

VILLAGE OF PRAIRIE GROVE
Economic Development Commission
Meeting Minutes

May 19, 2008 at 7:30 AM

Call to Order: Economic Development Chairman, Keith McConnell, called this meeting to order at 7:55 AM.

Roll Call: Present were EDC members Bob Gray, Sean Rathjen, Chairman Keith McConnell and Village Administrator, Jeannine Smith. Member Rene Zamudio absent.

Public Comment: None.

Approve Apr. 7, Minutes: Motion was made by Keith McConnell to approve the Apr 7, 2008 EDC Meeting Minutes. Approved as amended by unanimous vote.

Old Business:

a. What kind of businesses do we want in Wildflowers Development?:

- Claritas report vs resident businesses desired: No update. Analysis still to be done includes: More business categories, more detail within each category including more store brands, indication of rooftop and traffic counts each business requires and which businesses tend to enter new developments early and which tend to be followers.
- Wildflowers Business District Brochure:
 - Chairman McConnell provided a first draft of a marketing brochure for the wildflowers business district. Ms Smith offered help to find missing information about Traffic counts for Hwy 31.
 - The brochure will be ready to be published after review by Boulder Capital and The Village of Prairie Grove Board of Trustees.
 - Ms. Smith suggested this two page brochure would be useful for handouts at trade shows and for list-serve but that a more detailed brochure is also needed that includes data such as transportation & utilities, distance from Chicago, Competing businesses, education, employment data, etc. Chairman McConnell volunteered to complete the more detailed brochure.
- Baseball Stadium: Ms Smith reported that the Boulder Capital and the Minor League Baseball team are in discussions about locating a stadium within the Wildflowers business district. New location for the county fairgrounds in the area is a related discussion.

b. Economic Development Model:

- School District Task Force is looking at 7 alternative models.
- The commission agreed to create alternative scenarios to our model once the first scenario is complete.
- Work still to be done to complete the first scenario includes: Permits & Fee section needs to be restructured to match how the village fees actually work. Give that the property tax rate is difficult to keep stable due to how the county computes them, a rate of .40 was suggested.

c. Business Zoning:

- Chairman McConnell suggested that the EDC recommend to the Village Board of Trustees a change to the Village Zoning ordinances- The addition of an Office Zoning designation might enable us to attract Quiet businesses to specific locations where residents are concerned about business zoning designation adjacent to residential – such as the recent controversial proposal to the County to put a truck washing station on 176 across from residential area. Office Designation might enable annexation easier for this type of location as it may ease concerns of residents while still enabling property owner to use property on 176 for business.
- Ms Smith recommended providing this suggestion to Village Planners Houseal & Lavigne for their expert opinion. This input could be part of the 176 corridor planning effort underway.

d. Open Position: EDC members agreed to think about potential candidates to fill the open position.

New Businesses: none.

Next Meeting: Date to be determined based on availability of the EDC members.

Adjournment: Motion by Mr. Gray, 2nd by Mr. Rathjen to adjourn at 8:45am AM. On a roll call vote all members voted aye. Motion carries.

Submitted by: Keith McConnell