

**MINUTES**  
**JOINT REVIEW BOARD MEETING**  
**ROOSEVELT ROAD/PARK BOULEVARD PROJECT AREA**  
**VILLAGE OF GLEN ELLYN**  
**535 Duane St., Glen Ellyn, IL 60137**  
**Thursday, August 22, 2013**  
**2:00 PM**

1. Call to Order

Mark Franz called the meeting to order at 2:04 p.m.

2. Introduction of JRB Members

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

**Member**

DuPage County  
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  
College of DuPage  
Public Member

**Representative**

Paul Lauricella  
Mark Franz  
Bob Ciserella  
Chris McClain  
Maureen Jones  
Nick Cinquegrani  
Yadav Nathwani  
Tom Glaser  
Mary Loch

Others present included: David Silverman, Ancel-Glink; Bob Rychlicki, Kane McKenna and Associates; Kristen Schrader, Assistant to the Village Manager; Staci Hulseberg, Planning and Development Director.

3. Review of Meeting Minutes (July 31, 2013)

Chairman Mark Franz presented the draft minutes from the July 31, 2013 JRB meeting. No comments or questions on the minutes were presented by members of the JRB. Public Member Representative Mary Loch made a motion, seconded by Milton Township Representative Yadav Nathwani, that the JRB minutes from July 31, 2013 be approved as presented. Upon a voice vote of the members present, the motion carried unanimously.

4. TIF Plan and TIF Eligibility Criteria

Bob Rychlicki of Kane McKenna presented information on the updated proposed Roosevelt Road/Park Boulevard TIF District including the revised boundaries, the reduced budget and the TIF qualification factors. The revised boundaries exclude the

Parkside and Park Plaza apartments. Mr. Rychlicki summarized the revised eligibility criteria and how the Redevelopment Project Area meets these criteria for TIF District designation as a Conservation Area. He stated that the updated Redevelopment Project Area as a whole continues to be adversely impacted by the presence of the conservation factors and these factors are clearly present and reasonably distributed throughout the Redevelopment Project Area. The power point summary attached includes the review of the updated TIF eligibility factors and TIF plan sections.

Public Member Mary Loch inquired if the apartments could be reinstated into the TIF District and if so, what the process would be to reinstate them. Mr. Rychlicki responded that if the apartment representatives were to express interest in re-joining the TIF District prior to its official adoption, the Joint Review Board would need to be reconvened to reconsider the new boundaries, and the process would continue to a public hearing by the Village Board, and an official vote of the Village Board within 14-90 days after the public hearing. If the district was approved, and the Village wanted to expand the TIF District, an entire new process would commence and need to go through the same steps as a new TIF District.

5. Questions/Comments

No questions were asked by any of the members.

6. Consideration of Resolution Regarding the JRB Advisory Recommendation

Mr. Rychlicki handed out a resolution for JRB consideration. The resolution states that the JRB recommends that the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area satisfies the requirements of the TIF Act and that the plan be approved by the Village Board.

Milton Township Representative Yadav Nathwani made a motion, seconded by DuPage County Representative Paul Lauricella to approve the resolution. Upon a roll call vote of the members present, the motion carried unanimously 9-0:

<u>Member</u>	<u>Vote</u>
DuPage County	Yes
Village of Glen Ellyn	Yes
Glen Ellyn Elementary School District #41	Yes
Glen Ellyn High School District #87	Yes
Glen Ellyn Consolidated Community School District #89	Yes
Glen Ellyn Park District	Yes
Public Member	Yes
College of DuPage	Yes

Milton Township

Yes

Mr. Rychlicki noted that a document that serves as the report of the Joint Review Board will be passed around to the members for their signature. All of the members signed the report.

7. Review of Timetable and Next Steps

Mr. Rychlicki discussed the next steps in the process. He indicated that the report and draft minutes will be provided to the Village Board for their review. A public hearing will be held before the Village Board on September 9, 2013 at 7 p.m. The Village Board can take action on the Ordinances previously discussed 14-90 days after the completion of the public hearing.

Mr. Rychlicki also stated that if the Village Board approves the ordinances, there will be an annual Joint Review Board meeting to discuss the progress of the district.

Mr. Franz thanked everyone for their time.

8. Adjournment

A motion was made by Ms. Loch to adjourn the meeting at 2:27 p.m. The motion was seconded by Mr. Ciserella. Upon a voice vote of the members present, the motion carried unanimously.

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