

VILLAGE OF HINSDALE
ECONOMIC DEVELOPMENT COMMISSION (EDC)

Minutes of the Meeting on
Tuesday, January 22, 2013

Members Present: Craig Chapello, Elizabeth Garvey, Jan Grisemer, Molly Hughes, John Karstrand, and Elyce Rembos

Members Missing: Luis Alvarez, Mike Goebel, and Steve Potter

Staff Present: Timothy Scott, AICP, CNU-A
Director of Economic Development

Others Present: Jan Anderson, President and CEO, Hinsdale Chamber of Commerce

Call to Order

At 7:03 p.m., Chairman Karstrand called to order the Meeting of the Economic Development Commission (EDC) of Tuesday, January 22, 2013. (Agenda Item 1)

Approval of Minutes

Ms. Grisemer made a motion to approve the minutes of the meeting of the EDC that was held on August 28, 2012. Ms. Hughes seconded, and the motion was approved unanimously. (Agenda Item 2)

Review of Revenues

Mr. Scott stated that base sales taxes for the fiscal year-to-date, which reflect sales through October 31, 2012, totaled \$1,945,177, which revealed an increase of \$64,040 or 3.4% in relation to the previous year. He added that total sales tax revenue for the fiscal year-to-date totaled \$2,059,562, which showed an increase of \$75,319 or 3.7% through the same period last year.

Mr. Scott relayed that for the first eight months of the fiscal year, food-and-beverage revenue totaled \$228,843, which was \$10,003 or 4.7% more than last year. (Agenda Item 3)

Review of Work Program & Budget

Mr. Scott provided an overview of work-to-date, noting that through 58% of the fiscal year, 58% of the Commission's resources had been utilized. He added that a potential, large endeavor that remained was the next phase of electric service in

Burlington Park. Noted was that the EDC's assigned resources would continue to be broken into two categories, namely, promotion and capital, with these assigned 60% and 40% of the budget, respectively. Mr. Karstrand stated that these percentages could be adjusted with the consent of the Administration and Community Affairs Committee.

To keep EDC in line with the rest of the Village's budgeting process, members discussed their resource allocations and reviewed the five-year capital plan that had been prepared by Mr. Scott. Members recommended a slight change to the plan that would consolidate the signage planned for the park into one year. This effort would rebalance the EDC's budget for next fiscal year to 56% for promotion and 44% for capital. (Agenda Item 4)

Review of Holiday Event and Sales Promotion

Mr. Scott summarized the seasons events, which included Small Business Saturday on November 24th, Christmas Walk and the official tree lighting on November 30th, and the traditional Distinctly Hinsdale for the Holidays on December 1st, 8th, and 15th. Members agreed that the EDC should again pursue Small Business Saturday given the national exposure provided by American Express' large advertising campaign and consider ways to communicate to merchants the importance of participating. Ms. Anderson happily shared that attendance was robust for the Christmas Walk and commented that Radio Disney's recognition of the event garnered even more exposure than in past years. (Agenda Item 5)

Business Signage

Although discussed briefly at the last meeting of the Commission, Mr. Scott reminded members that an effort to potential revisit code standards for signage and exterior appearance was going to be undertaken in the coming months. He added that the underlying premise is that character management and a business-friendly culture do not have to be mutually exclusive and underscored the importance of preserving the charm and character of the Village's business districts, particularly its historic downtown. After improvements to the code have been adopted, SM. Rembos suggested that enforcement be not just thorough and efficient but friendly and professional as well. (Agenda Item 6)

Parking Analysis Grant

Mr. Scott informed members that the Village had recently been awarded a grant from the Chicago Metropolitan Agency for Planning (CMAP) to analyze and then potentially make recommendations on managing the parking system to help ensure a healthy business climate. He added that the process would take more than a year and that no monetary contribution was needed from the Village. Mr. Scott noted

that a steering committee had been formed and that their first meeting would be at 6:30 p.m. on January 23rd, the night after the EDC's meeting. Members expressed support for any constructive measures that could lead to increasing availability of parking for shoppers and diners. (Agenda Item 7)

