

# Economic Development Committee

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Minutes of the Meeting on  
January 12, 2026

**Village of Homer Glen  
14240 W. 151<sup>st</sup> Street, Homer Glen, IL 60491  
Village Board Room**

## 1. Call to Order.

The meeting was called to order at 6:00 p.m. by Vice-Chair Craig Carlson.

## 2. Roll Call.

Members present at 6:00 p.m. were Vice-Chair Craig Carlson, Ricardo Martinez and Nick Volek. A quorum was established.

Members Absent: Chair Mike Lepore and Ex-Officio member, Mayor Christina Neitzke-Troiike.

Also Present: Economic Development Director Janie Patch.

## 3. Approval of Amendments to the Agenda.

None.

## 4. Public Comment.

None.

## 5. Minutes.

[Ricardo Martinez made a motion to approve the ED Committee minutes of December 8, 2025, seconded by Nick Volek. Voice vote taken, all in favor. \*Motion Carried.\*](#)

## 6. Old Business.

## a) Business Retention Support – Restaurant Promotion.

A decision to pull back on Restaurant Week for January 27 - February 10, 2026, was made before the holidays due to insufficient sign-up response from restaurants. Director Janie Patch learned, in speaking with several restaurant owners, they were already busy with holiday parties and orders by the beginning of December. Director Janie Patch reported interest in an informal meeting opportunity for restaurant owners to share their feedback and ideas on future Village promotions. A restaurant roundtable meeting would provide an opportunity to ask owners if they would prefer the Village to promote dining options during the fall pumpkin farm festivals when out of town visitors are here.

In discussion, ED Committee members are available to target January 26 or February 9 at 1:00 p.m. All restaurant owners should be invited. The next regular monthly Committee meeting time will be rescheduled as a special meeting to begin right after the roundtable discussion concludes.

Nick Volek suggested it may help if restaurants are given the opportunity to line up their offers for winter (restaurant week) and fall (coupon offer) promotions at a single time.

## 7. New Business.

## a) Commercial Building Improvement Grant Program – Annual Budget Planning.

Director Janie Patch reported on grant program overall metrics and current year budget drawdown. Eighty percent (80%) of the budget is awarded and we are sixty-

seven percent (67%) through the fiscal year, so the program is tracking well. A total of \$11,706.90 is available for new grant applications. Director Janie Patch is working with several owners who are preparing to submit new applications. The total assistance invested in commercial buildings over the 4.25-years since program inception is \$166,028.68. A total of 33 projects are assisted to date.

In discussion, Committee Members would like another marketing push for the grant program to go out to businesses.

For the next budget cycle, Ricardo Martinez noted 100% of the budget has not been spent in the last couple of years. Nick Volek commented there is no harm in requesting more funding for the program. A budget increase would better align with the Board's increase in the maximum grant award amount to \$7,500. [The Committee reached consensus to recommend an increase in the annual budget request from \\$60,000 to \\$75,000 for FY26-27.](#)

b) Business Retention Support – Service Business Promotion – Discussion.

The Committee discussed how to set up a promotion for service businesses similar to the recent fall 2025 promotion for restaurants. Director Janie Patch clarified for internal purposes the intent for this next Village-supported promotional effort is to benefit the non-restaurant sector which includes both service businesses and other retailers. Director Janie Patch noted the promotion would be timed to the spring Village Newsletter which will be mailed to all homes around the end of April. Business sign-ups will be taken during the first half of March allowing for coupon flyer design during the balance of the month. The coupon flyer will be ready for the printer by the beginning of April. Taking advantage of the Village Newsletter as a primary venue for distribution is a best practice gleaned from the fall 2025 dining coupons promotion.

[The Committee reached consensus on the following parameters for the promotion:](#)

- a) [Businesses must make an offer to customers to participate.](#)
- b) [The promotion is open to all non-restaurant businesses located in commercial districts.](#)
- c) [Customers must surrender a print coupon at the business for redemption.](#)
- d) [The Committee will focus on qualitative feedback from business owners to gauge success. Tracking the number of redeemed coupons as a metric will be unmanageable given the large number of non-restaurant businesses.](#)

Nick Volek proposed “support your local/neighbor businesses” as a pitch for the promotion. Ricardo Martinez suggested using social media to tease the upcoming promotion. Director Janie Patch indicated both social media and eblasts can be used to boost community awareness.

8. New Business.  
None.
9. Chair's Report.  
None.

## 10. Director's Report.

## a) Signage for Grove Valley Center.

The Village-supported temporary plaza sign was removed for installation of the new permanent plaza sign by the owner on January 12, 2026. Earlier removal of the old non-conforming plaza sign was required by the County for improvement and widening of Bell Road.

The Village-supported temporary plaza sign was an initiative of the Economic Development Department with the backing of the Economic Development Committee and approved by the Village Board. Installed on January 10, 2025, the temporary plaza sign filled the signage gap serving 9 plaza tenants for an entire year at a cost of \$6,790. The temporary sign panel is stored by Public Works for future use as a signage base or materials can be re-purposed.

## b) Chase Bank.

The Village Board denied the zoning requests to convert the former Chil's building to service use for bank relocation to the site in September. Chase Bank submitted a second new application for the exact same retail to service conversion plan. The Plan Commission unanimously voted to recommend approval following the December 4 hearing on the new application. This zoning case will go to the Village Board on January 14.

## c) Menards North Outlot Gas Station/Car Wash.

The PUD approval expired. The applicant reapplied for the same zoning entitlements. This case will go to the Village Board on February 11.

d) Dunkin Relocation from Speedway on Bell/151<sup>st</sup>.

The Dunkin located inside the Bell/151<sup>st</sup> Speedway is losing their lease and proposes a small free-standing building with double drive-thru lanes on the parcel immediately north of the gas station. There will be no public access to the building. The Plan Commission provided comments at the December 18 workshop. The applicant will revise and resubmit their plans for formal review in preparation for a future hearing.

## e) Business Updates.

Now Open with Mayor's ribbon cuttings on January 15:

Family Wok

Agha Sweets

Coming Soon:

Fil Fil Mediterranean

Bloom Spa

Above Strength & Fitness

Remedies Express Medical Care

## 11. Adjournment.

Motion by Vice-Chair Craig Carlson, seconded by Ricardo Martinez to adjourn. *Motion carried.* The meeting was adjourned at 7:05 p.m.

Respectfully Submitted:

  
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Janie Patch  
Economic Development Director