

**VILLAGE OF DOWNERS GROVE
ECONOMIC DEVELOPMENT COMMISSION**

Village Hall, Committee Room
801 Burlington Avenue
Downers Grove, IL
February 12, 2002
8:00 a.m.

Chairman Riordan called the meeting to order at 8:15a.m.

PRESENT: Chairman Mike Riordan, Jeff Bilek, Ken Bohanon, Liz Chalberg, Phil Cullen, Mike Kelch, Jan Kopis, John Luka, Gary Vlk, Barb Wysocki, Steven Rockwell, Director, Cathy Schuster, Assistant Director, Ginny Mindo, Administrative

ABSENT: Mary Henthorn, John Randall, Mike Ryan

GUESTS: Laurel Bowen, Scott Krafthefer, Brian Pabst, Joe Skach

APPROVAL OF MINUTES FROM NOVEMBER 15, 2002

Chairman Mike Riordan motioned to APPROVE THE MINUTES from DECEMBER 11, 2002, Gary Vlk seconded the motion

Vote: Yay: Chairman Mike Riordan, Jeff Bilek, Ken Bohanon, Liz Chalberg, Phil Cullen, Mike Kelch, Jan Kopis, John Luka, Gary Vlk, Barb Wysocki
Nay: None

Motion carried 10:0

CHAIRMAN'S PREROGATIVE

Chairman Riordan reviewed the Commitment List generated from December's EDC meeting:

Commitment List from December 11, 2002 EDC Board Meeting

1. This Board will compose a letter to the Council, signed by the EDC Chairperson, expressing concern about the current shared parking requirements in certain business districts.
Result: *Discussed with Mr. Sisul who wants this group to bring it over to the Land Use Task Force*

COMMITTEE REPORTS

MARKETING

Ms. Schuster reported that EDC has applied for two awards, The Governor's Hometown Award, which is sponsored by the State of Illinois, and the All American City Award, which is sponsored by the National Civic League. Each award requires submission of projects that demonstrate a broad base of volunteers and support. She reported that for the Hometown Award, EDC has chosen the Bone Marrow Drive, and for the All American City Award, the Leadership Academy. Mr. Vlk reported that the Marketing Committee is working on the next marketing plan which will take them through the next 12-18 months and that they will spend their efforts and resources on external marketing.

Ms. Schuster also reported that the next edition of the Downers Grove newsletter would be mailed out in approximately two weeks. She then distributed a rough draft for everyone's review. She added that she incorporated the Come Home theme by introducing each article with a brief parallel story from the past.

OPPORTUNITIES FOR RETENTION AND ATTRACTION

Mr. Kelch reported that this group has been working with Roland Gartner on an incentive arrangement. The arrangement would be similar to former arrangements where, beginning when construction is complete, the first \$35,000 in sales tax would go to the Village for each year, up to seven years. Then the Village shares 50/50 in sales tax beyond the \$35,000. Mr. Kelch added that this is very consistent with the Ogden Avenue Master Plan. He said that they brought that to the Council workshop and it will be up for approval next week. Mr. Rockwell commended Mr. Kelch for an outstanding Power Point presentation. Mr. Rockwell reported that this committee has been reconstituted due to irregular meeting schedules. The committee now consists of Mr. Kelch as Chair, with Mr. Bilek, Mr. Riordan, Ms. Chalberg, Mr. Luka, and Ms. Wysocki.

Mr. Riordan listed the highlights of this arrangement, which include that the Village gets the first \$35,000 in sales tax and that they share in the sales tax beyond that, 50/50 for a seven-year maximum term. Mr. Rockwell then requested a vote from EDC to endorse the recommendation to the Council that Jewel go forward.

Chairman Mike Riordan motioned to ENDORSE THE ARRANGEMENT WITH JEWEL/OSCO (Ogden Avenue)

Committee Chair Kelch seconded the motion

Vote: Yay: Chairman Mike Riordan, Jeff Bilek, Ken Bohanon, Liz Chalberg, Phil Cullen, Mike Kelch, Jan Kopis, John Luka, Gary Vlk, Barb Wysocki

Nay: None

Motion carried 10:0

Mr. Rockwell then reported that Jewel (on Ogden Avenue) has applied for the initial starts of the stormwater drains to increase the site from 42,000 square feet to 52,000 square feet by demolishing the existing facility and moving it back about five feet. He said that he talked to representatives from Jewel and that this committee expects to see their presentation in a week.

