

Carpentersville Business Development Commission
Meeting Minutes
February 24, 2015

The special meeting of the Business Development Commission was called to order at 5:19 p.m. by Chairperson Teeter.

Ed Ritter	Village President	Absent
Joe Wade	Assistant Village Manager/Economic Development Dir	Present
Kay Teeter	Chairperson and Village Board Trustee	Present
Mike Armato	Member	Present
Gerald Wille	Member	Absent
Bill Hicks	Member	Present
Morgan Bergquist	Member	Absent
Melissa Hernandez	Member	Present
Frank Scarpelli	Member	Present

CONSIDERATION OF BUSINESS DEVELOPMENT COMMISSION MINUTES

Member Hernandez moved to approve the minutes from the May 27, 2014 and June 24, 2014 Business Development Commission meetings. Member Armato seconded. Voice vote was unanimous.

OLD TOWN PLANNING CONSULTANT STATUS

AVM Wade provided an update on discussions he has had with Hitchcock Design Group regarding the scope of services indicated in the Old Town Plan proposal Hitchcock submitted that is currently being reviewed by the Village attorney.

MARKETING/DEMOGRAPHIC INFORMATION

AVM Wade provided details of the AC Nielsen reports he disseminated to the Commission and how this information will benefit anyone interested in locating a business in the Village. Discussion followed regarding the information that was provided and will be available on the website relative to marketing strategies and needs and demographics of the three commercial corridors and surrounding areas.

NEW BUSINESSES AND LOCATION INQUIRIES

Chairperson Teeter noted that much of the Commission's focus recently has been on the Old Town Plan; however, the rest of the community also needs proper attention. The Commission noted those new businesses to the area that had recent ribbon cuttings and inquiries that have been received regarding other retail centers. AVM Wade provided details of the recent inquiry into the former Rosati's location and noted that Rouse Properties will be attending the March 17th Village Board meeting to provide information on proposed improvements to Spring Hill Mall. Discussion ensued regarding the proposed creation of a TIF District that would include certain parcels along the Route 31 corridor and the Old Town area. Member Scarpelli discussed the benefits for the Village to consider attending International Council of Shopping Centers (ICSC) Conferences in Chicago and Las Vegas. Discussion continued regarding available locations and those issues that affect economic development in the area. AVM Wade discussed efforts to contact national retailers to provide attention to the Village.

UPCOMING BUSINESS EVENTS

The Commission discussed upcoming business events that include the Chamber of Commerce Rise n' Shine on Friday February 27th, After Hours Event at Fox River Spa on Thursday February 26th, Carpentersville Industrial Council meeting on Wednesday, February 25th and Wireless Zone Ribbon Cutting. Chairperson Teeter shared positive feedback she received from Electric Tattoo who recently located within the Village.

CMAP STUDIES UPDATE

AVM Wade provided an update on the CMAP studies being completed that involve the Village. He detailed the Fox River Corridor Study to enhance the recreational use and activities along the riverfront, bike trail and open space areas, the East-West Connectivity Study for better connection of the trails and roadways with a "placeholder" for a future bike/pedestrian bridge to cross over the river.

ITEMS FOR POLICY REVIEW CONSIDERATION

Chairperson Teeter stated this item is on the agenda for discussion of those issues the community may be struggling with that could be addressed with a policy change or ordinance amendment. Discussion followed regarding the efforts that staff and the Commission undertake to ensure any issues or concerns are addressed. Member Hicks discussed the changes in zoning in the area of Old Town that should be considered. Discussion followed regarding housing needs and improvements that need to be completed in the community and the status of those improvements that are planned to be completed.

AVM Wade provided details of certain proposed projects included in the Hitchcock proposal and noted the discussion he has recently with a representative from IDNR who strongly emphasized and cautioned the Village to not purchase any property that would be included in improvements funded with grant funding with the expectation the Village will receive reimbursement for any monies they expended. After brief discussion, AVM Wade stated from the meeting in December with Hitchcock, two priorities were noted; the riverfront park and a development that would provide a funding source for other improvements.

MEMBER'S REPORTS

AVM Wade provided a brief update on the status of proposed Route 31/Old Town TIF District.

ADJOURNMENT

As there was no further business, Member Scarpelli moved to adjourn the meeting. Member Hicks seconded. Voice vote was unanimous. The meeting adjourned at 6:12 p.m.

Respectfully submitted,

Therese Wilde, Village Clerk