
MEMORANDUM

TO: Mark Franz, Village Manager *MF*
Al Stonitsch, Assistant Village Manager
FROM: Kristen Schrader, Assistant to the Village Manager *KS*
DATE: April 23, 2013
RE: TIF Roosevelt Road Feasibility Resolution



Background

At the February 11, 2013 Meeting the Village Board approved a Tax Increment Financing (TIF) District Consultant Services Proposal with Kane McKenna and Associates. The Consultant Services Proposal includes a feasibility study, as well as the preparation of an Eligibility Report, Redevelopment Plan, Housing Impact Study and a variety of other items related to the designation of a portion of Roosevelt Road as a TIF District.

Before moving forward with the feasibility study, the Village is required to adopt a TIF Feasibility and Housing Impact Study Resolution. The resolution authorizes Kane McKenna to commence a Feasibility Study, including a Housing Impact Study of the Proposed Redevelopment Project Area. It also provides interested parties with contact information related to the proposed district.

The resolution has been prepared and reviewed by the Village's TIF Attorney, and is attached. The Village Board is requested to review and consider the attached resolution at the Village Board Meeting on April 29. If adopted by the Village Board, the resolution will be sent to all taxing districts within the proposed TIF district.

Also attached is a tentative timeline developed by Kane McKenna for the adoption of the TIF District. This timeline may be adjusted as we move forward with the TIF District adoption process, but provides a solid outline as to the steps required to create the TIF.

Action Requested

These items will be presented to the Village Board via the consent agenda on April 29, 2013:

Resolution No. _____, A Resolution Authorizing a Feasibility Study and a Housing Impact Study Concerning the Redevelopment of Certain Property Located Within the Village of Glen Ellyn, Illinois.

Recommendation

I recommend that the attached resolution related to the proposed downtown TIF District be approved.

Attachments

- Feasibility/Housing Impact Study Resolution with Exhibits
- Tentative TIF District Adoption Process Timeline

cc: Staci Hulseberg, Planning and Development Director
Kevin Wachtel – Finance Director
Christina Coyle, Assistant Finance Director
Michele Stegall, Village Planner
Dave Silverman, Village Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A FEASIBILITY STUDY
AND A HOUSING IMPACT STUDY CONCERNING
THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED
WITHIN THE VILLAGE OF GLEN ELLYN, ILLINOIS**

WHEREAS, the Village of Glen Ellyn, DuPage County, Illinois (the “Village”) is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and

WHEREAS, the Village is authorized to take certain actions pertaining to redevelopment activities; and

WHEREAS, the Village President and Board of Trustees (the “Corporate Authorities”) find and hereby declare that it is in the best interests of the Village that certain property generally described in Exhibit A attached hereto (the “Proposed Redevelopment Project Area”) be revitalized and redeveloped; and

WHEREAS, the Proposed Redevelopment Project Area has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village; and

WHEREAS, the Corporate Authority is considering designated the Proposed Redevelopment Project Area as a “Redevelopment Project Area” or “TIF District as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”); and

WHEREAS, the Corporate Authorities agree that it is necessary to conduct a feasibility study as contemplated by the TIF Act (the “Feasibility Study”) regarding the Proposed Redevelopment Project Area; and

WHEREAS, the Corporate Authority further agree that a Housing Impact Study as contemplated by the TIF Act should be performed with regard to the Proposed Redevelopment Project Area (the “Housing Impact Study”).

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLYN ELLYN, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be and are hereby incorporated in this Section One as if said recitals were fully set forth herein.

SECTION TWO: The Corporate Authorities will consider the use of various programs including, but not limited to, Tax Increment Allocation Financing pursuant to the TIF Act concerning the Proposed Redevelopment Project Area and may take such actions as they deem appropriate and necessary to induce quality development of the Proposed Redevelopment Project Area and, within their sole discretion, adopt such program(s) deemed necessary and desirable to implement the same.

SECTION THREE: Kane, McKenna and Associates, Inc. is hereby authorized to commence a Feasibility Study which shall include a Housing Impact Study of the Proposed Redevelopment Project Area.

SECTION FOUR: The Village shall immediately transmit a copy of this Resolution to all taxing districts that would be affected by designation of the proposed Redevelopment Project Area as a Redevelopment Project Area or TIF District.

SECTION FIVE: The Village of Glen Ellyn, ATTN: Kristen Schrader, Assistant to the Village Manager, whose address is Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois 60137 and whose phone number is (630) 469-5000 may be contacted for additional information about the Proposed Redevelopment Project Area. The Village of Glen Ellyn, ATTN: Kristen Schrader, Assistant to the Village Manager, shall also receive all comments and suggestions regarding the Proposed Redevelopment Project Area to be studied.

SECTION SIX: If any section, paragraph, clause or provisions of this Resolution shall be valid, said invalidity shall not affect any other provision of this Resolution.

SECTION SEVEN: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law. The Village Clerk is directed to publish this Resolution in pamphlet form.

Approved by the Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois this _____ day of _____, 2013.

