

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

Monday, March 7, 2022

Members Present:

Linda Ballantine
Christine Burbidge
Craig Carlson
Heather Larson
Dominick (Nick) Martinelli
Roberta Marcinkus
Kevin O'Brien

Members Absent:

Jeanine Molinelli
Jenifer Vinezeano

Also Present:

Martha Corner, Business Advocate
Elizabeth Kwandras, Interim Superintendent of Community Development

Call to Order

Having established a quorum, Chairman Martinelli called the meeting to order at 6:01 p.m.

Approval of Minutes from February 7, 2022 Meeting

Chairman Martinelli requested a motion to approve the minutes of the February 7, 2022 regular meeting. A motion was made by Member Ballantine and seconded by Member Molinelli, and with no additional discussion the Economic Development Committee (EDC) minutes were unanimously approved by the membership.

2022 Goals Discussion Continued

Chairman Martinelli stated that the EDC could continue "brainstorming" on a 2022 EDC Goals program during the meeting. Ms. Corner has provided a white board for keeping notes.

Member O'Brien recapped a February 15, 2022 Committee-of-the-Whole (COW) discussion on the overall 2022 EDC Goals program to date. He noted that the EDC appreciates and thanks the Council for their support and allowing the EDC to pursue the 2022 as outlined (excluding the landlord/affordability item which is no longer on the list). In collaboration with Staff, previously identified EDC primary and secondary lead individuals for the items listed below will conduct applicable research/development of ideas to present to the full EDC at a future meeting. Based on EDC development of recommended initiatives, a complete plan for specific items will be brought to Council at a future meeting for review/approval/direction:

- 1) Assist Existing Businesses
 - a) Restaurant Promotions
 - b) Property Improvements
 - c) Small Business Forum, Mentoring, Business Resource Guide
 - d)
- 2) Attract New Businesses
 - a) Restaurants
 - b) Shopping
 - c) Gathering Places
 - d)
- 3) Aesthetics
 - a) Signage
 - b) Landscaping
 - c) Curb Appeal
 - d) Bicycle Features

Member Carlson suggested that initiatives be moved forward with a City-wide planning perspective (i.e. focus on various commercial sub-markets in the City at the same time in order to present orderly and comprehensive recommendations to the Council). EDC members agreed to take this approach.

New Business List – Feedback Received from Contacts Made and Distribution of New List

EDC members reported on various business contacts made, all comments about opening their businesses in Rolling Meadows were favorable.

EDC members then reviewed the February 2022 new business list and various members agreed to contact the businesses.

Staff Reports – Business Advocate Update

Ms. Corner reported the following:

- The City and Chamber Co-Op are working on plans for a 2022 State of the City luncheon event at Meridian Banquets & Conference Center. The event is scheduled for Wednesday, May 18, 2022 from 11:00 am to 1:00 pm. Lunch tickets will be available to the general public.
- Staff is in contact with a prospective restaurant owner that is expanding locations throughout the Chicago area. Specifically, the operator is interested in redeveloping the former Byline bank building at the southeast corner of Meadowbrook Drive and Algonquin Road (1720 Algonquin Road). Staff provided the prospective owner the City’s incentive information and information on City-owned property available for sale immediately adjacent to the subject property.
- Staff is preparing a memo summarizing what is allowed under the City’s outdoor dining permit program which will be provided to all restaurants in advance of the 2022 outdoor dining season. The City intends to continue its approach to outdoor dining in 2022 as was done in 2021 while providing guidance as to what is permitted (i.e. restaurants shouldn’t setup a dining area outside to serve as a “smoking section”).
- The owner of Anna’s Red Apple has expressed interest in restarting liquor sales and video gaming at the 2121 South Plum Grove Road location.

- Clark Street Real Estate, owners of the two (2) vacant commercial lots on Kirchoff Road adjacent to the new Meadow Square townhome development, have retained a new broker to market the properties. Staff have facilitated an introduction of the brokers to the owners of the vacant Taco Bell adjacent to the vacant commercial lots to explore opportunities to combine the lots for redevelopment.
- Progress continues on the prospective sale and re-use of the former Fire Station 15 property. The prospective purchaser submitted the first set of preliminary plans for re-use of the site and Staff has provided the first round of comments on the plans. Plan revisions are in process. A presentation of the proposed project will be given at the March Committee-of-the-Whole meeting.
- Staff has been working with real estate brokers and the prospective business owner of a cannabis craft cultivation facility proposed for 1125 Carnegie. An application for a special use has been provided and is scheduled for a public hearing by the PZC on March 1, 2022.
- Interest has increased for some of the available commercial properties, primarily for possibly food/dining establishments:
 - Previous Great American Bagel (Kirchoff)
 - Previous Egglectic Café (Algonquin)
 - Previous Sabroso (New Wilke)
 - Previous Byline Bank (Algonquin)

Items of Interest in the City

None.

Issues Not on the Agenda

- Staff will review providing the EDC with a vacancy report (retail, office and industrial), broken out by easily identified areas within the City.
- A future EDC topic (possibly during April) will be additional review of the Cook County Class 6b property tax incentive program.

Public Comment

None.

Adjournment

Chairman Martinelli requested a motion to adjourn the meeting which was made by Member Ballantine and seconded by Member Burbidge, and unanimously approved by the membership. The meeting was adjourned at 7:28 p.m.

The next regularly scheduled meeting of the Economic Development Committee will take place April 4, 2022 at 6 p.m.

Respectfully submitted by Martha Corner

Minutes approved on: April 4, 2022

 , Kevin O'Brien, Acting Chairman
Economic Development Committee