

**Economic & Commercial Commission Meeting Minutes
September 12, 2012**

Members Present

Marty Ward, Chairman
Dennis Reidy
Chris Shoemaker
Mohammed Nofal
Jay Walsh
Curt Fiedler
Kathy Mahoney
Chris Verstrate

Also Present

David Seaman, Liaison Trustee
Gregory Hannon, Village Trustee

Members Not Present

Jerry Meyer
James Mohler
Michael Leonard
David Spedale
Rebecca Palumbo
Brian Godlewski
Kevin Suggs

Staff Present

Ivan Baker, Economic Development Director
Nancy Byrne, Commission Secretary

Chairman Ward called the September 12, 2012 Economic & Commercial Commission meeting to order at 6:35 p.m. There was a motion made by Chris Shoemaker, seconded by Kathy Mahoney, to approve the minutes of the July 11, 2012 ECC meeting. Vote by voice call: Chairman Ward declared the motion carried.

There was a motion made by Curt Fiedler, seconded by Chris Verstrate, to approve the agenda for tonight's meeting as written. Vote by voice call: Chairman Ward declared the motion carried.

Chairman Ward welcomed Trustee Hannon to the meeting to discuss the Velocity Sports Expansion.

Velocity Expansion Discussion – Trustee Hannon reviewed with the ECC the events surrounding the granting of a special use five years ago for a sports training facility for Velocity Sports. This area is zoned M-1, and at that time, this use was allowed under the term “training.” At that time, the ECC expressed concerns with allowing learning and training facilities in this area. The zoning was subsequently changed and these types of facilities were disallowed. It was decided that this area should be kept open for manufacturing, however, Velocity had already been granted the special use.

Dennis Reidy noted that the ECC Rea Estate Subcommittee has inventoried the amount of available manufacturing land in town and has concerns about the lack thereof. Manufacturing space is available in this particular subdivision. Trustee Seaman stated that the concern is that we may be closing out potential manufacturing tenants while granting special uses to other tenants.

Trustee Hannon continued that since then the original owners have changed. Trendsetters bought the business from Velocity Sports. They were allowed to continue their present use because they were not changing anything. The question was asked if they should have applied for a Change of Use/Owner Permit. It was answered yes – but they were already there.

Trustee Hannon stated that six months ago the new business owners and Steve Vernon, the owner of the building, informed staff that they wanted to do an expansion of the building. This request was denied because they were under a special use. They also talked to the Mayor. They intend to bring regulation volleyball and basketball tournaments to this facility. The special use was originally granted for a sports training facility. Dennis Reidy noted that volleyball tournaments are not allowed under the special use.

Trustee Hannon continued that the owners want to build an addition to the building to house the tournaments. The commission talked about the fact that there is not adequate parking available for these tournaments. They were told that Vernon plans to contact neighboring property owners to sign agreements with them to use their lots to park cars and have children walk from there to the tournament facility.

Staff told Velocity that the rules have changed since they first went in and that it would be discussed with Trustee Seaman and the ECC before a decision was made. Trustee Hannon reiterated that the original special use that was granted went to the user of the property. Dennis Reidy stated that the new owners are changing the use of the facility and these were not the terms under which the special use was granted.

Trustees Seaman and Hannon discussed other properties in town where this type of tournament facility could locate and also available vacant land in the B district to construct a new building.

Marty stated that Velocity cannot get funding from the bank until the owner proves that the volleyball operation is financially sound.

Jay Walsh stated that other communities have not changed their zoning to allow these tournament facilities.

Ivan reiterated that the current zoning prohibits indoor recreational and outdoor recreational use within the M-1 and ORI Districts. Ivan stated that other similar buildings have been filled with manufacturing uses and that the zoning works. He applauded the Village Board and the ECC for their efforts to protect the zoning integrity of the business parks.

The commissioners were asked who wanted to keep the status quo in this area and explore other properties in the B zones for the Velocity building and business owners. All commissioners were in favor. The commissioners agreed that the current zoning should not be changed to allow for this use.

Trustee Hannon asked Ivan to 1) locate existing buildings that are B1, 2 or 3 and/or Building B 3-4-5 where they could expand or enlarge, and 2) find available land in the B areas where a new

building could be constructed. Trustee Hannon also advised Ivan to look for buildings with a 30 foot ceiling height.

