

JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT TIF
ROOSEVELT ROAD TIF
MEETING MINUTES DRAFT
VILLAGE OF GLEN ELLYN
Galligan Board Room, Glen Ellyn Civic Center
Thursday, August 4, 2022
3:00 PM

- I. Call to Order – Mark Franz, Glen Ellyn Village Manager
- II. Public Comment – no public present
- III. Vote to Approve Minutes from 2020 JRB Meeting
 - Motioned by: Paul Hoss Seconded by: Thomas Manak
 - Vote: All in favor
- IV. Roll Call of JRB Members
 - a. Thomas Manak, Public Representative Central Business District TIF; Seth Chapman, Glenbard HS District 87; Maureen Jones, CCSD 89; Nick Cinquegrani, Glen Ellyn Park District; Robert Marek (attending for Scott Brady) College of DuPage; Paul Hoss, DuPage County; and Norris Eber, Public Representative Roosevelt Road TIF were all in attendance. Village of Glen Ellyn staff in attendance included Mark Franz, Village Manager; Larry Noller, Finance Director; Patrick Brankin, Assistant Finance Director; Penni Cannova, Executive Assistant. John Monino of Milton Township was not in attendance. Emily Tammaru of Community Consolidated School District 89 was not in attendance.
- V. Appointment of Norris Eber to the Roosevelt Road TIF Joint Review Board
 - Motioned by: Thomas Manak Seconded by: Paul Hoss
 - Vote: All in favor

VI. Overview/Update of Central Business District TIF - see presentation attached

a. CBD Questions: No questions asked

VII. Overview/Update of Roosevelt Road TIF – see presentation attached

a. Roosevelt Road questions:

When Wheaton completes its Roosevelt Road Corridor plan, will there be coordination with Glen Ellyn?

Village Manager Mark Franz responded that when Wheaton completes its plan, the Village will seek coordination in street appearance and amenities, such as lighting, which needs to be updated. However, the Village must finish its downtown Streetscape work and can then focus on Roosevelt Road's lighting and other street presentation aspects.

VIII. Questions/Comments

a. No general questions asked.

IX. Adjourn

Motioned by: Paul Hoss Seconded by: Norris Eber

Vote: All in favor

**GLEN ELLYN
TAX INCREMENT FINANCE DISTRICTS
JOINT REVIEW BOARD MEETING**

August 4, 2022



UPDATE COMPREHENSIVE PLAN

Project Delayed due to COVID-19

Completion in 2022

Review Entire Village (Current Plan was approved in 2001)

Commercial Districts (Focus)

- Downtown (CBD)
- Roosevelt Rd.
- Stacey Corners
- Other areas

Catalyst Sites

- 1 in Downtown (CBD)
- 3 on Roosevelt Rd.

TIF Impact

- Short Term
- Long Term



COMPREHENSIVE PLAN & STRATEGIC PLANNING

Financial Planning

- Scorecard (Every 5 years)
- Five-year Forecast (Annual)
- Village Budget (Annual)

Land Use Planning: Comprehensive Plan

- Updated Plan Complete in 2022
- Previous Comp. Plan (2001)
- Downtown Plan (2009)
- TIF Plan – CBD (2011)
- TIF Plan – Roosevelt Rd. (2013)

Capital Planning

- Ten-year capital plan
- Major infrastructure plans
 - Roosevelt Road Streetscape Plan (2008)
 - Stormwater/Water/Sewer Studies
 - Downtown Traffic Study (2012)
 - Wayfinding Signage Plan (2013)
 - Train station/Pedestrian Tunnel (On-going)
 - CBD Streetscape (On-going)

Strategic Planning Process

- Community Survey (2017) - Plan for every 5 yrs
- Strategic Plan (2020-22) Every 4 Years with updates at 2-year intervals
- Annual Budgets



TIF IMPACT

Short Term – Spur Economic Growth and Investment

- Assistance makes development projects viable
- Private investment in public infrastructure
- Impact on the TIF (future incentives for other projects, revenue to pay for capital projects in the TIF, etc.)

