

**Economic & Commercial Commission Meeting Minutes  
October 9, 2013**

**Members Present**

Marty Ward  
James Mohler  
David Spedale  
Dennis Reidy  
Chris Shoemaker  
Rebecca Palumbo  
Mohammed Nofal  
Jay Walsh  
Curt Fiedler  
Kathy Mahoney  
Chris Verstrate  
Antonio Rubino  
Robert Workman

**Members Not Present**

Kevin Suggs

**Staff Present**

Len Wiencek, Economic Development  
Nancy Byrne, Commission Secretary

**Guests Present**

Dennis Sullivan, Chicago Tribune

Chairman Ward called the October 9, 2013 Economic & Commercial Commission meeting to order at 6:30 p.m. There was a motion made by Kathy Mahoney, seconded by Dave Spedale, to approve the minutes of the September 11, 2013 ECC meeting. Vote by voice call: Chairman Ward declared the motion carried.

There was a motion made by Kathy Mahoney, seconded by Antonio Rubino, to approve the agenda for tonight's meeting as written. Vote by voice call: Chairman Ward declared the motion carried.

**Chairman Report** – Chairman Ward introduced Robert Workman, a new ECC commissioner and the other commissioners introduced themselves.

**Review of Real Estate Property** – Dennis reported that a recommendation was made at the September meeting on the Hotchkin property (Item 1) for industrial zoning rather than the current Long Range Plan recommended zoning of Mixed Use/PUD.

Parcel 2 is adjacent to the golf course. It is good to expand but part is a wetland with only a small portion buildable. The Wolf Vollmer property fronts on Vollmer Road and all parcels are presently zoned Mixed Use/PUD. Dennis thinks we need to go back and talk a little more about this area. We may want to make a recommendation for parcels 2, 3 and 4 as industrial but does it make it more difficult to market? Rebecca said she thinks Ivan said a developer would not want parcel 1 for retail because of the properties across the street. Marty suggested asking staff to get the four owners together on the four properties to see if they are interested in selling at this time.

Dennis noted that the reason the recommendation was made was because of the incentives available for industrial. We would like all four parcels to go industrial because of the incentives we have available. The Real Estate Group also touched on the marketing plan for the area and asked the Marketing Group to look at this and come up with some budget numbers to attract developers.

Dennis reported that the Real Estate Group also discussed the Panduit property. Panduit does not want to leave the old site completely. They want to continue to use the buildings. The property to the north would be what we are concerned with.

Marty indicated that we will look at the most targeted properties out there that look like they are ready to go and then present the information to the ECC.

**Accreditation Process – Strategic Planning** – Marty asked the group to review and prioritize the areas under each of the four Economic Development goals based on the comments gathered at the September ECC meeting. The commissioners discussed each goal and arrived at the following suggestions:

**Goal # 1 – Encourage development in the village that will increase its tax base and reduce individual tax burdens**

**A. Diverse Tax Revenue Base**

- *Have a tax base that is diverse – manufacturing, retail, professional services, health care, education, wholesale, hospitality, etc.*
- *Encourage incentive programs that people understand and are workable, and use when prudent (utilize incentive programs from all levels)*
- *Review of all tax rates – why? Make sure they are stable, and know what we are being compared against*
- *Partnership with banks – encourage utilization of the financing programs available*
- *What is the breakdown of tax revenue from each source*
- *Flexible financial packages to help attract and retain business*

**B. Transparent Government**

- *Efficient permitting and application process – making that process easily repeatable*
- *Consistency in regard to process, permitting – have certainty – track record of department*
- *Streamline the process – make it easier for developers to come in and understand*

**C. Effective Marketing**

- *Highlight what the village offers in terms of education, etc. – things that will attract employers, infrastructure for families, etc.*
- *Make sure marketing materials and look at strategies*
- *Target marketing always up to date and specific*
- *Web page development needs to be current*
- *Networking – maintain and expand – communication with target allies like banks, etc.*

**Goal #2 – Foster a climate which is attractive to sound residential, commercial and industrial development**

**A. Public Services**

- *Keep the crime rate down*
- *Transportation accessibility and quality*

- *Adequate and consistent services, water, power, storm water drainage, streets, sanitation, flood zone areas, etc.*
- *Health care*

## **B. Education**

- *Higher education access is important – specific to certain services*
- *Whole education system must be excellent/outstanding – graduation rates (tie to availability of workforce)*
- *Workforce – community college – help publicize/highlight the training programs*

## **Goal #3 – Improve the aesthetic appearances of the Village; improve its “livability” for its citizens; and preserve the identity of Tinley Park within the region**

### **A. Aesthetic Appearance**

- *Maintain quality of site, code enforcement!!!, attractiveness – volume of business, traffic numbers*
- *Medians should remain attractive*
- *Long term view – make sure every road is concrete – make sure that the roads are well maintained, and allow us to do beautification*
- *Need to have minimum standards – all groups – brick, landscaping*
- *Keep the quality of being a brick town*
- *Play up more that we look at art – public art, bronzes – possible brand/identity*

### **B. Identity**

- *Is there a coherent view of identity?*
- *Maybe more than one identity*
- *Big and diverse*
- *Balance between residential, commercial and industrial development, keep providing jobs, retail development*
- *Keep pushing diversity of economy, the variety, location, entertainment, dining, etc., - the whole thing, shopping*
- *Do we look for a niche?*

### **C. Livability**

- *Encourage business activity, employment, and other things – lots of faces*
- *Community events and programs that tie in, library and park districts – keep growing and expanding*
- *Push for more bike paths, walking paths*
- *Make sure we have something for every age group – more livable*
- *Environment for people to stay and live here*

## **Goal #4 – Protect existing property values through the adoption and enforcement of sound, desirable and realistic development standards that will insure quality development.**

### **A. Enforce Building Codes**

- *Traveling in neighborhoods in areas with older homes...need to look at ways to help with this – enforce codes*
- *Fence upkeep codes*

- *Be **helpful** and **not** heavy handed to property owners*
- *Dealing with poor planning issues from many years ago...different expectations*
- *Commercial development – lighting is an issue – building lights on the buildings need to be maintained*
- *Cameras – look at security benefit – safety deterrent – all over town? Individual properties – have them and move them occasionally? Now better quality*
- *Need to create that you have a safe facility...safe area*
- *Maintain landscaping – think about potential crime issues relating to where landscaping is placed*
- *Need to establish a place for dialogue that will help improve the ordinances and codes*
- *Types of businesses aim for quality standards*

**B. Public Awareness**

- *Reinforce and better promote public awareness of issues relating to code enforcement*
- *Wall of Shame or Price program to award properties*
- *Keep high expectations – public awareness of these expectations*
- *Do more and more communication*

**C. Long Range Planning**

- *Legacy Plan- building code – standards that are fair to developers*

There was a motion made by Mohammed Nofal, seconded by Jay Walsh, to adjourn the meeting. Vote by voice call: Chairman Ward declared the motion carried and adjourned the meeting at 7:45 p.m.

***Reminder***  
***Next ECC Meeting***  
***November 13, 2013***  
***6:30 p.m.***  
***Fulton Conference Room***

***Upcoming Events:***

- Chamber of Commerce Meeting – Thurs., November 28<sup>th</sup> – 8:15 a.m., Odyssey Country Club