

**Economic & Commercial Commission Meeting Minutes
March 12, 2014**

Members Present

Marty Ward, Chairman
David Spedale
Dennis Reidy
Rebecca Palumbo
Mohammed Nofal
Jay Walsh
Curt Fiedler
Chris Verstrate
Antonio Rubino

Members Not Present

James Mohler
Chris Shoemaker
Kathy Mahoney
Kevin Suggs
Robert Workman

Staff Present

Len Wiencek, Economic Development Specialist
Nancy Byrne, Secretary

Chairman Ward called the March 12, 2014 Economic & Commercial Commission meeting to order at 6:35 p.m. There was a motion made by Mohammed Nofal, seconded by Curt Fiedler, to approve the minutes of the February 12, 2014 ECC meeting. Vote by voice call: Chairman Ward declared the motion carried.

There was a motion made by Dennis Reidy, seconded by Curt Fiedler, to approve the agenda for tonight's meeting with one addition: Review of Text Amendments to the Duvan Drive Zoning Ordinance. Vote by voice call: Chairman Ward declared the motion carried.

Chairman Report – Chairman Ward reported that Trustee Seaman had asked the commissioners to review the on-line business survey. Marty believes that it should be revamped. He asked the members to look at it and provide input to him and Ivan.

Discussion Group Updates –

Marketing Group – They did not meet but will discuss the survey at next month's meeting.

Finance – Mohammed noted that there were no action items to vote on, but that the main discussion was about whether conditions should be imposed on the building owner who receives tax incentives. What can we tie in to make sure that the tenant stays for a period of time when the building owner rents the property out?

Business Retention – Chris Verstrate said there were no action items, but asked if we should require items such as a business plan when we are providing assistance to businesses.

Real Estate – Dennis Reidy asked whether we should require that a property owner add an apartment of a certain size in order to qualify for a Class 2 incentive considering that the lower tax bill affects the schools, etc.

Review of Text Amendments to the Duvan Drive Zoning Ordinance – Dennis indicated that Ivan had asked the commissioners to review and provide input in regard to the proposed Text Amendments. The Real Estate Group discussed the Commercial Indoor Recreation use. Staff recommended that it be

classified as a Permitted Use. It is not allowed at this time. If a Special Use was required, then staff would have a chance to review any new owner of the facility. Lengthy discussions ensued.

Example 1: If the existing park district building was purchased by someone who wanted to run a recreation business, this would be allowed if Duvan Industrial Park is zoned Permitted Use. The commissioners felt that if it were zoned Special Use it would have to go before review by staff.

Example 2: If the owner of an existing building that is currently a showroom or manufacturing use decided to open a recreation center it would be approved if zoned Permitted Use. The concern of the ECC is that some buildings are prime for manufacturing. Turning a decent sized building that would be conducive for manufacturing into a recreation facility may be counter-productive for manufacturing growth in this park. Manufacturing brings in jobs. The ECC, therefore, recommended that a Special Use be required, rather than a zoning of Permitted Use.

A motion was made by Dennis Reidy, seconded by Mohammed Nofal, stating that the ECC concurs with the text amendment changes identified in the March 6, 2014 Plan Commission Agenda Item Summary with the exception that a Special Use should be required for a Commercial Indoor Recreation facility rather than it being a Permitted Use. Vote by voice call: Chairman Ward declared the motion carried.

Update on Accreditation – Len stated that he spoke to Marty about getting four commissioners to work on the accreditation. Marty noted that the Accreditation Team will be here in April to meet with them. The Mayor and Trustee Seaman will be in attendance to sit down and talk with the commissioners (two meetings of two hours each time). Marty will send an email to the chairs. Dennis, Curt and Rebecca volunteered and Mohammed offered to be a back-up.

There was a motion made by Jay Walsh, seconded by Curt Fiedler, to adjourn the meeting. Vote by voice call: Chairman Ward declared the motion carried and adjourned the meeting at 7:15 pm.

<p><i>Reminder Next ECC Meeting April 9, 2014 6:30 p.m. Fulton Conference Room</i></p>
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Upcoming Events:

- Annual Business Breakfast – Wed., May 7, 2014, 7:00-9:00 a.m. – Tinley Park Convention Center