Tenant Update

To conclude the meeting, Mr. Scott provided a brief update on new tenants to enter each of the Village's business districts and remarked on efforts with other new businesses. (Agenda Item 8)

Adjournment

With no additional business before the Commission, Mr. Chapello made a motion to adjourn. Ms. Grisemer seconded, and the motion passed unanimously. The January 22, 2013 Meeting of the EDC was declared adjourned at 8:46 p.m. (Agenda Item 9)

Respectfully submitted,

Timothy Scott, AICP, CNU-A

MEMORANDUM

To: Chairman Karstrand & Economic Development Commission Members

From: Timothy J. Scott, AICP, CNU-A – Director of Economic Development 

Date: March 21, 2013

RE: Sales Tax Review

Below you will find a review of sales tax revenue for the first eleven months of fiscal year 2012-13. This is followed by additional base sales tax reporting by category for the fourth quarter of 2012 and the calendar year 2012

Base Sales Tax – Distributed on a point-of-sale basis

(These are taxes which relate directly to sales taxes paid to merchants of the Village of Hinsdale. The Village receives 1% of the total sales taxes sent to the State of Illinois.)

Base sales tax receipts for the month of February (November sales) amounted to \$282,426 as compared to the previous year's receipts of \$218,174. This represents an increase of \$64,252 (29.4%) for February.

Base sales tax receipts for the month of March (December sales) amounted to \$280,624 as compared to the previous year's receipts of \$267,064. This represents an increase of \$13,560 (5.1%) for March.

Total base sales tax receipts through March (sales through December 31, 2012) totaled \$2,508,227 as compared to the previous year's receipts of 2,366,375. This represents an increase of \$141,852 (6.0).

Local Use Sales Tax – Distributed on a per-capita basis

(These are taxes which are received on a per-capita basis from the State of Illinois; they are included in the Village of Hinsdale's revenue account, "Sales Tax Revenue.")

Local use sales tax receipts for the month of February (November sales) amounted to \$22,834 as compared to the previous year's receipts of \$19,987. This represents an increase of \$2,847 (14.2%) for February.

Local use sales tax receipts for the month of March (December sales) amounted to \$21,675 as compared to the previous year's receipts of \$19,850. This represents an increase of \$1,825 (9.2%) for March.

Total local use tax receipts through March (sales through December 31, 2012) totaled \$245,152 as compared to the previous year's receipts of \$228,957. This represents an increase of \$16,195 (7.1%).

Total Sales Tax: Base Sales Tax plus Local Use Sales Tax

Total sales tax receipts for the month of February (November sales) amounted to \$305,260 as compared to the previous year's receipts of \$238,161. This represents an increase of \$67,099 (28.2%) for February.

Total sales tax receipts for the month of March (December sales) amounted to \$313,238 as compared to the previous year's receipts of \$297,609. This represents an increase of \$15,629 (5.3%) for March.

Total sales tax receipts for the 2012-13 fiscal year-to-date total \$2,753,379 (and reflect sales through December 31, 2012) as compared to \$2,595,332 for the previous year. This reveals an increase of \$158,047 (or 6.1%) through eleven months of the fiscal year.

If you have any questions, please feel free to contact me at (630) 789-7005 or at tscott@villageofhinsdale.org.

