

**VILLAGE OF PRAIRIE GROVE**  
**Economic Development Commission**  
**Meeting Minutes**

**Oct 30, 2008 at 7:30 AM**

**Call to Order:** Economic Development Chairman, Keith McConnell, called this meeting to order at 7:43 AM.

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

**Public Comment:** none.

**Approve Sep 15, 2008 Minutes:** Approved as amended by unanimous vote.

**Old Business:**

- a. What kind of businesses does EDC recommend at various locations?
  - Key considerations of appropriate locations were reviewed including: voids (needs not filled), rooftops, roadway conditions & size, and availability of water & sewer. Lack of Water & sewer along Rt 31 and Rt 176 is a major constraint.
  - Ms Smith suggested there may be potential to put water and sewer down Rt. 31 and 176 to reach potential future development on the site of former Tallgrass development instead of down Barreville road as previously proposed. This could be paid for by the developer.
  - Potential Business were identified that might consider location without water & sewer including: Walgreens (possible but not probable - only if there is a huge void), storage facility (large size facility that would not be in direct competition with existing Storage facilities in Prairie Grove), Professional Offices (eg Doctors office), Snowboarding facility (although there may be concern from residents about such a facility lighting up the entire valley).
  - Claritas report vs resident businesses desired: No updates. 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. Mr. Zamudio volunteered to make progress on this before next month's EDC meeting.
  - Rt 31 Business Corridor (South of Terra Cotta): Chairman McConnell reviewed his initial thoughts with the EDC. There was general agreement that the following types of businesses would be suitable: Gas station, Convenience Store, Cleaners, Grocery Store, Family (Breakfast) Restaurant.
- b. Where is the most appropriate locations for a new car dealer along Rt. 31?
  - After discussion the EDC concluded the best location would be north of Edgewood Rd.
- c. Wildflowers Business District Brochure:
  - No updates. Chairman McConnell is working on a Detailed brochure including the same type of data the MCEDC has been requesting. This includes: transportation & utilities, distance from Chicago, Competing businesses, education, employment data, etc.
- d. 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.

**New Business:** none.

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

**Adjournment:** Motion by Mr. McConnell, 2<sup>nd</sup> by Mr. Gray to adjourn at 8:50am AM. On a roll call vote all members voted aye. Motion carries.