Mr. Rockwell then discussed 63rd and Woodward (Meadowbrook Shopping Center) stating that the Mayor and Council Member Sisul had a positive meeting with the owner to discuss what his plans were for the future of this property. The current plan includes leases for skating rink and indoor pool. He noted that True Value is no longer at that site. Mr. Rockwell also reported that the staff has met with a couple of developers since that time, and that Mayor Krajewski and Council Member Sisul plan to meet with them also.

The next topic Mr. Rockwell discussed was JK Nissan. He reported that they are very aggressive in their request for a sales tax agreement. He noted that their desire to go 2-3 years into the past and use that as their base year was rejected. He added that they had designs to redo their building, but their architect felt that there is nothing that can be done for the building and that it should be demolished and rebuilt. Mr. Rockwell suggested to them to come forward again and show, in earnest, what they want to do and what their needs might be in order to keep it. Mr. Rockwell noted that there is a space next to the Bill Kay dealership that might accommodate them.

Mr. Rockwell then said that he met with Mr. Abbas of Luxury Motors/Bentley who has purchased a piece of property across the street from the dealerships. He has expressed interest in purchasing the entire strip center to demolish, relocate Luxury Motors and possibly add a Caribou Coffee or the like.

STRATEGIC PLANNING COMMITTEE

Mr. Riordan reported that they have had joint commission meetings with the Plan Commission twice. At the first meeting, the Plan Commission gave them an overview of what they do and the zoning code and the Strategic Planning Committee discussed the possible restructuring of the Land Use Plan. He added that the second meeting was a brainstorming session. Mr. Skach noted that the second meeting was exceptionally successful in terms of having a meaningful discussion on looking at certain focus areas (63rd and Woodward and 75th and Lemont). Mr. Skach said that hopefully they would soon be able to make a recommendation to the Council on at least two key areas.

OGDEN AVENUE

Mr. Kopis reported they have done a number of interviews with car dealers on Ogden Avenue. He said that most of the dealers feel positive about this. Ms. Schuster added that some of them are concerned about businesses that aren't adding to the Corridor or the health of the Village and that there is a lot of momentum to do something. She added that along with selling cars, Luxury Motors is also selling upscale jewelry and clothes. Mr. Rockwell reported that Bentley would soon open a store in Chicago where, if a customer is not interested in purchasing an automobile at that location, Bentley will provide a limo service to the Downers Grove store.

Mr. Rockwell discussed the Illinois Tomorrow Grant for \$50,000, noting the hard work Ms. Schuster had put into this to make it happen. He added that they are now modifying the streetscape audit and other services that the Lakota Group presented; this scope of services must be completed in March in order to have cash flow by July. He added that this committee would continue to work with the operations team and managers to complete a request for qualifications to groups to do this.

The next topic of discussion was signage. Mr. Rockwell stated that they have worked with Public Works and the Lakota Group and have finally developed and built the first sign to go on Oakwood and Ogden. He added that they are also working with Public Works to put up blue poles. He noted that they are very close to releasing the RFP to do this so they can at least go back to the Council with a price. He said that they would then work with the development teams and Council to determine when to display the 40 street signs along with the six directional signs.

DIRECTOR'S REPORT

Mr. Rockwell reported that the Plan/Zoning Commission has received and is going forward with a change to the text that will allow, in a B3 district, outside storage of product with a special use. He noted that this particular request came from a group that manufactures gazebos and is interested in the PaPa B's space to display them outside of their building. Mr. Skach expressed concern because B3 is the primary commercial generator on Ogden Avenue. Mr. Rockwell agreed that this didn't reflect the goals in the Ogden Avenue Masterplan. Mr. Rockwell also reported that the Yamaha dealership has expanded and had begun remodeling without permits, but were stopped. Yamaha's desire is to demolish the property which once held a gas station and to set-up a trailer and start selling cars. He noted that the Village has a program that allows temporary issuances of these types of things, but not permanent issuance. Mr. Skach remarked that this is an opportunity for this the commission to reiterate the importance of the Ogden Master Plan and make it a part of policy.

Lastly, Mr. Rockwell reported that the Mayor had sent letters to EDC members: Mr. Kopis, Ms. Henthorn and Mr. Kelch indicating that their terms are expiring and asking them to reapply.

