

**City Of Rolling Meadows
Economic Development Committee Minutes**

Thursday, January 5, 2017

Members Present:

Glenn Adams
Laura Majikes
Paul Anderson
John D'Astice
David McNaney
Phil Spiewak
John Sokolowski

Absent:

Bill Giambrone
Lena Allegra

Others Present:

Barry Krumstok, City Manager
Valerie Dehner, Community Dev. Director
Melissa Gallagher, Finance Director
Lori Ciezak, Assistant to the City Manager
Deb Austerlade, Administrative Assistant
Linda Liles-Ballantine, Roll. Mdws. Chamber

Call to Order

Having established a quorum, Chairman Adams called the meeting to order at 6:06 p.m.

Approval of Minutes

Chairman Adams requested a motion to approve the minutes of the December 6, 2016, meeting. A motion was made by Member Majikes, seconded by Member McNaney, and with no additional discussion the minutes were unanimously approved by the membership.

Class 6b Extension for U.S. Waterproofing-5650 Meadowbrook Drive)

Mr. Krumstok informed the Economic Development Committee that he received information that U.S. Waterproofing wishes to renew their Class 6b tax incentive although we have not yet received their application. Ms. Dehner elaborated that a 6b tax incentive is usually undertaken by a new Rolling Meadows company acquiring abandoned property in need of improvement with the purpose improving the property and making it usable again. Generally a 6b is granted for one term; however, many companies state that due to the high Cook County taxes they need to renew their 6b.

U.S. Waterproofing has been located in the City of Rolling Meadows for approximately 10 years, and they expect to increase their number of employees by approximately 40. Mr. Krumstok stated that U.S. Waterproofing has not participated in or donated to many City events and suggested that when the

principles of U.S. Waterproofing approach the Economic Development Committee to request the renewal that they be encouraged to do so.

Ms. Ballantine stated that the Chamber also does not have much of a relationship with U.S.

Waterproofing: U.S. Waterproofing joined the Chamber when they first moved into Rolling Meadows, renewed for one year, then for a short period made annual donations.

Property Signs-For Sale Per the Municipal Code

As a continuation to last month's discussion, Mr. Krumstok provided a copy of the current zoning ordinance as well as a photo of the sign on the Woo Lae Oak property. Member Adams asked how our ordinance compares to those of other municipalities, and Ms. Dehner stated that because we have received no complaints or other reasons to survey other municipalities, we have not done so. Ms. Dehner informed the Economic Development Committee that the City performs inspections when signage is first installed as well as annual inspections, and that those properties that do not have signs are usually properties that require a lot of improvements, while those properties that require little improvement usually have signage. She also said that if any member has a suggestion for improving the signs to please contact her.

Member Adams asked if there was anything the City can do to promote vacant properties, and Mr. Krumstok informed him that Ms. Ciezak is currently working with our GIS Specialist on a project to provide that type of option. Member Majikes stated that in her experience as a real estate broker, potential businesses usually use a broker when looking for property; additionally, some owners do not want signage on their property for one reason or another. At this time, the Committee does not believe additional discussion is needed on this subject and feels the government should not become involved in matters such as this.

Market Analysis-Downtown from June 30, 2010

Mr. Krumstok began the discussion by stating that while the Rolling Meadows Shopping Center was not fully occupied at the time of the Market Analysis, staff feels the Analysis is still valid and useful.

Ms. Dehner informed the Committee that the purpose of Market Analysis was to prepare for when the recession broke. The 2010 analysis was based on a survey of residents, and it contains findings and recommendations such as: expanding the downtown space and attracting retail (specifically the former Dominick's property and the Rolling Meadows Shopping Center). According to the Market Analysis, the chances of attracting an anchor tenant for the former Dominick's property is slim; however, it is possible to get a "junior box" for this location. If a junior box anchor cannot be secured, additional retail at this location is limited. The Market Analysis called for more housing and suggested putting retail space closest to the street and residential space behind the retail. Also of note is traffic count--The traffic count along Kirchoff Road east of Route 53 is 12,900 vehicles, and most retailers seek traffic counts in excess of 20,000 vehicles. Ms. Dehner suggested that if we want to focus on the former Dominick's property we should reopen discussions with the owner to determine what has been done to market the property and work cooperatively with the owner. This parcel includes 3 lots, and while many rental companies have contacted the owner about dividing the parcels, the owner does not want to divide them. At this point in time, the building on this property is being demolished

The author of the Market Analysis did state that the parcel of land located at Owl Drive and Kirchoff Road should be considered for future residential rather than retail development. The author also

recommends that the City consider requesting proposals for the property to maximize the price offered for the land. The original land value was estimated at \$900,000; it is now appraised for less than \$500,000. With that being said, Member McNaney made a motion that the Economic Development Committee bring the matter of the Owl Drive and Kirchoff Road property before the City Council to request that a Request for Proposal be put together to market/sell this property. The motion was seconded by Member D'Astice, and with no additional discussion a vote was taken and the motion was unanimously approved by the membership.