cc: President Cauley & Board of Trustees
David C. Cook, Village Manager

Village of Hinsdale

Sales Tax Report

Base Sales Tax									
Receipt Month	Liability Month	FY 11-12	FY 12-13	Dollar Change	Percent Change	FY 11-12 YTD	FY 12-13 YTD	Dollar Change	Percent Change
May	February	189,567	193,823	4,256	2.2%	189,567	193,823	4,256	2.2%
June	March	200,806	229,428	28,622	14.3%	390,373	423,251	32,878	8.4%
July	April	197,489	222,993	25,504	12.9%	587,862	646,244	58,382	9.9%
August	May	205,101	228,600	23,499	11.5%	792,963	874,844	81,881	10.3%
September	June	214,751	237,841	23,090	10.8%	1,007,714	1,112,685	104,971	10.4%
October	July	209,788	217,076	7,288	3.5%	1,217,502	1,329,761	112,259	9.2%
November	August	223,850	191,415	(32,435)	-14.5%	1,441,352	1,521,176	79,824	5.5%
December	September	225,252	224,487	(765)	-0.3%	1,666,604	1,745,663	79,059	4.7%
January	October	214,533	199,514	(15,019)	-7.0%	1,881,137	1,945,177	64,040	3.4%
February	November	218,174	282,426	64,252	29.4%	2,099,311	2,227,603	128,292	6.1%
March	December	267,064	280,624	13,560	5.1%	2,366,375	2,508,227	141,852	6.0%
April	January	190,625							
Total		2,557,000							
Local Use Tax									
Receipt Month	Liability Month	FY 11-12	FY 12-13	Dollar Change	Percent Change	FY 11-12 YTD	FY 12-13 YTD	Dollar Change	Percent Change
May	February	20,920	17,700	(3,220)	-15.4%	20,920	17,700	(3,220)	-15.4%
June	March	21,708	21,883	175	0.8%	42,628	39,583	(3,045)	-7.1%
July	April	20,281	20,181	(100)	-0.5%	62,909	59,764	(3,145)	-5.0%
August	May	19,760	21,102	1,342	6.8%	82,669	80,866	(1,803)	-2.2%
September	June	21,834	23,594	1,760	8.1%	104,503	104,460	(43)	0.0%
October	July	17,475	19,497	2,022	11.6%	121,978	123,957	1,979	1.6%
November	August	20,812	21,769	957	4.6%	142,790	145,726	2,936	2.1%
December	September	15,785	22,303	6,518	41.3%	158,575	168,029	9,454	6.0%
January	October	19,850	21,675	1,825	9.2%	178,425	189,704	11,279	6.3%
February	November	19,987	22,834	2,847	14.2%	198,412	212,538	14,126	7.1%
March	December	30,545	32,614	2,069	6.8%	228,957	245,152	16,195	7.1%
April	January	19,519							
Total		248,476							
Total Sales Tax									
Receipt Month	Liability Month	FY 11-12	FY 12-13	Dollar Change	Percent Change	FY 11-12 YTD	FY 12-13 YTD	Dollar Change	Percent Change
May	February	210,487	211,523	1,036	0.5%	210,487	211,523	1,036	0.5%
June	March	222,514	251,311	28,797	12.9%	433,001	462,834	29,833	6.9%
July	April	217,770	243,174	25,404	11.7%	650,771	706,008	55,237	8.5%
August	May	224,861	249,702	24,841	11.0%	875,632	955,710	80,078	9.1%
September	June	236,585	261,435	24,850	10.5%	1,112,217	1,217,145	104,928	9.4%
October	July	227,263	236,573	9,310	4.1%	1,339,480	1,453,718	114,238	8.5%
November	August	244,662	213,184	(31,478)	-12.9%	1,584,142	1,666,902	82,760	5.2%
December	September	241,037	246,790	5,753	2.4%	1,825,179	1,913,692	88,513	4.8%
January	October	234,383	221,189	(13,194)	-5.6%	2,059,562	2,134,881	75,319	3.7%
February	November	238,161	305,260	67,099	28.2%	2,297,723	2,440,141	142,418	6.2%
March	December	297,609	313,238	15,629	5.3%	2,595,332	2,753,379	158,047	6.1%
April	January	210,144							
Total		2,805,476							

