



Agenda
Village of Glen Ellyn
Village Board Workshop
Tuesday, February 22, 2022
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room
Via Teleconference/Zoom Only

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Manager Mark Franz, President Senak and Trustees Christiansen, Fasules, Gould, Kalinich, Payne and Thompson answered "Present".

Also in attendance: Village Manager Franz, Village Attorney Mathews, Public Works Director Buckley, Community Development Director Springer, Police Chief Phil Norton, Economic Development Director Hannah, Deputy Police Chief Vavra, Commander Downey

D. Audience Participation

None.

E. Presentation

Residents Karen Simmons and Joe Maude provided a summary of her concerns regarding the St. Petronille retaining wall. They requested the Village address the failing retaining wall via the Property Maintenance Code and require establishment of a property setback for the parking lot from adjacent property owners.

President Senak stated that there is pending litigation regarding this matter which limits the Village's ability to respond. President Senak confirmed the Village will enforce any existing property maintenance codes. Village Trustees asked some clarification questions of staff.

F. U.S. Bank Site/REVA Development Partners Request for Tax Increment Financing (TIF) Assistance (Village Manager Franz) Architectural Review Process (Presented by Community Development Director Springer) (Discussion Only)

Village Manager Franz summarized the TIF request being presented by REVA Development Partners.

Warren James of REVA Development Partners summarized the proposed development. He explained how they modified the design of the building in response to initial feedback received from the Village Board (including building colors, materials and windows). Mr. James noted that the building mass and layout has not been modified significantly. Mr. James explained how REVA has worked with the Glen Ellyn Park District to integrate the building with the adjacent park and Prairie Path. Mr. James noted the driving factors related to cost include the below-grade parking deck, the topography of the site, and the wall structure (which requires significant concrete). He reviewed the general development parameters including unit structure, parking and resident amenities.

Mr. James noted that construction supply costs, particularly lumber, have increased by substantially as a result of the COVID-19 pandemic and supply chain disruptions. He noted that this development poses a significant risk given current market conditions. He explained that REVA is willing to undertake this development due to their positive past experience in working with the Village of Glen Ellyn and the success of their recently completed project Avere on Duane.

Matt Nix with REVA provided a summary of their request for TIF dollars and the proposed terms of a future redevelopment agreement should the Village support their TIF request. He reiterated that both material costs and taxes are creating pressure on the potential project return on investment (ROI). Mr. Nix did concede that rents have been going up, which does nominally mitigate the increase in project costs.

The Village's consultant, Bob Rychlicki of Kane McKenna and Associates provided a summary of their review and analysis of REVA's proforma and TIF request. Mr. Rychlicki confirmed that the increased material cost of lumber and concrete is a reality. He confirmed that their review of the numbers does demonstrate a need for the TIF funding, but cautioned that the pro forma includes a number of assumptions. If any of the assumptions prove not to materialize, that may change the need for the amount of TIF funding required.

President Senak asked if there was any public comment on the request. Clerk Cosby read one written comment from Mr. Zak Wilson. Mr. Nicolas Nelson provided public comment via Zoom.

Trustees asked several clarification questions of Village staff, the developer and the Village's consultant.

President Senak asked Trustees for comments on whether they supported the TIF request. Some Trustees indicated they are not ready to support the request without having a better understanding of the proposed Redevelopment Agreement (RDA) parameters. They noted a desire for the Village to have the ability capture any upside to the development and to include a provision to allow for a "true-up" of incentive dollars with the actual costs incurred. They also expressed concern about the number of other residential developments underway in the CBD and the inability to have a solid grasp of the impact of those units until construction is completed. One Trustee requested an updated housing study for the CBD.

Some Trustees indicated they were generally supportive of the building design and materials. Other Trustees remarked that while they liked the design of the building, they did not feel it was appropriate given the location of the proposed building. Some noted they are interested in the feedback the newly formed Architectural Appearance Commission will provide on the building. Trustee Gould commented on waiting until public hearing could occur before considering support of the TIF. She also expressed concern about the platform, the lack of new commercial space.

G. Alliance of Downtown Glen Ellyn request for Financial Assistance (Economic Development Director Hannah)

Economic Development Director Hannah explained the request from the Alliance. Trustees asked some clarification questions of Village staff. Director Hannah confirmed the \$10,000 request would come from ARPA funds.

**H. Glen Ellyn Chamber of Commerce Request for Financial Assistance
(Economic Development Director Hannah)**

President Senak asked if Trustees had any concerns regarding the proposed request. Trustees asked for clarification on the amount of funding being requested. The Executive Director of the Chamber, Dawn Smith noted they are requested \$45,000 to pay off the balance of a construction loan for improvements to the building in which they are located. She further explained the Chamber is requesting \$75,000 to support their other activities.

Trustees asked several clarification questions related to how the \$75,000 request would be funded by the Village. Trustees were generally supportive of the additional \$75,000 request.

I. Two Hound Red Sales Tax Incentive Agreement (Economic Development Director Hannah)

Economic Development Director Hannah explained the structure of the current sales tax incentive agreement with Two Hound Red and the requested changes to the agreement. Trustees were generally supportive of the request.

J. Proposal for Purchase of Body Cameras and Squad Car Cameras for the Glen Ellyn Police Department (Deputy Chief Vavra)

Chief Norton provided a summary of the request. Trustees asked several clarification questions regarding the features included with the product and project implementation. Chief Norton and Commander Downey provided responses. Trustees expressed support to proceed as presented by staff.

K. Reminders

- 1) There is a Village Board Meeting on Monday, February 28, at 7:00 p.m.
- 2) There is a Community Open House for the Roosevelt Road Hotel Properties on Monday, March 7 at 6:30 p.m. at the Village Links.

L. Other Business

Trustee Christiansen reminded the public that a blood drive would be held at Ackerman on Thursday and encourage people to donate blood.

Trustee Kalinich asked about the Tea with the Trustees event held Saturday, February 19. Trustee Christiansen noted that approximately 35 people were in attendance and a variety of topics were covered.

J. Motion to Adjourn