TOURISM AND EVENTS

Ms. Scalzetti discussed and distributed the direct mailing piece that the top four hotels in Downers Grove will be promoting, which gives their guests a "Come Home" discount. Ms. Scalzetti also noted that hotels are still down 30% and they need to entice the leisure traveler by promoting the events downtown.

REDEVELOPMENT DIRECTOR'S REPORT

Mr. Skach reported that he and Mayor Krajewski met with the Downtown Management Board at the end of last month to let them know the status of these current projects:

Parking Deck: The construction documents have passed and they are currently looking at the contract at this point. They are working on having the documents on the street for bids by the end of the month and looking to bring something to the Council before the end of March. He added that they are already installing some equipment out there.

Curtiss RFQ: This is currently in draft stages and when something definitive comes up, they will bring it to EDC for review.

APPROVED MINUTES

TIF Analysis Model: Mr. Skach has been working with Kane McKenna to develop an analysis model for developers who request TIF assistance. This will work as a qualifier and help determine whether TIF assistance, in each instance, would be beneficial to the Village or not.

DOWNTOWN MANAGEMENT

Ms. Kunze named the businesses that will be moving in to the downtown; they include: Chocolate Affair, which will open in mid-March, A Touch of Ireland, opening on March 1st, and PB & J is targeting March 1st as their opening date. Ms. Kunze reported that three women, with theatre background, are interested in opening a performing arts theatre. They have been negotiating with the Masonic Temple and hope to open in the Fall. Ms. Kunze then informed the group that Isabella Restaurant/Bamboleo Mexican Restaurant is on the market, Mgallery has closed, and the owner of Mulberry Street is looking to sell her store. She added that Darius Jewelers wants to downsize and plans to move to a small space in a couple months. Mr. Bilek inquired as to the status of Premier Catering. Ms. Kunze said that due to an illness in the family, the owner has been in negotiations with another business to sell his business. Ms. Kunze said she has talked with several businesses and restaurants in other communities regarding moving to Downers Grove and is specifically seeking a national store to come in.

Ms. Kunze reported that they will have copies of their CD ROM available next month and requested everyone to have at least five or six to distribute to potential businesses.

Ms. Kunze then discussed the meeting her group had with Mayor Krajewski and Mr. Skach regarding the parking plan and that her board is going to present a plan to the Council next month to help get the merchants through the construction period. She noted that they've also asked the police department to boot cars after their fourth ticket.

Ms. Kunze then announced that she will be out of the office for the next couple of months and has hired an assistant to help Linda McGloughlin. She noted that Ms. Wysocki has volunteered to cover her EDC meetings and that other board members have volunteered to help.

CHAMBER OF COMMERCE

Ms. Wysocki reported that the Chamber has a new community awareness committee headed by Tom Julian and their first project is to help facilitate the Chamber's Candidate Forum on Wednesday, March 12th at 6:30p.m. She noted that the PTA has committed to handling the school districts and candidates for those positions. She also noted that the facilitator this year will be Tim McJoynt and it will be televised.

Ms. Wysocki announced that an auction honoring the Citizen of the Year, Council Member Tom Sisul, would be held Saturday, February 15th.

Ms. Wysocki then informed the group that Mayor Krajewski will be addressing their business community at a luncheon on February 25th to give a State of the Village based on what's happening in the business community.

In addition, the two Leadership Academies are meeting on February 13th at the College of DuPage for a ½ day seminar, which will entail hosting interviews for students as well reviewing their resumes that they've prepared and also a chance for the students to work with their mentors.

Lastly, Ms. Wysocki informed everyone that The District 58 Foundation is hosting a Second City showing on Saturday, March 8th at 7:30 p.m. and that tickets are still available. She explained that this foundation was formed in the summer to raise money to give back to the schools to enhance the curriculum, and at this point, they have raised about \$50,000.

OLD BUSINESS

Ms. Chalberg suggested that due to some change over, possibly a subcommittee review the matrix, which is several years old; the Commission agreed.

APPROVED MINUTES

NEW BUSINESS

Mr. Rockwell reported that on February 22nd at 9:00 a.m., the Mayor would give the presentation of the State of the Village, which will be held, in the Council Chambers.

Mr. Rockwell referred back to the previous evening's Council meeting where e-permitting was discussed. He noted that the Information Services Department is developing this so that every permit that the Village issues can be applied for online.

ADJOURNMENT

Chairman Riordan motioned to adjourn the meeting; the whole group seconded the motion.

Respectfully submitted,

Ginny Mindo, Recording Secretary