

# Community & Economic Development Committee

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Minutes of the Meeting on  
February 13, 2023

**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 6:03 p.m. by Co-Chair Ruben Pazmino.

## 2. Roll Call.

Members present at 6:03 p.m. were Dan Kenney, Chris Plouzek, Co-Chair Ruben Pazmino and Co-Chair Rose Reynders. A quorum was established. Mike Prodehl arrived at 6:06 p.m.

Members Absent: Eileen Crement, Marcy Cuevas and Mayor George Yukich.

Also Present: Economic Development Director Janie Patch.

## 3. Approval of Amendments to the Agenda.

There were no amendments to the agenda.

## 4. Public Comment.

There was no public comment.

## 5. Minutes.

Dan Kenney made a motion to approve the CED Committee minutes of January 9, 2023, seconded by Chris Plouzek. Voice vote taken, all in favor, none opposed. *Motion Carried.*

## 6. Old Business.

## a) Review of Business Assistance Programs: Potential Business Operational Assistance.

Director Patch presented findings from the comparative study of business assistance programs researched to facilitate the Committee's discussion on business operational assistance. The 9 peer communities and other Chicago area towns with leading business support initiatives were included for a total of 20 communities. Nine (9) communities specifically call out business equipment, machinery, furnishings, fixtures and security systems as ineligible uses within the programs offered. Three (3) communities (Lemont, Arlington Heights and Schaumburg) offer a program in which the purchase of business machinery or equipment is identified as an eligible use. In each of the 3 cases, the program is not offered to all businesses, rather there are qualifiers for eligibility (such as attracting specific retail categories; expanding business square footage by 20% or more; employing low-moderate income persons, etc.).

Co-Chair Rose Reynders noted staff's research effort and agrees. The Village is always looking to help businesses but direct operational support is not going to work. Director Patch indicated that staff does not support business financial assistance for business operations.

There was some discussion on loans versus grants. The earlier loan programs for facades and signage offered by the Village did not get any traction. Co-Chair Ruben Pazmino commented that the loan amount for sign assistance was too small.

When it comes to business assistance, Co-Chair Ruben Pazmino indicated that there's a difference between businesses needing help and other actions that will help the business community at large. The summary matrix compiled from the research is helpful. Co-Chair Ruben Pazmino stated that staffing is a huge issue for businesses.

7. New Business.

There was no New Business.

8. Director's Report.

a) RFP Town Center Land Planner – Status Update.

An agreement to hire the recommended land planner to lead the town center planning project will be presented to the Village Board for consideration on February 22.

b) Business Updates.

The Village Board approved the CED Committee's recommendations to update the Commercial Building Grant Program on January 11. The Board also approved McDonald's site plan and sign relocation on January 25. A new 3,500 square foot commercial building for the Homer Glen Bell Plaza PUD goes to public hearing at the Plan Commission on February 16.

JC Licht is now open. The Golden Spot featuring nutritional smoothies is preparing to open soon. New leases are signed for Jersey Mike's and Zmzm Sweets, a Middle Eastern bakery and sweets shop. The current retail space vacancy rate is a very low 2.6%.

Co-Chair Rose Reynders reported the Veterans Memorial project will go to the next A&F Committee meeting. There is a potential for grant assistance for new bathrooms supporting the splash pad project.

9. Adjournment.

Motion by Co-Chair Rose Reynders, seconded by Mike Prodehl to adjourn. *Motion carried.* The meeting was adjourned at 6:34 p.m.

Respectfully Submitted:

  
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Janie Patch  
Economic Development Director