

THE PLAN COMMISSION
MINUTES OF OCTOBER 22, 2014

1. The regularly scheduled meeting of the Plan Commission was called to order at 7:00 p.m.

A quorum was present. Patricia Letarte, Teresa Badillo, Chairman James Caporusso, Giuliano Petrucci, Eric Richard (Asst. Planner), Zoe Heidorn (Planner) and Lisa Manzo (Secretary).

Absent: William Thorn, Alma Montenegro.

2. Member Letarte made a motion to accept the minutes of August 27, 2014 as presented. Member Badillo seconded the motion. All in favor. The motion carried.
3. Public Comment: None.
4. New Business: None.
5. Old Business: Franklin Park O'Hare Industrial Corridor Study (Draft)

The members discussed the draft of the O'Hare Industrial Corridor Study that was presented to them at the public hearing in August. The Village of Franklin Park sought technical assistance from the Chicago Metropolitan Agency for Planning (CMAP) to help create the Franklin Park O'Hare Industrial Corridor Plan. The plan provides goals and recommendations within the three themes of land use and development, economic growth, and infrastructure.

The response to the draft plan was positive. Some attendees had questions regarding storm water improvements, workforce development efforts, and the types of manufacturing businesses in the industrial corridor. CMAP and Village staff did not receive any comments or questions that merit modifications to the draft plan. Subsequently, the plan is seeking final approval and a recommendation for adoption.

Member Letarte made a motion to approve the Franklin Park O'Hare Industrial Corridor Plan and move it to the Village Board for review and final approval. Member Petrucci seconded the motion. All members were in favor. The motion was carried.

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6. Staff Updates: a. Illinois Enterprise Zone Application

Mr. Richard came forward and gave the members a power point presentation on the Illinois Enterprise Zone Application. Mr. Richard stated that The Village of Franklin Park will be applying for designation as an Illinois Enterprise Zone in the near future. An Enterprise Zone is a specific area designated by the State of Illinois in cooperation with a local government to receive various tax incentives and other benefits to stimulate economic activity and neighborhood revitalization. The Illinois Enterprise Zone Act took effect December 7, 1982. To date there are 97 Enterprise Zones. An application must show compliance in 3 of the 10 “Test Categories” as outlined by the state statute to be considered for designation. The Department of Commerce and Economic Opportunity (DCEO) scores each application on satisfaction of the “10 Tests”. The Ten Tests consist of:

1. **Unemployment** – The Local Labor Market (LLMA) must have an annual average unemployment rate > 120% of the State’s average
2. **Employment Opportunities** – Designation will result in 1,000 full time equivalent jobs due to \$100 million or more in investment
3. **Poverty** – The LLMA has poverty rate > 20%, 50% or more of children in LLMA are eligible for free/reduced price school lunches, 20% or more of households in LLMA receive food stamps
4. **Abandoned Coal Mine, Brownfield or Federal Disaster Area** – The proposed zone has an abandoned coal mine, brownfield or federal disaster area
5. **Large Scale Business Closings** – The LLMA has had layoffs, plant closures or State or federal facility closures
6. **Vacant Structures** – LLMA has a high vacancy rate of industrial or commercial properties
7. **Tax Base Improvement Plan** - Applicant has substantial plan for how the proposed zone will improve the State and local government tax base
8. **Public Infrastructure Improvement Plan** - Applicant has substantial plan for how the proposed zone will improve the State and local government tax base

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9. **Career Skills Programs** - High schools and community colleges in the LLMA “*are engaged in ACT Work Keys, Manufacturing Skills Standard Certification, or industry-based credentials that prepare students for careers*”
10. **Equalized Assessed Valuation** - Change in EAV in for commercial / industrial properties in the LLMA in the last 5 years is worse than the State average change in EAV for commercial/ industrial properties

Benefits of an Enterprise Zone

State Incentives:

- a 6.25 percent State sales tax exemption is permitted on building materials to be used in an Enterprise Zone
- a 6.25 percent State sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone. (\$5 million investment minimum)
- A State utility tax exemption on gas, electricity and the Illinois Commerce Commission’s administrative charge and telecommunication excise tax is available to businesses in an enterprise zone (\$5 million investment minimum)
- A State investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings

Local Incentives

Local governments may provide a variety of local incentives to further encourage economic growth and interments in enterprise zones. Some examples include:

- Abatement of property taxes on new improvements
- Homesteading and shopsteading programs
- Waiver of business licensing and permit fees

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- Streamlines building code and zoning requirements
- Special local financial programs and other resources

A public hearing will be held (TBD) to further discuss the boundary of the proposed Enterprise Zone and the specific incentives that the Village will be offering in their application for designation.

7. Staff Updates: b. Other Miscellaneous Projects

Ms. Heidorn discussed the numerous happenings going on within the Village at this time. She discussed having a brochure/pamphlet stand set up on the first floor of Village Hall to display and showcase the many businesses in the Village.

Member Letarte stated that there should be another insert within the water bills that will showcase what the Village Departments are encompassing to let the residents and business owners know. She continued to state that it would be a positive idea that the residents be made aware of the different projects that have been taking place within the last year.

8. Member Petrucci made a motion to adjourn the meeting of the Plan Commission. It was seconded by Member Badillo. The motion was carried.

The meeting adjourned at 7:42 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary