

**Village of Indian Head Park
Heritage Center
6250 Wolf Rd.
Indian Head Park, IL**

**MINUTES
VILLAGE OF INDIAN HEAD PARK
ECONOMIC DEVELOPMENT
COMMITTEE MEETING**

June 9, 2021

“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”

CALL TO ORDER –Chair Donnersberger 6:00pm

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

Chair: Trustee Donnersberger

Committee Member: Village President Hinshaw

Committee Member: Trustee Kennedy

Committee Member: Craig Fisher, absent

Committee Member: Susan Herley

ALSO IN ATTENDANCE:

Kate Boyle

James Merrion

John DuRocher, Village Administrator

Andy Ferrini, Assistant Village Administrator.

NEW BUSINESS

1. Review of Triangle Planned Unit Development

At 6:03 pm a motion was made by Chair Donnersberger to convene the meeting.

Chair Donnersberger asked Village Administrator DuRocher to explain the differences between and the purposes of, the Planning and Zoning Commission, and the Economic Development Committee. Administrator DuRocher explained that the Planning and Zoning Commission focus on land use and zoning regulations whereas the Economic Development Committee is more focused on economic impacts and revenue to the Village.

Next, Village Administrator DuRocher discussed the history of the Triangle PUD and how a few developers have applied to construct a gas station and car wash in the past but were turned down pretty quickly in the process.

After that, Administrator DuRocher gave an overview of the two current PUD proposals going through the process. The 6980 Wolf Road proposal would include medical offices, a surgical center, and a restaurant/bar. It would be a four-story building. The 6991 Joliet Road proposal would be for a two-story office building.

2. Discussion of Funding Opportunities

After discussing the Triangle and the strengths and weaknesses of the area the Committee discussed various ways to increase funding for Village projects and services that may help develop the Village's commercial areas, particularly the Triangle area. In particular the Committee members thought that looking into a marketing firm to advertise the Triangle would be beneficial.

The Committee also discussed the idea of a Facade Improvement Program. Assistant Village Administrator Ferrini explained that a business development district may be a good way to finance a Facade improvement program. Administrator DuRocher explained that facade improvement programs are quite common in local economic development, and that a business development district allows for a special sales tax, up to 1% to fund projects within the district.

Chair Donnersberger then asked the committee to come up with a list of action items to do before the next committee meeting. The items decided upon were to have Village staff look into potential marketing firms for the Triangle, and to have committee members plan a meeting with business owners in the Triangle.

Tom Hinshaw asked that the committee consider and offer their views on several issues with respect to the triangle development opportunities the village is reviewing. Some of these questions go to what Tom has heard of the ideal development in the triangle being a community place for our residents, a place to take the family for a few hours, alongside the goal of working to gain revenue for the village with future developments in the triangle.

1. The issue of the view of the triangle PUD and the desire to seek retail opportunities vs non-retail opportunities, do we want to work to get some desired range of the business mix like a percentage of retail/sales tax vs non-sales tax to complement what we have currently in the triangle?
2. If we have a non-retail (no sales tax) opportunity, do we want to work with that development/business to see some sort of regular payment to the village to offset the loss of sales tax - or - do we want to avoid the non sales tax opportunities altogether?
3. How do we establish the building type, the look of the building, grounds and landscaping to meet the village's desires, while working with the developer's plans?
4. The committee's views on parking for any development, meet the minimum standards or anything different?
5. What kind of signage does the committee feel is appropriate for any new development?

ADJOURNMENT

With no further business to discuss, at 7:10 pm Chair Donnersberger made a motion to adjourn the meeting, the motion was seconded by Trustee Kennedy and with no objection the meeting was adjourned.

Respectfully Submitted,

Andy Ferrini
Assistant Village Administrator
Recording Secretary