



CITY OF ELMHURST
209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

STEVEN M. MORLEY
MAYOR
PATTY SPENCER
CITY CLERK
ELAINE LIBOVICZ
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

Elmhurst Economic Development Commission
Meeting Minutes – Friday, April 24, 2015
Elmhurst Historical Museum – Education Center

Present: Mark Sabatino, Chair, Bill Shanklin, Vice Chair, Steve Moskal, Diane McGinnis, Rich Reichert, Brian Stolper, Barbara Rieske-Schau, Tim Ricordati, Don Meyers, Maryann Gorski

Absent: Trisha Hall, Mark Anglewicz, Bill Huber, John Poulos, Kurt Schiele

Also Present: Mayor Steve Morley, Scott Levin, Mike Kopp, John Quigley, Tom Paravola, Ken Bartels

The EDC was called to order at 7:31 a.m.

The EDC was welcomed by our host this morning, Brian Bergheger, Director of the Elmhurst Historical Museum. Brian thanked the EDC for their ongoing work and also shared the background on the new Elmhurst history exhibit: “By All Accounts: The Story of Elmhurst” now open and housed on the entire second floor of the Glos Mansion. The new exhibit entirely paid for by over \$300,000 private dollars through the Elmhurst Heritage Foundation.

The EDC Minutes for March 27, 2015 were approved as submitted.

There were no public comments.

Ken Bartels reported on the expiring commissioner terms. All commissioners with terms expiring on April 30, 2015 are either already re-appointed, will be so soon, or in the case of John Poulos, not wishing to be re-appointed. Ken also noted that with Mark Sabatino’s election as First Ward Alderman that he will be resigning from the EDC, leaving two EDC vacancies. Any EDC member with candidate names should share them with Ken or Mike Kopp. They will also need to go to the City web site and fill out the online application form. These two vacancies are both mayoral appointments.

Mark Sabatino then formally informed the EDC of his need to resign. A motion was made and seconded to accept Mark’s resignation with thanks for his long and fine service, and to nominate Bill Shanklin for EDC Chair. The motion passed. Chairman Shanklin then took the reins as Chair, calling for nominations for Vice Chair, his former position. A motion was made and seconded nominating Rich Reichert for EDC Vice Chair. The motion passed. Commissioners Shanklin and Reichert will serve in these roles until January 2017.

Ken reported that he and Erin Van De Walle were continuing to work on the Retail Broker Event slated for Wednesday, June 24, 2015 at Lizzadro Museum.

Mike Kopp presented the City Update. The Addison Deck is fully underway now with a mid-December opening due to weather delays. The Hahn Street RDA is signed and the project is a

full go with site demos sometime this summer. The Waverton site is $\frac{3}{4}$ clear. The RFP for the Addison municipal parking lot had two responders: a fitness club and an apartment building. Both are under DPZ Committee review and public comments are being solicited.

Mike then explained to the EDC about the updated Downtown Elmhurst Plan being conducted by consultants, Houseal-Lavigne. The plan calls for focus groups, likely in May 2015. The EDC has been selected as one of the focus groups. Commissioners Shanklin and Ricordati, along with Ken, agreed to participate. Mike then led the EDC through some early questions pertaining to this Downtown Plan effort. The questions and responses follow these minutes.

Chair Bill Shanklin left the meeting at this point and Vice Chair Rich Reichert took over.

Due to time constraints, the retention visits were tabled to the May meeting.

Mayor Steve Morley asked the EDC to accept a visit at a future meeting from a potential Elmhurst-information-sharing web site company for input and response. He also provided some details on Governor Rauner's state budget restrictions and their impact on the City. John Quigley reported on Chamber visits to Springfield on legislative matters, Elmhurst 'walkabouts' in the North York and North Business Park areas and a recent early visit he and Ken had at the new Whole Foods Market at the Elmhurst Crossing Center within TIF III.

The next meeting of the EDC will be on May 22, 2015 at Edwards-Elmhurst Healthcare with specific details to be shared.

The EDC was adjourned at 9:08 a.m.

Submitted by Ken Bartels.

City of Elmhurst Downtown Plan – EDC Questionnaire/Responses

1. Identify five issues or concerns facing Downtown Elmhurst.
 - a. Building ages/absentee ownership
 - b. Basic lot size
 - c. Traffic patterns
 - d. Train/Metra delays
 - e. Design, signage, façade differences
 - f. Parking
 - g. Business vacancies
 - h. Lack of fine dining
 - i. Lack of retail variety
 - j. The need to better develop Addison Avenue in general
 - k. Mix of the type of businesses is vital
 - l. Lack of high end office space
 - m. Within the City, North to South, a lack of connectivity with Downtown
 - n. Residents perceptions and resistance to change
 - o. Managing the results of increasing downtown density
 - p. Issues with SSAs

2. List, in order of importance, the three most important issues discussed thus far.

- a. The need to better develop Addison Avenue in general (j)
 - b. Traffic patterns (c)
 - c. Mix of the type of businesses is vital (k)
 - d. Others receiving 'votes' were (a), (f), (h), (l), (m)
3. Identify three specific projects or actions that you would like to see undertaken within Downtown Elmhurst.
- a. Develop Addison Avenue as a strong partner to York Street
 - b. Eliminate York Street parking within City Centre
 - c. Seek to update/upgrade the older buildings
 - d. Façade consistency
 - e. Have both Addison Avenue and York Street as 'shopper/patron generators'
 - f. High end office space
 - g. Improve North-South traffic flow
 - h. SSA solutions
4. What are the primary strengths and assets of Downtown Elmhurst?
- a. Great pride in the Downtown
 - b. York Theatre
 - c. Metra station/stop
 - d. Higher end community demographics
 - e. Location overall
 - f. Multiple cultural attractions
 - g. The SSA concept
 - h. The positives of increased density
 - i. Pedestrian friendly