

VILLAGE OF PRAIRIE GROVE
Economic Development Commission
Meeting Minutes

Sep 15, 2008 at 7:30 AM

Call to Order: Economic Development Chairman, Keith McConnell, called this meeting to order at 7:40 AM.

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

Public Comment:

- State of the Economy- Ms Smith stated she has seen reports that lead her to believe the housing market will have a resurgence in the spring.
- Michael J. Graft Property – Ms Smith shared that Mr. Graft is proposing to develop a business on 176 on 20 acres adjacent to Dorian Gray. Mr Graft is interested in the EDC bringing business ideas to him appropriate for this location. Ms Smith noted that water and sewer are not anticipated in this area soon, so a business that does not require these may be more appropriate. Mr Zamudio stated that his retail stores along 176 has it's own on site waste treatment capability. This could be an option for Mr. Graft. Mr. Gray and Mr. Zamudio noted that the soil this area is likely good for septic. Chairman McConnell suggested the EDC members reference the results to date of the analysis comparing Claritas report vs businesses that residents desire and be ready to discuss business suggestions for Mr. Graft in next months EDC meeting.
- Rt 31 Car Dealership- Ms Smith shared that there is a rumor that an area car dealer is looking to expand at another location on Rt 31 that has water and sewer. The EDC members should consider any locations within Prairie Grove that we believe would be appropriate and be ready to discuss in next month's EDC meeting.
- Rosen Proposal- Ms. Smith stated that this corporation from Farmington Hills Michigan is proposing a combined retail / residential development along Rt 31 just south of Terra Cotta Industries. The EDC reviewed the plat of the area and debated which locations of entrances to the property would be best to support retail along Rt. 31. Chairman McConnell suggested that if was possible to connect Hillside rd to the Fountains entrance - that would be ideal to generate retail traffic through that area. The EDC members agreed to consider what type of businesses would be most appropriate for this location and discuss at next month's EDC meeting.

Approve May 19, 2008 Minutes: Motion was made by Keith McConnell to approve the May 19, 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: Mr. Zamudio volunteered to make progress on this before next month's EDC meeting. 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 reported he has added traffic counts to the 2 page brochure . The brochure is now ready to be published after review by Boulder Capital and The Village of Prairie Grove Board of Trustees.
 - Chairman McConnell reported that he has started work on a detailed brochure and asked for advice on level of detail to include. Ms. Smith recommended including the same type of data the MCEDC has been requesting. This includes: transportation & utilities, distance from Chicago, Competing businesses, education, employment data, etc.

b. Economic Development Model:

- Mr. Gray suggested that work on the model was not urgent but that updates are still needed to update permits/fees and budget items.
- Ms. Smith reported that the wildflowers town center plat will need to be redesigned due to discovery that the ground adjacent to the current location indicated for the metra station is too wet for a parking lot. Location of the metra station will impact the availability of retail which will impact the business model.

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

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

Submitted by: Keith McConnell