

MINUTES
JOINT REVIEW BOARD MEETING
ROOSEVELT ROAD/PARK BOULEVARD PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Wednesday, July 31, 2013
2:00 PM

1. Call to Order

Mark Franz, Glen Ellyn Village Manager, called the meeting to order at 2:05 p.m. With the meeting called to order, Mr. Franz presented information on updated boundaries for the proposed Tax Increment Financing (TIF) District that removed the housing at the northeast corner of Main Street and Roosevelt Road, including the Parkside and Park Plaza apartments. Mr. Franz noted that the apartments are welcome to join back into the TIF District if they become interested. At the next Joint Review Board (JRB) meeting, documents updated with the new boundaries and information will be presented to the taxing bodies.

2. Introduction of Representatives

The following members were in attendance (see also attached sign in sheet)

Member

Village of Glen Ellyn
Glen Ellyn Elementary School District #41
Glen Ellyn High School District #87
Glen Ellyn Consolidated Community School District #89
Glen Ellyn Park District
Milton Township

Representative

Mark Franz
Bob Ciserella
Chris McClain
Maureen Jones
Dave Harris
Yadav Nathwani

The following organizations did not have a representative present:

DuPage County
College of DuPage

Others present included: Kristen Schrader, Assistant to the Village Manager and Michele Stegall, Village Planner for the Village of Glen Ellyn, Julie Tappendorf, Ancel-Glink; Ares Dalianis, Franczek Radelet; Bob Rychlicki, Kane McKenna and Associates; Mary Loch, Glen Ellyn resident.

3. Selection of Public Member

A motion was made by Mr. Franz to nominate Mary Loch as the public member. The motion was seconded by Mr. Harris. With no discussion, upon a voice vote of the members present, the MOTION CARRIED unanimously.

4. Selection of Chairperson

A motion was made by Mr. Harris to nominate Mark Franz as the JRB Chairperson. The motion was seconded by Ms. Loch. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

5. Review of Joint Review Board Procedures and Duties

Village Attorney Tappendorf presented an overview of the Joint Review Board's duties by state law. She explained that by law one representative of certain taxing bodies are members of the Joint Review Board and that the Board has specific duties. She explained these duties.

6. TIF Plan and TIF Eligibility Criteria – Review

Mr. Rychlicki reviewed the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area and the Redevelopment Plan and Project Report and Eligibility Report. He summarized the eligibility criteria and how the Redevelopment Project Area meets these criteria for TIF District designation as a Conservation Area. He stated that the Redevelopment Project Area as a whole is adversely impacted by the presence of the conservation factors and these factors are clearly present and reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal redevelopment needs and TIF funds are necessary to finance redevelopment activities. He stated there has been a lack of growth and development through private investment, as outlined in the reports, and that but for the intervention of the Village through tax increment financing the Redevelopment Project Area is not likely to be redeveloped. He reviewed the goals of the Redevelopment Plan, the Redevelopment Project Costs, and the certifications required by the Act. The power point summary attached includes the review of the TIF eligibility factors and TIF plan sections.

Mr. Dalianas inquired if the Roosevelt Glen property had sold and Mr. Rychlicki responded that the property was currently in receivership. Further discussion was had regarding the Village's vision for the Roosevelt Glen property.

Mr. McClain asked if there will be a lower budget presented resulting from the boundary changes and Mr. Rychlicki responded that a lower budget will be presented at the upcoming JRB meeting.

Mr. Dalianas then asked if the Village had identified the land acquisition parcels within the proposed TIF District and Mr. Rychlicki responded that there are five opportunity sites that the Village has identified for land acquisition and site preparation. These sites are included in the draft Redevelopment Project Area boundaries.

Mr. Nathwani asked if utility improvements will be funded through the TIF District or from the Village's capital funds. Mr. Rychlicki responded that some TIF funds may be used, but that the Village will also leverage other resources for these improvements. There was also discussion about specific utility improvements such as the undergrounding of utility wires along Roosevelt Road.

Following these questions, Village Planner Michele Stegall presented information related to the proposed TIF District and the Village's Comprehensive Plan, Roosevelt Corridor Vision, opportunity sites and the process for implementing redevelopment on Roosevelt Road.

7. Review of Draft TIF Ordinances

Village Attorney Tappendorf presented the draft ordinances and passed them out for the taxing bodies to review. The ordinances will adopt the Redevelopment Plan and costs, the Project Area, and TIF financing.

8. Questions/Comments/Public Comment

Bob McClow, Glen Ellyn Village resident and President of the Glen Ellyn Library Board, inquired if the new Oberweis property at Main Street and Roosevelt Road was included in the proposed TIF District and Mr. Rychlicki responded that it was not. Mr. McClow followed up on his question to note that the proposed TIF District will be a worthwhile endeavor for the Village.

9. Consideration of Resolution

Not discussed.

10. Review of Timetable and Next Steps

Mr. Rychlicki reviewed the next steps for the proposed TIF District including an upcoming JRB meeting and the public hearing to be held on September 9, 2013 at the Glen Ellyn Civic Center.

A motion was made by Ms. Loch to continue the Joint Review Board meeting and reconvene on August 22, 2013 at 2:00 p.m. The motion was seconded by Mr. Nathwani. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

11. Adjournment

A motion was made by Ms. Loch to adjourn the meeting at 3:35 p.m. and was seconded by Mr. McClain. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Kristen Schrader, Village of Glen Ellyn, Assistant to the Village Manager