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 21, 2016
2:00 PM

I. Call to Order – Mark Franz, Village of Glen Ellyn, Village Manager 2:00 pmMar

II. Roll Call of JRB Members

a. Present:

Mark Franz, Village of Glen Ellyn
Meredith Hannah, Village of Glen Ellyn
Christina Coyle, Village of Glen Ellyn
Staci Hulseberg, Village of Glen Ellyn
Greg Mathews, Village of Glen Ellyn
Paul Laurecella, DuPage County
Cheryl Witham, School District 41
Laura Berens, School District 87
Chris Heidorn, Milton Township
Thomas Manak, CBD Representative
Mary Loch, RR Representative

Absent:

Paul Hoss, DuPage County
Dave Harris, Glen Ellyn Park District
John Perdue, School District 89
Paul Gordon, School District 41
Joe Collins, College of DuPage

III. Vote to Add CBD Resident TIF JRB Member, Tom Manak

a. Motion to add Tom Manak made by Chris Heidorn, seconded by Mary Loch. 11 yes's 0 no's. Tom Manak is appointed to the CBD TIF JRB.

IV. Overview/Update of Central Business District TIF

CBD TIF was designated in 2012. Revenues to date are $238,082. The 2016 Village budget allocated $100,000 to downtown award programs for façade improvements, retail interior improvements and fire prevention award program.

Possible projects on the horizon within the CBD TIF include a proposed project at the Giesche building and the municipal parking lot. The Giesche property is under contract by OPUS development group. The mixed use development proposes 7,556 commercial square feet and 110 luxury apartments as well as 271 parking spaces including 130 public/shared spaces and 141 residential spaces. The project will also need remediation/site clean-up assistance. The village has not received a formal financial request from the developer.

The second large project being considered is the redevelopment of the former McChesney & Miller grocery store. The property has been purchased by SpringBank development group and they are working to acquire neighboring properties. Initial concepts show 245 luxury apartments and 750 parking spaces. Mary Loch asked if the project will be coming back soon. Mark Franz said yes, they are still lining up the other parcels to bring the project back.

The Village also has several infrastructure improvements on the horizon including parking structures, in conjunction with the redevelopment projects, a pedestrian bridge at the train station in partnership with Metra, streetscape improvements, wayfinding signs, water/sewer improvements, street improvements and street lights. Some will be implemented in 2016 and others will be phased in over the coming years.

Cheryl Witham asked the length of the TIF and it was confirmed at 23 years for the life of the TIF.

V. Overview/Update of Roosevelt Road TIF

Roosevelt Road TIF was designated in 2013. Revenues to date are $8,358.

Possible projects for the Roosevelt Road district include a redevelopment of the Roosevelt Glen office park. The property owner/developer is proposing tearing down vacant buildings facing

Roosevelt Road and building a new Panera with a drive thru and other retail buildings. Initial plans for the site have been submitted for concept review. The developer is working out other details with additional buildings.

Hotels on Roosevelt Road are for sale and the Village looks at this as an opportunity to redevelop the site and possibly partner with a developer for the right project. Owners of the Pickwick shopping center continue to contemplate redeveloping the out lots on their property but nothing has been submitted.

The vacant Domick's at Baker Hill Shopping Center, while not in the TIF, is causing other delays in redeveloping the Roosevelt Road corridor. At 72,000 square feet, the Dominick's is the largest of the remaining vacant Dominick's in the region and proves a challenge to fill. Village staff continues to work with neighboring communities on marketing the vacancies and put pressure on Albertson's who owns the leases for the remaining vacant Dominick's.

The Village is also working on streetscape maintenance, way finding signage and water main improvements for the corridor. Some of these, such as signage, will be implemented in 2016, others will be moving along in the coming years.

VI. Questions/Comments

Mary Loch inquired as to the current status of the vacant Dominick's, Meredith Hannah addressed continuing marketing efforts and negotiations with Albertson's. Greg Matthews commented that the Village has not seen a drastic dip in sales tax revenue with the closing. Christina Coyle concurred, while there has been a drop in sales tax most of the sales were moved to other grocers. It is also difficult to tell if the opening of Mariano's in Wheaton up the road also affected sales tax revenue. Tom Manak asked about the rumors of a Mariano's going in next door in Lombard at the Vacant Kmart. Mark Franz confirmed that project is moving forward and while it may hurt filling the Dominick's space, overall the goal is for a healthy Roosevelt Road Corridor.

Greg Matthews informed the Board that there is a new House Bill being considered that may impact the TIF and school district funding. He is forwarding the information along to the school district members.

Mary Loch moved to accept the report and Tom Manak seconded the motion. The Report was accepted by the Board.

VII. Adjourn

Motion to adjourn made by Mary Loch, seconded by Chris Heidorn, all in favor, meeting adjourned at 2:25 pm