

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. Call to Order – 2:03 PM
- II. Roll Call of JRB Members
 - a. Tom Manak, Central Business District Resident Member
 - b. Scott Brady, College of DuPage
 - c. Jessica Infelise, DuPage County
 - d. Mary Loch, Roosevelt Road District Resident Member
 - e. Eric Deporter, Glen Ellyn School District #41
 - f. Chris McClan, Glen Ellyn School District #87
 - g. Chris Heidorn, Milton Township
 - h. Mark Franz, Village Manager, Village of Glen Ellyn
 - i. Christina Coyle, Finance Director, Village of Glen Ellyn
 - j. Meredith Hannah, Economic Development Coordinator, Village of Glen Ellyn
 - k. Greg Mathews, Village Attorney, Village of Glen Ellyn
- III. Vote to Approve Minutes from 2017 JRB Meeting
 - a. Motion by Mary Loch, Seconded by Tom Manak – approved
- IV. Vote to Approve Minutes from 2016 JRB Meeting, vote was not taken during 2017 meeting since a quorum was not present.
 - a. Motion by Christ Heidorn, Seconded by Mary Loch – approved
- V. Overview/Update of Central Business District TIF
 - a. Designated in 2012

- b. Revenues to date: \$513,678
- c. 2017 budget allocated \$125,000 towards downtown expanded Award Programs including, interior, fire prevention and façade
 - i. \$42,250 invested by the Village drove \$107,431 private investment
- d. Possible Projects in the CBD
 - i. 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. Possible mixed-use redevelopment project featuring apartments above retail or commercial.
 - 4. Developer team changed a number of times.
 - 5. Village awaiting a new design for project.
 - ii. Giesche
 - 1. Currently under contract by developer proposing a mixed use development.
 - 2. Would including Giesche and Main Street parking lot. Replace public parking and construct luxury rental unit and retail.
 - 3. Plan Commission reviewed the concept in March 2018 and was favorable of the concept.
 - 4. Finalizing plans and resubmitting this spring/summer.
 - iii. AVERE
 - 1. Luxury Rental Development-48 Units
 - 2. Plan Commission reviewed preliminary plans, generally supportive
 - 3. Proceeding with finalizing plans and resubmitting

4. Village Board to consider potential incentives as part of Redevelopment Agreement
- iv. 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. Funding options will still need to be reviewed
 - v. Parking
 1. Recently held 5 Village Board Workshop Meetings to discuss downtown parking
 2. Village hired a consultant to develop design concepts
 3. Behind Civic Center is best option
 4. Evaluating funding options

VI. Overview/Update of Roosevelt Road TIF

- i. Designated in 2013
- ii. Receipts through 12/31/2017: \$69,379
- iii. Roosevelt Glen – Allocated \$50,000 to assist with right of way/sidewalk improvements along Niccoll Way, will be paid out of 2018 TIF Budget

- iv. 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 2018 TIF Budget
- v. Village Board approved an expansion of the Fire Prevention Award Program to the Roosevelt Road TIF District, allocated \$30,000 for the remainder of 2018
- vi. Awarded \$15,000 to Jimmy John's for the installation of a sprinkler system at 632 Roosevelt Road
- a. Possible Projects in the Roosevelt Road TIF 2018
 - i. Hotels - Recently tore down one building, possibly taking down a second building
 - ii. Other Developments, not in the TIF but will positively impact the TIF
 - 1. Enterprise rehabilitation of Old Beijing restaurant
 - 2. Former Enterprise site redevelopment for Andy's Frozen Custard, Buona Beef and one additional restaurant pad
 - 3. Water System improvements plan for Roosevelt Road including Pickwick and Panera/CVS

VII. Questions/Comments

- a. Christina Coyle shared the CBD audit opinion. Since Roosevelt Road does not have \$100,000 yet, no opinion was needed. Expect one for 2018.
- b. Chris McClan asked for an email copy of the presentation, Meredith Hannah will distribute electronically.

- c. Other project updates were inquired about, 2 Hound Red, still under construction; Baker Hill Shopping Center has received all Village Board approvals, waiting on Pete's Market to submit building plans for permits.

VIII. Adjourn – 2:25 PM