**Village of Hinsdale
Base Sales Tax Report
Fourth Quarter 2012**

Category	October - December, 2012				October - December, 2011				Increase/(Decrease) In			
	Sales Tax Liability				Sales Tax Liability				Sales Tax Liability			
	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% Change
1. General Merchandise	-	-	-	0.0%	-	-	-	0.0%	-	-	-	0.0%
2. Food	163,607	56,687	220,294	28.9%	112,256	57,832	170,088	24.3%	51,351	(1,145)	50,206	29.5%
3. Drinking & Eating Places	11,676	48,324	60,000	7.9%	8,079	48,556	56,635	8.1%	3,597	(232)	3,365	5.9%
4. Apparel	327	23,261	23,588	3.1%	-	28,767	28,767	4.1%	327	(5,506)	(5,179)	-18.0%
5. Furniture, Household & Radio	-	27,464	27,464	3.6%	-	35,889	35,889	5.1%	-	(8,425)	(8,425)	-23.5%
6. Lumber, Building & Hardware	-	768	768	0.1%	-	1,864	1,864	0.3%	-	(1,096)	(1,096)	-58.8%
7. Automotive & Filling Stations	6,342	192,640	198,982	26.1%	3,292	179,713	183,005	26.2%	3,050	12,927	15,977	8.7%
8. Drugs & Misc. Retail	4,956	131,295	136,251	17.9%	5,604	136,316	141,920	20.3%	(648)	(5,021)	(5,669)	-4.0%
9. Agriculture & All Other	2,968	86,691	89,659	11.8%	2,500	74,617	77,117	11.0%	468	12,074	12,542	16.3%
10. Manufacturers	74	5,484	5,558	0.7%	46	4,416	4,462	0.6%	28	1,068	1,096	24.6%
Total	189,950	572,614	762,564	100.0%	131,777	567,970	699,747	100.0%	58,173	4,644	62,817	9.0%

Category	October - December, 2011				October - December, 2010				Increase/(Decrease) In			
	Sales Tax Liability				Sales Tax Liability				Sales Tax Liability			
	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% Change
1. General Merchandise	-	-	-	0.0%	-	-	-	0.0%	-	-	-	0.0%
2. Food	112,256	57,832	170,088	24.3%	58,116	54,053	112,169	17.5%	54,140	3,779	57,919	51.6%
3. Drinking & Eating Places	8,079	48,556	56,635	8.1%	8,907	49,436	58,343	9.1%	(828)	(880)	(1,708)	-2.9%
4. Apparel	-	28,767	28,767	4.1%	-	28,112	28,112	4.4%	-	655	655	2.3%
5. Furniture, Household & Radio	-	35,889	35,889	5.1%	-	24,681	24,681	3.8%	-	11,208	11,208	45.4%
6. Lumber, Building & Hardware	-	1,864	1,864	0.3%	-	1,929	1,929	0.3%	-	(65)	(65)	-3.4%
7. Automotive & Filling Stations	3,292	179,713	183,005	26.2%	2,460	153,128	155,588	24.3%	832	26,585	27,417	17.6%
8. Drugs & Misc. Retail	5,604	136,316	141,920	20.3%	3,545	128,107	131,652	20.5%	2,059	8,209	10,268	7.8%
9. Agriculture & All Other	2,500	74,617	77,117	11.0%	1,476	71,728	73,204	11.4%	1,024	2,889	3,913	5.3%
10. Manufacturers	46	4,416	4,462	0.6%	50,506	5,234	55,740	8.7%	(50,460)	(818)	(51,278)	-92.0%
Total	131,777	567,970	699,747	100.0%	125,010	516,408	641,418	100.0%	6,767	51,562	58,329	9.1%