Village President

ATTEST:

Village Clerk

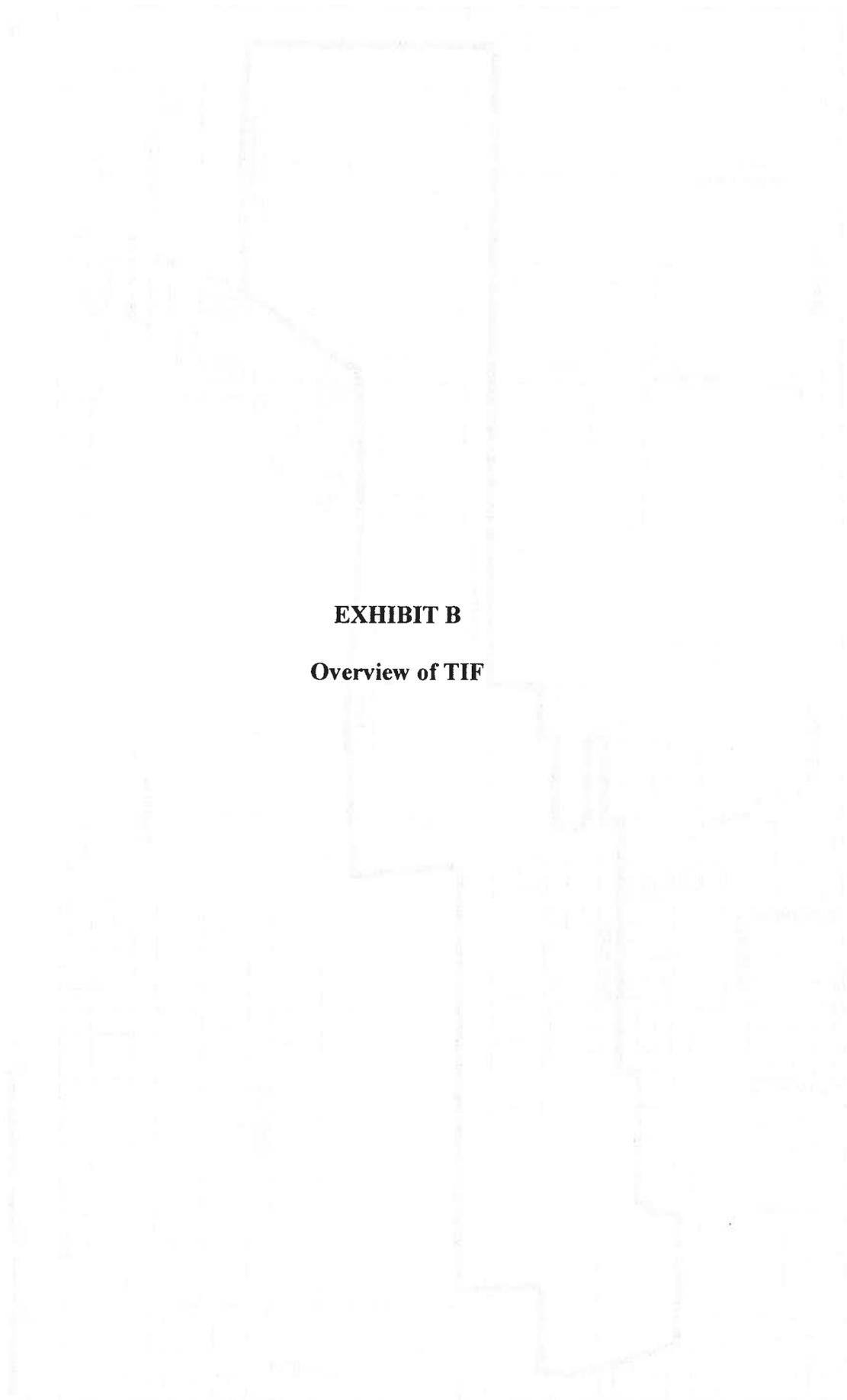
EXHIBIT A
DESCRIPTION
(A general area description, not legal)

Roosevelt Road TIF Boundaries



EXHIBIT B

Overview of TIF



The Purposes of the Proposed Redevelopment Plan and Project:

The Village recognizes the need for implementation of a strategy to revitalize properties within the boundaries of the Proposed Redevelopment Project Area and to stimulate and enhance private development. Business attraction and expansion are key components of the strategy. The needed private investment will be possible only if Tax Increment Financing (TIF) is adopted pursuant to the terms in the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, chapter 65, Section 5/11-74.4-1 et seq. (the "TIF Act"), as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. The Proposed Redevelopment Project Area contains conditions that may have precluded intensive private investment in the past which will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the Proposed Redevelopment Project Area in the form of a significantly expanded tax base.

An Overview of TIF

TIF allows municipalities to carry out redevelopment activities on a local basis. The technique is used to pay for the public improvements and other services needed to prepare the Redevelopment Project Area for private investment. Through TIF, a community captures the increase in local real estate taxes, which result from the Redevelopment Project Areas. This increase in taxes may be used to pay for the public and other eligible costs as defined by the TIF Act involved in the project.

Under TIF, the current equalized assessed valuation of all taxable real estate within the designated area is "frozen" at that level. This is the base EAV. Taxes are levied on the base EAV in the Redevelopment Project Area, including the County, school districts, township, etc. However, the growth in property tax revenues as a result of the private investment in the Redevelopment Project Area (the tax increment) is put into a special "tax allocation fund". These funds are then used to pay for the public investment made in the Redevelopment Project Area.