Chairman Report – Marty thanked everyone for showing up for tonight’s meeting. He talked about the low attendance and advised that if anyone is not interested in being on the ECC to let him know. He asked for better attendance going forward. He reminded the group to complete the on-line Open Meetings Act training as soon as possible. He noted that he discussed attendance and the discussion groups with Trustee Seaman. They talked about identifying various areas and buildings and their current zoning in order to plan for the future use of these properties should they become vacant. We could then present these to staff and pass this information along to the Plan Commission. The various subcommittees could look into different aspects of this and come up with ideas to bring to the ECC for full review. Marty wants the commission to get involved in long term planning and target specific properties and plots of land that we can bring back to staff and the Board. Ivan stated that this would fit perfectly with the intention to assist the Planning Department with an updated Comprehensive Plan.

Commissioner Reports –

Marketing – Jay stated their group met and discussed the windows project. Andrew High School, Lincolnway North and Tinley Park High Schools will be involved. They are going to try to control the locations and what they are going to be delivering. The schools will get back to us about their capabilities. They had asked that everything be back from the schools in one week so they can then determine how many signs can be made (probably nine or ten.) The locations are being determined. The schools want to get it done in November for a launch in January.

Business Retention - Chris Shoemaker stated that his group did not meet. He had talked with Ivan about waiting to hear from the schools on the Motivate Program. Ivan said we have the dates and class schedules. They are all in November. Now we have to get the speakers together. We will do classes at one school per day.

Finance - Kathy Mahoney stated that they met and discussed: 1) Commercial Bankers Breakfast on October 30th at the Village Hall at 8:00 a.m. The program starts at 8:15 and will be completed at 9:30. The mayor will be here. The State Treasurer, State SBA, IL Finance Authority and Development Center will be the speakers. They may show samples of some of the projects and what was available to them and the end result. They will put everything from the Breakfast into a PDF and give attendees a flash drive. Invitations should be going out shortly. Ivan stated the goal is to get 25-30 attendees. 2.) The Finance Group is ready to assist Trustee Seaman with the incentive negotiations with the Lincolnway project as it goes forward.

Jay Walsh asked for some history on the Motivate Project and the Windows Project. Marty said we have been busier in year’s past but these are new projects. Dennis said we have always pushed “Shop Tinley”. Magnets were made in the past. Jay asked if the Motivate and Windows projects are an efficient use of the commissioner’s time. Ivan said things are different now than 15 years ago. We now have more ED staff available. We have a Business Retention Director available. Jay said the Marketing Subcommittee seems to be event driven. Ivan said that certain events can be helpful for business retention and expanding business, if ECC wants to sponsor them. Jay suggested a lot of time would be spent looking for Motivate speakers. Ivan stated that if we find out that this is too

burdensome and if the schools don't help us, then we will have to adapt or change it. Jay stated that he likes what Finance has done with the breakfast. He suggested a summit with department chairs at the high schools and also getting four particular kinds of business owners, i.e., machinists, etc. to come and talk to the high school students. Ivan stated that the Joliet community college does "Dream It...Do It" and this existing program could be incorporated in Tinley Park.

Ivan stated that staff doesn't expect the commissioners to take time out of their workday to do these projects. Marty stated that we have been redefining our roles here and looking at the commission as a whole. We are supposed to be serving the village on economic development. Marty stated that we have to look at the future of this town and maybe we don't need to create these programs. Ivan stated that the commissioners should above all provide service and assistance to Trustee Seaman and the Board, and thereby the community. Jay said he agrees with where Marty is coming from on this. Are we going to drop these other projects when the economy turns around? He feels the windows project has very little exposure and scope that impacts Tinley Park. Ivan said the business owners asked for something to promote business in their vacant buildings, but ECC has to concur with the suggested activities.

Staff Report – Ivan presented a report on existing projects and activities.

There was a motion made by Kathy Mahoney, seconded by Jay Walsh, to adjourn the meeting. Vote by voice call: Chairman Ward declared the motion carried and adjourned the meeting at 8:30 p.m.

***Reminder
Next ECC Meeting
October 10, 2012
6:30 p.m.
Kallsen Conference Center***

Upcoming Events:

- *Real Estate Group – Wed., October 24th – 6:45 a.m., Egg & I*
- *Marketing Group – Tues., October 23rd – 8:00 a.m., Crossmark*
- *Business Retention – Tues., October 23rd – 7:30 a.m. Eggheadz Café*
- *Chamber of Commerce Mtg.- Thurs., Oct. 25th – 8:15 a.m., Odyssey Country Club*
- *Bankers Breakfast – Tues., October 30th – 8 a.m., Kallsen Center*
- *Finance Group – Tues., Nov. 6th – 6:30 p.m., Kallsen Conf. Center*
- *Realtors Meeting – Wed., November 14th – 10 a.m. — Library*