Village of Hinsdale Base Sales Tax Report Calendar Year 2012

Category	Calendar Year 2012 Sales Tax Liability				Calendar Year 2011 Sales Tax Liability				Increase/(Decrease) In Sales Tax Liability			
	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% Change
1. General Merchandise	-	-	-	0.0%	-	-	-	0.0%	-	-	-	0.0%
2. Food	502,102	203,233	705,335	26.1%	441,247	204,581	645,828	25.5%	60,855	(1,348)	59,507	9.2%
3. Drinking & Eating Places	51,482	180,499	231,981	8.6%	35,841	187,165	223,006	8.8%	15,641	(6,666)	8,975	4.0%
4. Apparel	329	84,801	85,130	3.2%	-	90,185	90,185	3.6%	329	(5,384)	(5,055)	-5.6%
5. Furniture, Household & Radio	254	90,959	91,213	3.4%	34	88,888	88,922	3.5%	220	2,071	2,291	2.6%
6. Lumber, Building & Hardware	982	3,761	4,743	0.2%	11,233	7,123	18,356	0.7%	(10,251)	(3,362)	(13,613)	-74.2%
7. Automotive & Filling Stations	18,453	738,590	757,043	28.1%	-	678,644	678,644	26.8%	18,453	59,946	78,399	11.6%
8. Drugs & Misc. Retail	21,607	470,450	492,057	18.2%	12,877	468,050	480,927	19.0%	8,730	2,400	11,130	2.3%
9. Agriculture & All Other	8,497	301,536	310,033	11.5%	7,057	242,294	249,351	9.8%	1,440	59,242	60,682	24.3%
10. Manufacturers	-	21,317	21,317	0.8%	42,405	17,125	59,530	2.3%	(42,405)	4,192	(38,213)	-64.2%
Total	603,706	2,095,146	2,698,852	100.0%	550,694	1,984,055	2,534,749	100.0%	53,012	111,091	164,103	6.5%

Category	Calendar Year 2011 Sales Tax Liability				Calendar Year 2010 Sales Tax Liability				Increase/(Decrease) In Sales Tax Liability			
	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% of Total	Cook County	DuPage County	Total	% Change
1. General Merchandise	-	-	-	0.0%	-	-	-	0.0%	-	-	-	0.0%
2. Food	441,247	204,581	645,828	25.5%	234,468	195,591	430,059	18.2%	206,779	8,990	215,769	50.2%
3. Drinking & Eating Places	35,841	187,165	223,006	8.8%	37,279	177,137	214,416	9.1%	(1,438)	10,028	8,590	4.0%
4. Apparel	-	90,185	90,185	3.6%	-	89,557	89,557	3.8%	-	628	628	0.7%
5. Furniture, Household & Radio	34	88,888	88,922	3.5%	442	78,529	78,971	3.3%	(408)	10,359	9,951	12.6%
6. Lumber, Building & Hardware	11,233	7,123	18,356	0.7%	8,967	6,099	15,066	0.6%	2,266	1,024	3,290	21.8%
7. Automotive & Filling Stations	-	678,644	678,644	26.8%	-	633,080	633,080	26.8%	-	45,564	45,564	7.2%
8. Drugs & Misc. Retail	12,877	468,050	480,927	19.0%	10,368	414,936	425,304	18.0%	2,509	53,114	55,623	13.1%
9. Agriculture & All Other	7,057	242,294	249,351	9.8%	8,586	254,945	263,531	11.1%	(1,529)	(12,651)	(14,180)	-5.4%
10. Manufacturers	42,405	17,125	59,530	2.3%	193,607	19,975	213,582	9.0%	(151,202)	(2,850)	(154,052)	-72.1%
Total	550,694	1,984,055	2,534,749	100.0%	493,717	1,869,849	2,363,566	100.0%	56,977	114,206	171,183	7.2%

MEMORANDUM

To: Chairman Karstrand & Economic Development Commission Members

From: Timothy J. Scott, AICP, CNU-A – Director of Economic Development



Date: March 21, 2013

RE: Food and Beverage Tax Revenue

For Fiscal Year 2012-13, the budget projection for food-and-beverage tax revenue is \$311,500 or approximately \$25,958 per month.