Long Term – Increase EAV/Property Taxes benefits all tax districts

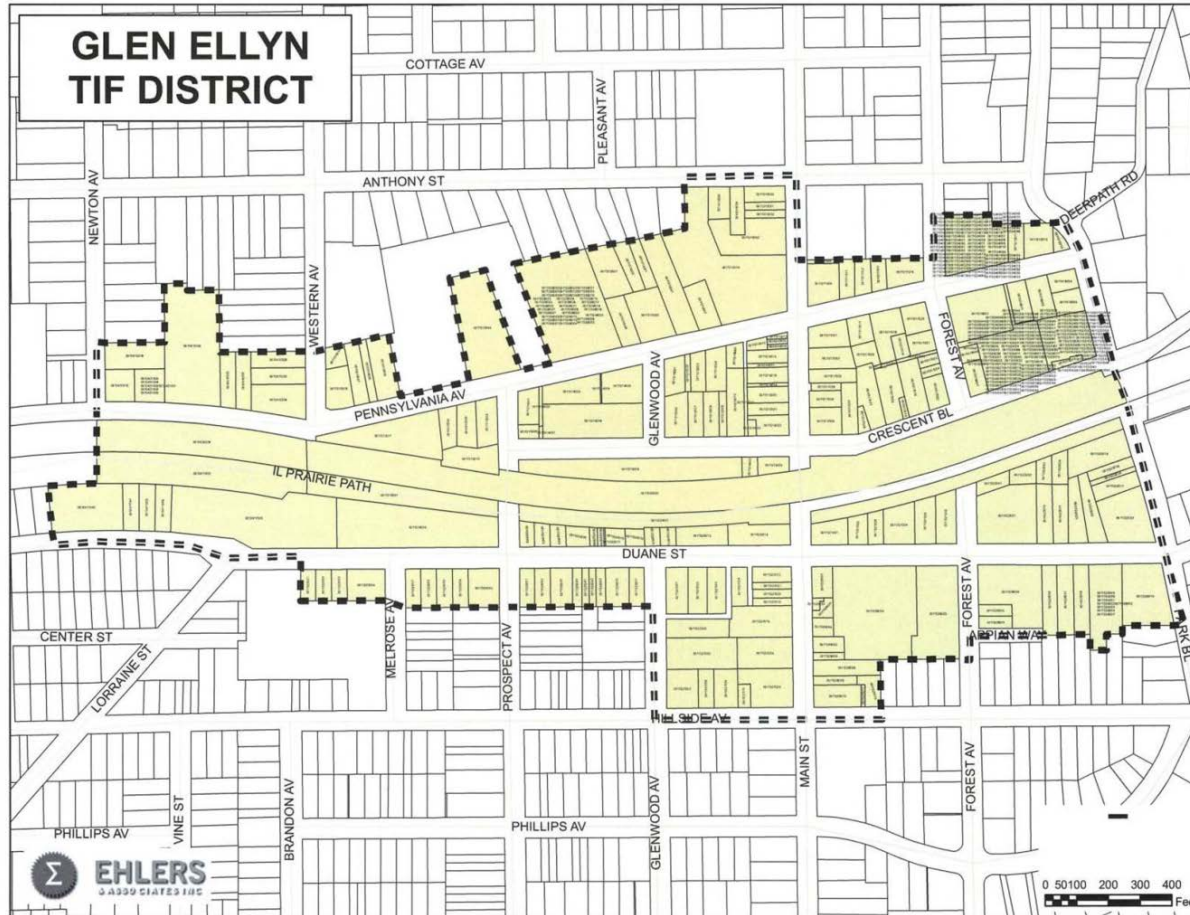
Current Projects

- Apex - \$42M project
- Avere - \$22M project
- Glenwood Station – \$35M project

Future Catalyst Sites (Downtown)

- Duane Lorraine Parking Lot

CENTRAL BUSINESS DISTRICT



DOWNTOWN PLAN (2009)

Key Goals:

- Provide appropriate mix and supply of retail establishments
- Increase the Village population within walking distance of downtown, by increasing the number of dwelling units (and thereby, consumers) in and around the downtown
- Improve the condition of many downtown buildings
- Increase the amount of Downtown Office space that attracts small and growing businesses
- Create new downtown amenities
- Increase the number of cultural events and activities
- Eliminate the perception of government-imposed obstacles
- Establish safe and efficient pedestrian, bicycle, and automobile traffic access patterns
- Improve the sufficiency and convenience of downtown parking supply both north and south

The Village Board passed an ordinance focused on two key aspects of Downtown Plan:

- Creating parking garage on north side of tracks
- Increase residential density in the downtown (450 units)



COMMUNITY SURVEY: CONDUCTED BY THE NATIONAL CITIZEN SURVEY (2017)

Aspects of Community Characteristics - Percent Rating Positively - Lowest Categories: (All other areas are 65% or better)

- Mobility
 - Travel by Public Transportation (61%)
 - Public Parking (49%)
- Built Environment
 - New Development in Glen Ellyn (52%)
 - Affordable Housing (36%)
 - Housing Options (64%)
- Economy
 - Vibrant downtown/commercial area (53%)
 - Cost of Living (30%)
 - Shopping Opportunities (61%)



TIF REDEVELOPMENT PLAN (2011)

