. 007.

Director Patch provided background for SOP 007 and described how sales tax incentives are structured. Chairman Gray noted that standard operating procedures should be revisited periodically and updated. Chairman Gray indicated that the list of underserved business sectors should be posted. Proof of ownership, as part of an applicant's submittal, should be clarified in SOP 007 to require, "proof of ownership of real estate/building." In the review process, SOP 007 should be clarified to include the Village Manager in the analysis of an incentive request.

Eileen Crement inquired about access to financial assistance for existing businesses. Mark Gawron suggested a SOP for retention. Director Patch explained that services and assistance for existing businesses are part of retention programming. An example is the current COVID loan program. SOP 007 helps level the playing field in a highly competitive recruitment environment. Chairman Gray noted that business retention is also an eligible project under SOP 007.

Mark Gawron asked if SOP 007 has given the Village the advantage over other locations. Director Patch indicated that the sales tax sharing tool makes a difference when Homer Glen does not have a specific advantage to attract a particular retailer. Chairman Gray stated that SOP 007 provides the Village with another tool. The SOP calls for a sales tax sharing structure that ensures the Village is always in a position to gain.

Mayor Yukich asked about current vacancy. Director Patch responded that the vacancy rate is less than 6%. A closure of the Stock + Field store, currently in a corporate bankruptcy process, will significantly impact this rate. Dan Kenney inquired if there are businesses struggling to stay in operation due to the pandemic. Director Patch indicated that there could certainly be more business closures to come but local owners have adapted and weathered the crisis well. The residents have been highly supportive of local businesses.

8. Director's Report.

a) Village Activity Update.

Director Patch reported on progress to implement the new marketing brand. Multiple initiatives to update and implement the economic development marketing strategy include updated trade area demographics and a new recruitment brochure. A multi-media Virtual Ribbon Cutting campaign to support new businesses that opened during the pandemic was described. A Virtual Road Show showcasing Homer Glen's advantages and opportunities for economic development will kick off with a livestream event for the Mainstreet Organization of Realtors on February 25.

A meeting attended by Chairman Gray, Manager Friling and Director Patch with Heritage Corridor Business Alliance (HCBA) representatives provided an opportunity to discuss a wide range of topics and opportunities for partnering. Chairman Gray noted that the HCBA was encouraged to revisit their ribbon cutting policy, currently requiring businesses to be members.

Chairman Gray reported the Village invested \$25,000 in business gift cards for a holiday shopping program to support local businesses.

b) Commercial Activity Update.

Director Patch covered the following commercial activity updates: A 2020 recap of business activity, including over 85,000 square feet of commercial space filled and 20 new businesses opened. Game On Bar & Grill inside the Megaplex will open soon. The Phoenix Kitchen & Cocktails is making great progress toward their late spring opening. Development project updates covered included The Square by M/I Homes, the Gas N Wash opening plan and the timing to open Pets Supplies Plus in the fall.

c) State of the Village Address.

The CED Committee viewed the Mayor's State of the Village Address video.

9. Adjournment.

Motion by Dan Kenney, seconded by Mark Gawron to adjourn. *Motion carried.* The meeting was adjourned at 8:13 p.m.

Respectfully Submitted:



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Janie Patch  
Economic Development Director