For January (December collection), the ninth month of the fiscal year, the Village collected \$30,103 in food-and-beverage tax revenue. This is \$1,389 (or 4.8%) more than the same month last year.

For February (January collection), the tenth month of the fiscal year, the Village collected \$22,098 in food-and-beverage tax revenue. This is \$2,305 (or -9.4%) less than the same month last year.

For the first ten months of the fiscal year, the Village has received \$275,044 in food-and-beverage tax revenue versus \$265,957. This reveals an increase of \$9,087 or 3.4% for the same period last year and nearly 6% in relation to the budgeted amount.

Fox's on York, is under construction in the lone two-story tenant space at Gateway Square. While it will not be open in time to contribute to the food-and-beverage tax revenue of the current fiscal year, it stands to reason that this family restaurant will contribute positively to the food-and-beverage revenue total in the near future.

If you have any comments or questions, please do not hesitate to contact me by phone at (630) 789-7005 or via e-mail tscott@villageofhinsdale.org.

Thank you.

cc: President Cauley & Board of Trustees
David C. Cook, Village Manager

MEMORANDUM

To: Chairman Karstrand & Economic Development Commission Members

From: Timothy J. Scott, AICP, CNU-A – Director of Economic Development



Date: March 21, 2013

RE: Budget and Work Program

Attached you will find a summary of the Economic Development Commission's work program in relation to budget. This overview reflects expenses that have been incurred and those that remain for the fiscal year ending April 30th.

If you have any questions in advance of the meeting, please do not hesitate to contact me by phone at (630) 789-7005 or via e-mail tscott@villageofhinsdale.org.


Thank you.

cc: President Cauley & Board of Trustees
David C. Cook, Village Manager

Economic Development Commission (EDC) Work Program and Budget Overview Fiscal Year (FY) 2012-13		
Promotion	FY Estimated Expenses	FY Allocation
<i>Advertising</i>		
Print	\$22,600	\$17,270
Online	\$8,800	\$13,950
<i>Sales Promotion & Events</i>		
Distinctly Hinsdale for the Holidays in Burlington Park	\$10,300	\$12,000
Chamber Support for Uniquely Thursdays	\$7,500	\$7,500
Shop Small Business Sales Promotion	\$2,060	\$10,000
<i>Managerial</i>		
Agency Retainer	\$24,000	\$24,000
Professional Organizations and Materials	\$600	\$1,250
Intern	\$8,000	
<i>Miscellaneous Production and Design Services</i>	\$2,800	\$3,000
Non-infrastructure Capital		
<i>Permanent</i>		
Electric Capacity Upgrade for Burlington Park	\$20,830	\$23,000
Distribution of Electric Upgrade in Burlington Park	\$17,000	\$14,000
Landscape Screen of Electric Cabinet in Burlington Park	\$600	\$800
Replacement Landscape and Maintenance Shopper Plaza	\$750	\$900
Survey Veeck Park Corner/I-294	\$800	\$1,000
<i>Seasonal</i>		
Holiday Lighting and Decorating	\$20,012	\$20,000
Total	\$146,652	\$148,670
Notes:		
Fiscal Year is May 1, 2012 through April 30, 2013		
Promotional items not to exceed 60% or \$90,000 of \$150,000 fiscal year budget		
Non-infrastructure capital items not to exceed 40% or \$60,000 of \$150,000 fiscal year budget		

MEMORANDUM

To: Chairman Karstrand & Economic Development Commission Members

From: Timothy J. Scott, AICP, CNU-A – Director of Economic Development 

Date: March 21, 2013

RE: Promotional Sales Event

As you will recall, the last two spring seasons the Economic Development Commission (EDC) conducted two retail sales promotions, the “Customer Appreciation Celebration” and the “Shop Small Business Event.”

These efforts were followed by a commitment to “Small Business Saturday,” the American Express-backed campaign that falls between “Black Friday” and “Cyber Monday” of the Thanksgiving weekend. It kicked off the holiday season and was then followed by Christmas Walk and then the Village-Chamber festivities on December Saturdays in Burlington Park.