Anticipated Benefits:

- Strengthen property tax base for all affected taxing bodies
- Increase sales tax for the village
- Improve community sustainability
- Recovery from faltering economic conditions and stabilize portion of community

Key Recommendations:

- Acquire and prepare land for redevelopment
- Create development opportunities, include commercial, residential and mixed-uses
- Create employment opportunities
- Create public private facilities and improvements
- Provide needed infrastructure improvements
- Provide adequate parking and loading facilities
- Provide financing assistance and interest subsidy for public and private development sites
- Increase job opportunities
- Reduce problem conditions in the Project Area



CENTRAL BUSINESS DISTRICT TIF

- Designated in 2012; overall downtown area was categorized as a blighted area and conservation area; TIF established to spur economic growth and private and public investment
- Created to address Downtown Plan Goals and TIF Goals
- Receipts for 2021: \$523,216
- Cumulative Estimated Private Investment: \$89 million
- Cumulative Estimated Public Investment: \$24 million
- 2021 Budget allocated \$125,000 to downtown facade, retail interior improvements and fire prevention award programs
 - Paid \$131,750 in award programs; generated \$284,164 in private investment
 - Expended funds on Environmental Studies, traffic studies, 3D downtown modeling, downtown grocery market study and other TIF analysis
- Issued \$9.475 million in General Obligation Bonds in 2020 to finance CBD parking garage, CBD street and streetscape, and property acquisition. The bonds were not TIF bonds, but TIF language was included in the issuance to allow repayment of debt service with TIF funds if necessary.



2021 CBD BUSINESS AWARDS

Project		Village Payment	Private Investment
ko-ze, LLC	façade, interior & fire	\$ 75,000.00	\$ 200,000.00
Shannon's Irish Pub	façade	\$ 12,500.00	\$ 13,500.00
The Beer Cellar	interior	\$ 1,750.00	\$ 2,100.00
433-435 Pennsylvania Ave, LLC	façade	\$ 27,500.00	\$ 53,374.00
Bonita Bowl	interior	\$ 26,250.00	\$ 108,128.00
Stam Chocolatier	façade	\$ 15,000.00	\$ 15,190.00
Total		\$ 158,000.00	\$ 392,292.00



APEX 400 - 400 N MAIN STREET



- Development includes Giesche and Main Street parking lot. Replace public parking & construct luxury rental units and retail. (\$41M Project; generates \$5.2M of increment over life of TIF)
- Replaces public parking with covered public parking and adds apartment parking (\$3M private investment) Village will continue to own improved parking lot. (No loss of public parking)
- Approved by the Village Board on April 8, 2019; construction began in September 2020
- Public parking garage opened Jan 2022
- When fully built, occupied and assessed, will be the 5th largest tax-payer in the Village

VILLAGE OF *Glen Ellyn* ILLINOIS

AVERE – ACROSS FROM LIBRARY



- Luxury Rental Development-48 Units
- Project is completed and fully occupied
- Project includes outdoor amenities for the residents including, dining, fire pit and recreation space
- Increment: \$1.6M - \$3.1M depending on property tax and RDA



**GLENWOOD STATION AT FORMER MCCHESENEY AND MILLER
460 CRESCENT BOULEVARD**



- Holladay Property is the developer
- Village Board approved a mixed-use development on December 14, 2020
- Redevelopment Agreement and Planned Unit Development Amended in June 2022
- Total project cost - \$35 million
- Total TIF Assistance approved - \$2 million
- Demolition began May 2022, construction to begin Fall 2022

CBD – REBUILD DOWNTOWN



Last widespread CBD rehabilitation projects were completed in mid 1980's

- Plan includes improvements to:
 - Underground utilities
 - Streets/curbs
 - Sidewalks
 - Parkway trees
 - Street lighting infrastructure
- Additional funding will be provided by the Food & Beverage Tax and Capital Fund (infrastructure).
- Construction for Phase I underway
- Phase I to be completed by November 2022
- Goal to make necessary infrastructure improvements & enhance pedestrian connectivity while minimizing the loss of street parking

CIVIC CENTER PARKING GARAGE

- Village purchased 423 N. Main St. to create a pedestrian access to the parking garage
- Purchased with bonds
- Ability to pay back bonds with CBD TIF
- Additional funding will be provided by the Food & Beverage Tax
- Garage opened May 1, 2021



CBD – TRAIN STATION/PEDESTRIAN UNDERPASS



- Includes completely new train station and pedestrian underpass tunnel
- Various site improvements including enhanced drop-off and pick-up areas and plaza
- Village has secured \$22M in Federal, State and Metra Grants
- Tentative construction start 2024-2025

