

JOINT REVIEW BOARD MEETING MINUTES
CENTRAL BUSINESS DISTRICT TIF
ROOSEVELT ROAD TIF
VILLAGE OF GLEN ELLYN
535 Duane St., Room 301 Glen Ellyn, IL 60137
Tuesday, June 16, 2015
2:00 PM

I. **Call to Order:**

Meeting was convened at 2:05 PM by Mark Franz, Glen Ellyn Village Manager

II. **Roll Call of JRB Members:**

Members in attendance

Bob Hayley, College of DuPage

Paul Lauricella, DuPage County

Mary Loch, Public Representative, Roosevelt Road TIF

Chris McClain, Glenbard District 87

Mark Franz, Village of Glen Ellyn

Meredith Hannah, Village of Glen Ellyn

Christina Coyle, Village of Glen Ellyn

Brendon Mendoza, Village of Glen Ellyn

Staci Hulseberg, Village of Glen Ellyn

Gregory S. Matthews, Village of Glen Ellyn

III. **Overview/Update of Central Business District TIF:**

The Central Business District (CBD) was designated in 2012. Receipts through December 31, 2014 total \$152,808. Possible future TIF projects for the CBD were reviewed. OPUS Development is working to purchase Giesche's for a mixed use project in partnership with the Village and St. Petronille's Church. The project is still in preliminary stages but has gone before the Architectural Review Commission, the Plan Commission and the Village Board with concepts and for pre-application discussions. The project, as recently presented consists of 8,864 commercial sq ft and 110 apartment units. The development would also incorporate 555 total parking spaces providing 414 public/shared spaces and 141 residential spaces for the new apartments. At this time the Village is considering a public-private partnership where the Village would contribute land as well as possible TIF assistance for site remediation and public parking spaces. St. Petronille's would maintain ownership of their land with the Village constructing public parking on it.

McChesney & Miller grocery store is under contract to be purchased by a developer. They are also considering a possible mixed use development. Concepts and proposals have not been submitted to the Village and the developer is still working on purchasing the property. This might be another opportunity for a public-private partnership with possible TIF assistance for site remediation and additional public parking.

Other possible CBD TIF projects include various infrastructure improvements including but not limited to parking, as with the two possible mixed use developments, vehicular and

pedestrian underpasses, which have been explored at numerous locations in the downtown, and streetscape improvements. In 2012 a streetscape and parking study was done and some of the improvements being considered moving forward have been implemented in the new Glenwood/Duane parking lot.

IV. Overview/Update of Roosevelt Road TIF

The Roosevelt Road TIF District was designated in 2013. Receipts through December 31, 2014 total \$1,442. Possible TIF projects for Roosevelt Road were reviewed. The Roosevelt Glen property was purchased approximately 3 years ago. The property owner has considered various commercial redevelopments, nothing has been submitted to date.

The hotel properties on the south side of Roosevelt Road are presently for sale, the Village may consider some type of TIF participation in a redevelopment project at this site. Other infrastructure improvements include streetscape maintenance and water main improvements.

10 N Park has recently been purchased and was approved by the Village Board for a breakfast and lunch restaurant. This property is one of the properties originally sited when the district was designated as eligible for TIF assistance. The new owners have decided to not request financial assistance from the TIF, but is moving forward with dramatic improvements which will benefit the Roosevelt Road TIF.

V. Questions/Comments

Mary Loch inquired about moving forward with undergrounding more electrical wires along Roosevelt Road. Manager Franz explained the cost is approximately \$1.5 million per block. A project was completed with undergrounding wires at Lambert and Roosevelt. Park Avenue is scheduled to be reconstructed in 2016/2017 and incorporating undergrounding wires will be explored at that time as well. The Park Avenue plans do not currently include adding a right turn lane onto Roosevelt Road but there may be a bicycle route included. Plans are still be worked out for this project.

Mary Loch also inquired to the status of the apartment buildings on Park that were originally slated to be included in the TIF district and they petitioned to not be included and therefore are not part of the TIF district. Planning & Development Director Hulseberg noted that numerous improvements were cited including safety and beautification issues. To date, 50% of the work has been completed including windows, staircase improvements and balcony safety improvements the owners have also made beautification improvements to the property. They are continuing to progress through the complete project.

The Village will send out the presentation presented at the meeting today as well as the complete report being filed with the State of Illinois.

VI. Adjourn: Chris McClain motioned to adjourn the meeting and Mary Loch seconded the motion. The meeting was adjourned at 2:35 pm