While the spring season has been considered a good time to conduct a sales event, we have learned that date selection is critical to success. This includes ensuring that no other community events are occurring (e.g., graduation, communion, prom, etc.) and providing enough lead time for merchants to plan ahead.

Beyond the dates of the event, theme selection is needed. It seemed that there was support for having “Customer Appreciation Celebration” as the spring theme and then leveraging “Small Business Saturday” for fall. It also seemed that there was support for building and operating a micro-website that listed participating stores and any special experiences or offers on the dates of the event since it provided to consumers a summary of why the days of the events may be more compelling than normal shopping days. And, with lessons having been learned, options for advertising and visually supporting the event would again have to be determined. Members may also wish to discuss the potential and means for relaying testimonials from a few business owners who have succeeded at leveraging these past promotional sales events.

If you have any questions in advance of the meeting, please do not hesitate to contact me by phone at (630) 789-7005 or via e-mail tscott@villageofhinsdale.org.

Thank you.

cc: President Cauley & Board of Trustees
David C. Cook, Village Manager

MEMORANDUM

To: Chairman Karstrand & Economic Development Commission Members

From: Timothy J. Scott, AICP, CNU-A – Director of Economic Development

Date: March 21, 2013

Re: Update on Tenants and Potential Development

Following is a synopsis of recent activity by business district.

Tenant Status/Items

Ogden-York

After receiving its permit from Flagg Creek Water Reclamation District, the Village issued Fox's on York its building permit. Construction has begun. If everything went really well, build-out could be completed in approximately three months. Staff will need to be hired and trained and then a few soft-opening events are likely to occur before a public launch.

I have been working with a representative of a party that is interested in available sites in the eastern third of the Ogden Avenue corridor (York to I-294). Should this continue to advance, I will report in greater detail at a future meeting.

Downtown

Maison Suzanne Gallery, an antique store, has opened in the rear tenant space of the historic theater building. I recently worked with the business owner and her sign vendor to develop a code-compliant sign package that will soon be submitted for consideration. It should be noted that current code language makes it a bit of a challenge to capture the eyes of passersby and compel them to take a walk down the passageway.

Also at the theater, Cine just received approval for its outdoor seating plan, which is a series of bistro tables on First Street. These tables will be supplemented by additional seating in the private walkway that separates the theater building from Hinsdale Bank & Trust.

Two prospective restaurants have expressed interest in the space formerly occupied by Zak's Place. At this point, it appears that only one of these two will continue investigating the potential of the space.

In about six weeks, long-time business Drapery Connection will be making an intra-town move from West Chicago Avenue to First Street beneath the Chamber of Commerce.

The owners of the First and Garfield development site met separately with the Hinsdale Chamber of Commerce and District 181 to share their development concept. I recently provided some initial feedback on the massing, architecture, and materials of the proposed development. This helped lead to a revised primary elevation. In the coming days I plan to review the latest rendering and offer comments.

Greater Grant Square

On the north side of the tracks, there is a prospective furnishings and accessories boutique that remains interested in the tenant space most recently occupied by House Anew.

With the planned move of Drapery Connection to downtown, the building owner's representative and I have discussed a potential option for the vacated tenant space. If it works out, it could make for a smooth transition and timely occupancy.

Hinsdale Oasis

Over the last week I have been working with a new Dairy Queen/Orange Julius franchisee. He is currently operating at two other oasis facilities. His build-out will take approximately two months. Although perhaps more seasonal in nature than others, it stands to reason that this business should add to the Village's food-and-beverage tax revenue.

If you have any questions in advance of the meeting, please do not hesitate to contact me by phone at (630) 789-7005 or via e-mail tscott@villageofhinsdale.org.

Thank you.

cc: President Cauley & Board of Trustees
David C. Cook, Village Manager