

NOTES
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 27, 2017
1:00 PM

I. Call to Order – Mark Franz, Glen Ellyn, Village Manager 1:07 pm. A quorum was not present.

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
Greg Mathews, Village of Glen Ellyn
Scott Brady, College of DuPage
Thomas Manak, CBD Representative
Mary Loch, RR Representative
Chris McClain, School District 87

Absent:

Paul Hoss, DuPage County
Paul Gordon, School District 41
O. Chris Heidorn, Milton Township
Dave Harris, Glen Ellyn Park District
John Perdue, School District 89

III. Vote to Approve Minutes from 2016 JRB Meeting – no quorum so no vote was taken.

IV. Overview/Update of Central Business District TIF

CBD TIF was designated in 2012. Revenues as of December 31, 2016, were \$365,870. Revenues have been used to pay back the General Fund the expenses to create the TIF, consulting, mailing, etc. The Village's 2016

budget allocated \$100,000 towards downtown expanded Award Programs including, interior, fire prevention and façade improvements.

Possible Projects in the CBD TIF include a proposed mixed use retail, residential and parking deck at the former McChesney & Miller grocery store site. The property was purchased by SpringBank development group. The plans continue to evolve, however all concepts include the potential for a TIF assistance request.

The Giesche property is no longer under contract by OPUS development. OPUS walked away from the project in the middle of 2016 and within weeks the property was under contract by a new developer working with a single use tenant. No plans have been submitted to the Village to date.

The Village is investing in downtown streetscape improvements with engineering budgeted for 2018 and improvements scheduled to kick off in 2019. The project includes utility updates, sidewalk and street improvements as well as bump outs to encourage more outdoor dining and pedestrian access.

Manager Franz provided an update on the redevelopment of 486 Pennsylvania, formerly Schmid's pharmacy. The site will be redeveloped into a brewery and restaurant, Two Hound Red. Construction is underway and the improvement will add to the growth of the CBD TIF district.

V. Overview/Update of Roosevelt Road TIF

The Roosevelt Road TIF was designated in 2013. Revenues as of December 31, 2016, were \$32,033. Revenues have been used to pay back the General Fund the expenses to create the TIF, consulting, mailing, etc.

Upcoming projects in the Roosevelt Road TIF include the redevelopment of the Roosevelt Glen office park. Several buildings have been demolished and plans for a new drive thru concept Panera Bread has been approved for the middle of the site. Initial plans for a CVS Pharmacy have been submitted for the corner of the site along Nicoll Way. The overall project is not eligible for TIF assistance due to inability to prove 'but for' test. The Village is contributing funds toward the sidewalk improvements along Nicoll Way that are a requirement of the Village for the PUD, however, was not part of the developers cost estimates.

The hotels at 675 Roosevelt Road are under new ownership and there has been discussion of demolishing one of the rear buildings and improving the remaining buildings. Plans have not been submitted but this is a good opportunity to invest.

Other improvements include water system improvements including the Roosevelt Glen site and along Park Avenue. Possible Projects in the Roosevelt Road TIF

VI. Questions/Comments

Mary Loch asked about the other utility lines along Roosevelt Road.

Manager Franz indicated that project is just about wrapped up, except for Baker Hill and Roosevelt Glen.

Manager Franz updated the group on possible access improvements to the Baker Hill Shopping Center that was discussed at the Village Board meeting on June 26, while this is not in the TIF, continued improvements along Roosevelt Road improve the entire corridor.

Coordinator Hannah updated the group on improvements to 404 Roosevelt Road and the former Enterprise site. Again, these improvements are outside the TIF but continue to raise the vitality of the corridor.

VII. Adjourn

The meeting was adjourned at 1:36 p.m.