

**VILLAGE OF DOWNERS GROVE  
ECONOMIC DEVELOPMENT COMMISSION**

Village Hall, Committee Room  
801 Burlington Avenue  
Downers Grove, IL  
December 11, 2002  
8:00 a.m.

Mike Riordan called the meeting to order at 8:00a.m.

**PRESENT:** Chairman Mike Riordan, Ken Bohanon, Phil Cullen, Mike Kelch, Jan Kopis, John Luka, John Randall, Mike Ryan, Gary Vlk, Barb Wysocki, Cathy Schuster, Assistant Director, Ginny Mindo, Administrative

**ABSENT:** Jeff Bilek, Liz Chalberg, Mary Henthorn, Steven Rockwell, Director

**GUESTS:** Laura Bowen, Joe Skach, Mark Zabloudil

**APPROVAL OF MINUTES FROM NOVEMBER 15, 2002**

**Chairman Mike Riordan motioned to APPROVE THE MINUTES from NOVEMBER 15, 2002, Gary Vlk seconded the motion**

**Vote: Yay:** Chairman Mike Riordan, Ken Bohanon, Phil Cullen, Mike Kelch, Jan Kopis, John Luka, John Randall, Mike Ryan, Gary Vlk, Barb Wysocki  
**Nay: None**

**Motion carried 10:0**

**CHAIRMAN'S PREROGATIVE**

Ginny Mindo then reviewed the Commitment List generated from last month's EDC meeting:

**Commitment List from October 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: Will hold over this commitment for next month.*
2. Steve Rockwell will meet contact Jeff Bilek regarding communications with Jewel.  
*Result: Jewel has been in contact with the Village directly. 1) Applying for storm water permit review, 2) Asking EDC to give them the EAV on their property on Ogden Avenue.*

**COMMITTEE REPORTS**

**MARKETING**

Cathy Schuster reported that the NBC "Breakfast in the Burbs" Program that was broadcast live from Dali's Restaurant was a great success. She thanked everyone that was involved and cited Barb Wysocki, who sent out a e-mail invitation to Chamber members, Gary Vlk, who provided invaluable advice on how to prepare for a visit from the media and Jan Kopis who was tapped for an impromptu interview with Ed Curran. She noted that NBC broadcast accompanying footage that included an interview with the owner of a Sears Home and Bob Jensen as well as attractive shots of the Village. Ed interviewed the Mayor, who did a wonderful job and sat directly in front of a Come Home Ice Sculpture, which promoted the upcoming Ice Sculpture Festival and our new brand. Also mentioned were the Trinity Irish Dancers and the DG South's Women's State Champion Volley Ball Team. Cathy invited everyone to remain after the meeting to review the edited version of the NBC program. Gary Vlk

## APPROVED MINUTES

complimented Cathy Schuster on her excellent ability in handling the media, her preparation for this event and the overall positive feeling NBC's experienced while in this Village. He noted that this event would have a positive impact on Downers Grove's reputation.

Cathy then reported on that the joint advertising between the EDC and the Park District was working well. She distributed new Park District mailings that featured the Come Home key on the cover.

Cathy told the group that the Marketing Committee is working on developing a CD that will explain the new "Come Home" brand and provide the Come Home graphics to groups interested in using them in their advertising. She also added that there is a healthy interest in using the Come Home graphics and thanked Barb Wysocki and Linda Kunze for their efforts in adopting and promoting the use of the Come Home brand.

### **OPPORTUNITIES FOR RETENTION AND ATTRACTION**

In Steve Rockwell absence, refer to Director's Pre-Meeting Update included in today's packet.

### **STRATEGIC PLANNING COMMITTEE**

Mike Riordan reported that the first joint meeting with the Planning Commission went very well and he felt the Planning Commission was very supportive of our goals. At the next joint meeting, scheduled for January 20<sup>th</sup>, the Strategic Planning Committee will try to determine what types of development would work best in each business district and then compare the land use plan and zoning codes with proposed scenarios. Joe Skach indicated that since the majority of Downers Grove land is residential, there is relatively little land available for commercial revenue generation.

### **OGDEN AVENUE**

Jan Kopsis stated that his group continues to work on developing a Vision for the Ogden Avenue Corridor. John Randall has provided an excellent model (which includes a flow chart) of steps to consider when developing a new vision. Jan stated that he and Cathy have developed an action plan and they will be following the steps over the course of the next few months. The next step involves scheduling meetings with the Ogden Avenue car dealerships to obtain their input about the Corridor.

Cathy Schuster reported that a \$50,000 Illinois Tomorrow Grant Request had been approved. The funds will be used to develop a model for the redevelopment of the Ogden commercial corridor. She also said that the Grants Corridor had identified a CMAC Grant that could fund the removal of excessive curb cuts, new signage and more. The EDC will submit a request for this grant as well.

Cathy reported that the mock up of the proposed Ogden signs (4-inch and 6-inch) should be installed at Washington Street within two days. She will e-mail this group a Sign Evaluation Form and asked they evaluate the sign and return the completed the form to the EDC.

### **DIRECTOR'S REPORT**

None. Steve Rockwell was absent due to the death of his father.

### **REDEVELOPMENT DIRECTOR'S REPORT**

Joe Skach stated that construction documents for the parking facility have been finalized. He is reviewing the contract and hopes to release a RFP in the next few weeks.

Joe reported that he is beginning to draft an RFQ for the Curtiss Block Redevelopment. The EDC and the Council will be asked for their input on this document.

Joe said that Station Crossing is progressing very quickly and the developer is working very well with the Village. He added that a steel and concrete plank system is being used.

Georgian Courts is on track and Rosol has sold a number of row houses to date.

### **DOWNTOWN MANAGEMENT**

## APPROVED MINUTES

Barb Wysocki asked people to shop downtown Downers Grove during this season. Carolers sing during the weekend and Santa's House is open and of course the retailers would appreciate the business.

### **CHAMBER OF COMMERCE**

Barb Wysocki reminded everyone to attend the Illinois State Chamber's Economic Development Presentation on Monday, November 18<sup>th</sup>. She noted that the Chamber's Legislative Committee would need to lobby more proactively this coming year as the Village and the State of Illinois are lacking funds.

Barb also reported that the Chamber Directory will be produced soon and the theme will be Come Home.

### **TOURISM AND EVENTS**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Ginny Mindo reviewed the Commitment List generated from today's EDC 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.

### **ADJOURNMENT**

Respectfully submitted,

Ginny Mindo, Recording Secretary