

Elmhurst Economic Development Commission
Meeting Minutes
Friday, July 25, 2014
Elmhurst City Hall – 7:30 a.m.

Present: Kurt Warnke, Chair, Mark Sabatino, Vice Chair, Maryann Gorski, Trisha Hall, Steve Moskal, John Poulos, Kurt Schiele, Bill Shanklin,

Absent: Bill Huber, Diane McGinnis, Don Meyers, Rich Reichert, Tim Ricordati, Barbara Rieske-Schau, Brian Stolper

Also Present: Mike Kopp, Dan Leahy, John Quigley, Tom Paravola

The EDC was called to order by Kurt Warnke, Chair, at 7:34 a.m.

The Meeting Minutes of June 27, 2014, were approved as submitted.

Mark Sabatino reported that his former fraternity brother from the University of Illinois and former Chief Illiniwek, Tom Livingston, now President in the Village of LaGrange, and LaGrange's Economic Development person will be guests at our August 22 meeting to discuss the LaGrange 2020 Task Force Strategic Plan. Mike Kopp reported that LaGrange uses Elmhurst as a peer comparison community just as Elmhurst looks at LaGrange. Members suggested that Elmhurst Mayor Steve Morley be invited to attend and that the meeting to be moved to the Elmhurst City Council chambers.

Mike introduced Dan Leahy as the city's first Communications Manager, which will include the Visitor and Tourism duties handled by Marlene Tegmeyer, who retired on July 18. Dan reported on his experience as Marketing and Communications Manager at the Bolingbrook Park District.

Mike displayed the final rendering of the Addison LLC Parking Deck elevation designs. Bids for precast concrete and elevator installation were scheduled to go out today with plans for completion by October 2015. The public/private development project will include 16,000 square feet of retail space along Addison Avenue and the Schiller Walkway, but there are no lease commitments to date. NIA Hiffman, which is among the development partners, will handle the leasing of retail space.

Mike reported that developer Morningside Group will seek several variations for the public/private Hahn Street Redevelopment Project at the Elmhurst Zoning and Planning (Z&P) Commission meeting on September 11. The Hahn Street development agreement (RDA) will not be finalized until the needed zoning entitlements are approved by Z&P and then the City Council, probably not until December. The city is working to permit the developer to demolish buildings and do environmental cleanup in the fall so foundations can be done in spring for completion late in 2016.

Mike reported that the three-flat home and vacant parking lot just north of the Charter One Bank site on Addison Avenue at First Street in downtown Elmhurst will be developed into 31 condominiums known as Wilder Crossing. The Z&P Commission will review the redevelopment project on August 28.

Mike reported that the city will hold an Open House on the TIF 4 North York Street Corridor Plan at City Hall on July 30 from 6 to 8 p.m., with consultant Houseal Lavigne presenting at 7 p.m. Equalized Assessed Valuation (EAV) in TIF 4 has continued to drop in each of the past few years, so it will take

more time to produce increment. The Waverton site had an EAV of \$1.6M, but the redevelopment into an L.A. Fitness and Starbucks might not get assessed to that level. The developer is seeking City Council approval of \$500K in TIF assistance, with a 50/50 split on the increment over 15 years.

In response to questions, Mike reported that Café Amano is moving from York Street and Park Avenue to the vacant restaurant space (formerly The Standard) in the Schiller Parking Deck. Steven's Steak House remains vacant after eight years based on a relatively-high selling price. Mimmo's Pizza will move into the property south of Starbucks in downtown Elmhurst.

Retention visits totaled six this month.

John Quigley reported that the Elmhurst Chamber of Commerce & Industry will participate in a multi-chamber luncheon featuring Republican Gubernatorial candidate Bruce Rauner as the Keynote Speaker at Venuti's in Addison on September 8. Illinois Governor Pat Quinn declined an offer to attend.

Tom Paravola reported that Elmhurst City Centre will stage a 'Rock The Block Party' on September 5 and 6.

Steve Moskal reported that Nitti Developers plans to break ground this fall on the first of 56 homes to be built at the former Elmhurst Memorial Hospital site, with home values ranging from \$850K to \$1M.

Kurt Schiele reported that Elmhurst Toyota raised \$11,250 (more than double any other Chicagoland dealership) at its USO BBQ for the Troops on July 19. An estimated 350 people attended.

The EDC was adjourned at 8:46 a.m.

Submitted by John Quigley