



Agenda
Village of Glen Ellyn
TIF Joint Review Board Meeting
Thursday, August 26, 2021
4:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Visitors are welcome to attend all meetings of the TIF Joint Review Board and can find copies of the Agenda at the meeting or online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended and acted upon.

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of Minutes**
 - 1) Minutes - June 12, 2019
- D. Overview/Update of Central Business District TIF**
- E. Overview/Update of Roosevelt Road TIF**
- F. Other Business/Questions**
- G. Adjournment**

MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT TIF
ROOSEVELT ROAD TIF
VILLAGE OF GLEN ELLYN
535 Duane St., Room 301 Glen Ellyn, IL 60137
Tuesday, June 12, 2018
2:00 PM

- I. No quorum/Unofficial Meeting begun – 2:06 PM
- II. Written Roll Call of JRB Members
 - A. Tom Manak, Central Business District Resident Member
 - B. Scott Brady, College of DuPage
 - C. Mary Loch, Roosevelt Road District Resident Member
 - D. Chris McClain, Glen Ellyn School District #87
 - E. Mark Franz, Village Manager, Village of Glen Ellyn
 - F. Christina Coyle, Finance Director, Village of Glen Ellyn
 - G. Meredith Hannah, Economic Development Coordinator, Village of Glen Ellyn
 - H. Polly Kenny, Administrative & Legal Assistant, Village of Glen Ellyn
- III. Vote to Approve Minutes from 2018 JRB Meeting - vote was not taken since a quorum was not present.
- IV. Overview/Update of Central Business District TIF
 - A. Designated in 2012
 - B. Receipts for FY18: \$214,423
 - C. 2018 budget allocated \$125,000 towards downtown façade, retail interior improvements and fire prevention award programs
 1. \$95,000 invested by the Village drove \$347,000 in private investment
 - D. Projects in the CBD

A. APEX 400 – 400 N. Main Street

1. Replace Giesche and Main Street parking lot with new luxury rental units and retail (\$41M project generating \$7.3M of increment over life of TIF.)
2. Replace public parking with covered parking, add apartment parking, and Village will own improved lot with no loss of parking spaces.
3. Lawsuit filed by 2 property owners and Citizens for Glen Ellyn Preservation against Apex 400 development.
4. When fully built and occupied in 2023, will be the 5th largest tax payer in the Village.

B. Avere Project – (Duane/Melrose – Across from Library)

1. Luxury Rental Development – 48 Units
2. Plan Commission reviewed preliminary plans, generally supportive
3. Kane, McKenna conducted a TIF analysis
4. Village Board expressed support in June 2018 workshop
5. Proceeding with finalized plans through approval process. Village board consideration at July 8, 2019 Special Village meeting.

C. McChesney & Miller

1. Purchased by Springbank Real Estate Group in 2015.
2. 1.08 acres including former grocery store and Lord's Auto Clinic
3. Considering 2 mixed-use redevelopment projects
4. Developer will present both concepts to Plan Commission summer 2019

D. Streetscape

1. Last widespread CBD rehabilitation projects were completed in mid 1980's
2. Plan includes potential improvements to:
 - a. Streets/curbs
 - b. Sidewalks
 - c. Parkway trees
 - d. Street lighting infrastructure
 - e. Underground utilities
3. Proceeding ahead with Phase II Design Engineering
4. Additional funding will be provided by the newly established Food & Beverage Tax and Capital Fund (infrastructure).

E. Civic Center Parking Garage

1. Village purchased 423 N. Main St. to create a pedestrian access to the parking garage
2. Village Board approved Phase I which will begin summer 2019
3. Final plans being developed; public approval process begins in August
4. Additional funding being provided by newly established Food & Beverage Tax as well as grants
5. Net gain of approximately 230 parking spots

F. CBD – Train Station/Pedestrian Underpass

1. Board gave direction in early 2018 to complete Phase I design, expected to be completed by Q2 2019
2. Includes new train station and pedestrian underpass tunnel
3. Village applying for project funding grants
4. Tentative construction to start 2023-2025

G. Innovation DuPage (ID) & Small Business Development Center

1. Partnership between COD and DuPage County (Choose DuPage and Rev3)
2. COD investing \$2.5M into Civic Center for Small Business Development Center and Innovation DuPage
3. ID opened in May 2019
4. Business Development Center opened in May 2019

V. Roosevelt Road District TIF

- A. Designated in 2013
- B. Receipts through 12/31/2018: \$83,053
- C. Manager Franz touched on the Community Survey and TIF Redevelopment Plan, notes included in presentation
- D. Village Board approved an expansion of the Fire Prevention Award Program to the Roosevelt Road TIF District, with funding from TIF
- E. Jimmy Johns – Allocated \$12,000 to assist with right of way/sidewalk improvements along Roosevelt Road to facilitate right in/right out access required by IDOT, will be paid out of 2019 TIF Budget
- F. Possible Projects in the Roosevelt Road TIF 2019
 1. Hotels - Recently tore down one building, developer has contract to purchase building and land on eastern side of the site for redevelopment
 2. CVS/Panera – owner considering various options, one of the catalyst sites of Comp Plan
 3. 10 North Park – a vacant site, still looking for a developer

4. Pickwick – the western portion of the site is in the TIF, the property owner continues to develop plans for this property
- G. Other Developments, not in the TIF but will positively impact the TIF
 1. Baker Hill Shopping Center
 - a. Pete's Market expected to open in July 2019
 - b. Village has received approvals from IDOT to create a $\frac{3}{4}$ Access to Baker Hill Shopping Center, project is out for bid
 2. Andy's Frozen Custard and Buona Beef (Open and Opening next week)
 3. Bucky's Gas Station (Construction continues)
 4. Raising Cane's (Construction to start in Q3)

VI. Questions/Comments

- A. Question regarding net gain of parking spots for Civic Center parking garage; net gain of 230 spots which will help alleviate extensive commuter parking waiting list and support new restaurants in DT
- B. Christina Coyle offered to distribute the meeting's presentation electronically.
- C. Other locations were inquired about: DT Firehouse, US Bank site, District 87 parking lot being redone

VII. Ended unofficial meeting, no quorum present – 2:48 PM