IML Article dated November 2013-"THINKING LIKE A RETAILER"

Mr. Krumstok presented an article from the Illinois Municipal Review (November 2013), "THINK LIKE A RETAILER" and directed the Committee's attention to Insight #4: Site Economics is Everything—"Site economics refers to the ability of a store at a given location to support the costs of land, building or rent, equipment and inventory, and to provide an acceptable profit and return on investment."

Comprehensive Plan – July 2006

Mr. Krumstok opened this discussion by stating that while the Comprehensive Plan is dated July 2006, staff is of the opinion that it is still valid. It was noted that like the Market Analysis, the Comprehensive Plan for the former Dominick's property suggests placing retail space closest to the street and residential space behind the retail.

Ms. Dehner recapped that goals for the Downtown area (near Kirchoff Road and Meadow Drive) include enhancing streets, improving housing, and improving the gateway into Kimball Hill Park.

Tentative February 7, 2017, Discussion Items

1. 2016 City Economic Development Recap
2. 6b SER (Sustainable Emergency Relief) request for Steel Supply Company (5105 Newport Drive) – As of this meeting, Staff has not yet received Steel Supply Company's 6b SER application.
3. Fiscal year 2017 budget and economic development consultant
4. "Lot 4" (property located at Owl Drive and Kirchoff Road)

Brainstorming

Member Adams asked if the City could obtain demographic information from the Lexington Crossing development regarding the age of the residents who are purchasing their townhomes in order to plan for future developments in the area.

Ms. Ballantine feels the City is lacking entertainment and suggested that we look into bringing entertainment to the City.

Mr. Krumstok suggested that the City resurrect the Community Guide 2017/2018. He also suggested revisiting the idea of placing identification signs throughout the City for areas such as "Downtown," and "Algonquin Road Corridor," and expanding the "Shop Rolling Meadows" program to include restaurants.

Member D'Astice asked if we should consider lighted street signs for major roads, and Ms. Ballantine suggested that if we illuminate, call attention to, or identify certain parts of the City, we need to consider a way of ensuring that these areas are kept tidy.

Other Items of Interest in the City

Mr. Krumstok provided the following updates regarding businesses in the City:

- 1219 Golf Road (Pie Five) – Pie Five opened in September and closed on December 31, 2016.
- 2550 and 2900 Golf Road - Arthur J. Gallagher has moved into one of their buildings on Golf Road, and it is possible that more employees will move in sometime in February.
- 2101 Plum Grove Road - Nic's Organic Fast Food-Fire protection issues need to be addressed, and it is hoped they will open in February or March.
- 2765 Algonquin Road - The Sheriff Sale of the former Ritzzy's is expected to take place soon. The price is \$181,000, but with back taxes, this amount grows to half million dollars. If no one purchases the property, it will belong to BMO.
- 4215 Kirchoff Road (formerly Solidyne) - Building permits have been issued for work on a medical office at this location.
- 5301 Keystone - Building permits have been issued for work on a medical office at this location.
- 5600 Apollo - A company is looking into purchasing the Charles Industries property for warehouse and corporate offices. They will probably request a 6b.
- 5600 New Wilke Road - Sharkey's is almost done with work on the interior and exterior of the building.
- Ms. Dehner informed the Committee that a health club is interested in one of the tenant spaces at the Rolling Meadows Shopping Center, and another, unnamed retailer is interested in another. With the occupation of these two tenant spaces the mall will then be full.

Chamber of Commerce Update

Ms. Ballantine is in the process of scheduling ribbon cuttings, grand openings, and open houses and will provide information on dates, times and places as it becomes available.

Items Not on the Agenda

Mr. Krumstok stated that seven years ago the City began sending letters to new businesses to welcome them to the City and to introduce the Staff, and perhaps it is time to expand that idea by having members of the Economic Development Committee make the calls to new businesses to welcome them to the City. Details will be discussed at the February meetings, and then members will divvy up the calls.

Public Comment

Resident Mike Lynch attended the meeting because he wants to find a way to contribute to the Community. He is currently a member of the Zoning Board of Appeals and wants to learn more about the Economic Development Committee and the direction of the City. At his former employer, he was involved in site selection, standards, and codes and feels that with his background he would be of value to the City.

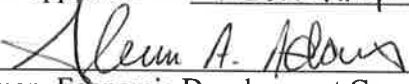
Adjournment

Chairman Adams requested a motion to adjourn the meeting which was made by Member Majikes, seconded by Member Sokolowski, and unanimously approved by the Membership.

The meeting adjourned at 7:59 p.m. The next scheduled meeting of the Economic Development Committee will take place February 7, 2017.

Respectfully submitted by Deb Austerlade

Minutes approved on: FEBRUARY 7, 2017



Chairman, Economic Development Committee, Glenn Adams