ROOSEVELT ROAD DISTRICT



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- Reduce problem conditions in the Project Area
- Increase job opportunities



ROOSEVELT ROAD DISTRICT TIF

- Designated in 2013, qualified as a conservation area, the TIF was created to revitalize existing retail, mixed use, and commercial properties. Business retention and expansion are key components of the strategy to promote private development; TIF established to spur economic growth and private and public investment
- Created to address TIF Goals, Strategic Goals
- Receipts for 2021: \$146,300
- Cumulative Private Investment to date: \$2.39 million
- Cumulative Public Investment to date: \$125,676
- No Façade or Fire Awards paid in 2021



ROOSEVELT ROAD DISTRICT Roosevelt Road/Taft Avenue Hotel Site 2021

- Hired Kon Savoy in September 2021 to create an RFP for redeveloping the site
- Expensed \$14,411 in consulting fees, including environmental and TIF analysis

2022

- January 2022: Village Purchased the Hotel Site for \$2.85M
 - Purchased with Corporate Reserve, General and TIF Funds
 - Corporate Reserve and General Fund will be paid back from the TIF
- July 2022: Hired CBRE as a broker to market and assist with selling the site



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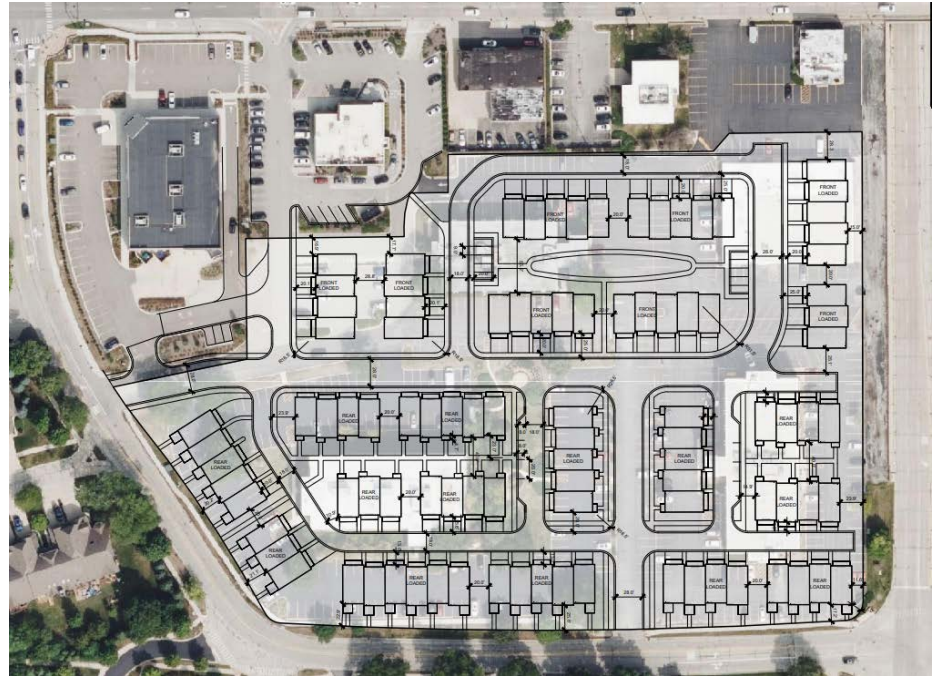
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ROOSEVELT ROAD DISTRICT

Roosevelt Glen Site

- CVS and Panera built on northwest corner of the site in date
- Pulte Homes has presented a 99-unit townhome project on the southern portion of the site to the Plan Commission
- Pulte is currently reworking the plans based on feedback from Plan Commission-Submitted 58-unit plan



ROOSEVELT ROAD DISTRICT

Update on Pending Projects in the Roosevelt Road Corridor

- Pickwick Shopping Center Out lots
- 10 North Park
- Home Run Inn Pizza



ROOSEVELT ROAD DISTRICT

Update on Recent Projects in the Roosevelt Road Corridor

- Other Developments, not in the TIF but have positively impacted the TIF
 - Andy’s Frozen Custard and Buona Beef (Both opened in 2019) – new concept for remaining lot
 - Façade Awards funded from the general fund in the Roosevelt Road Corridor outside the Roosevelt Road TIF District in 2021

Project		Village Payment	Private Investment	Total Projecct Cost
BP Trio	façade	\$ 30,000.00	\$ 795,000.00	\$ 825,000.00
Los Burritos Tapatios In.c	façade	\$ 30,000.00	\$ 125,500.00	\$ 155,500.00
Total		\$ 60,000.00	\$ 920,500.00	\$ 980,500.00



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Questions/Comments?

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