
MEMORANDUM

TO: Mark Franz, Village Manager
FROM: Kristen Schrader, Assistant to the Village Manager – ADM 
DATE: November 29, 2012
RE: Proposed Tax Increment Financing District – Roosevelt Road



Background

Tax Increment Financing (TIF) is a tool provided to local governments to assist them in stimulating investments in areas which have difficulty attracting development or redevelopment. The Village created its first TIF District in 2012 in the downtown.

The Village recently identified a portion of Roosevelt Road that may also benefit from the creation of a TIF District. The area is generally bounded by those commercial and multifamily residential properties fronting the north side of Roosevelt Road located between Main Street to the east and Park Boulevard to the west along with those commercial properties between Park Boulevard and Route 53 generally situated between Roosevelt Road and Taft Avenue. It does not include most of the commercial district that has been redeveloped over the last 20 years. The included area may be considered for a TIF District as it has struggled with a lack of private development over the years, creating a variety of deficiencies with business and structural investment. The creation of a TIF District may assist in remedying these deficiencies with public/private partnerships, and will also assist the Village in continuing its proactive economic development efforts.

Issues

An initial review of these boundaries by Ehlers (Downtown TIF Consultant) indicates that it should qualify as a TIF District, conservation area. This is confirmed with the attached preliminary parcel list demonstrating key conditions for TIF qualification: at least 50% of structures are over 35 years in age (actual over 75%), and a trend of declining equalized assessed value. Please see the attached document on "What conditions must exist for an area to be designated TIF?" for further detail on TIF required conditions.

In order to officially determine if this area is TIF eligible however, a feasibility study should be conducted by a TIF consultant. The cost to conduct a feasibility study should be approximately \$20,000 (considered a TIF eligible expense) and would be funded through the Village's Economic Development budget in FY 13/14.

If the area is generally considered eligible to be designated as a TIF District, the consultant would recommend final TIF District boundaries, and the Village could move forward with the TIF designation process including the redevelopment plan and eligibility report.

Action Requested

The Board is asked to consider if Village staff should move forward with seeking proposals to conduct a TIF feasibility study for a portion of Roosevelt Road.

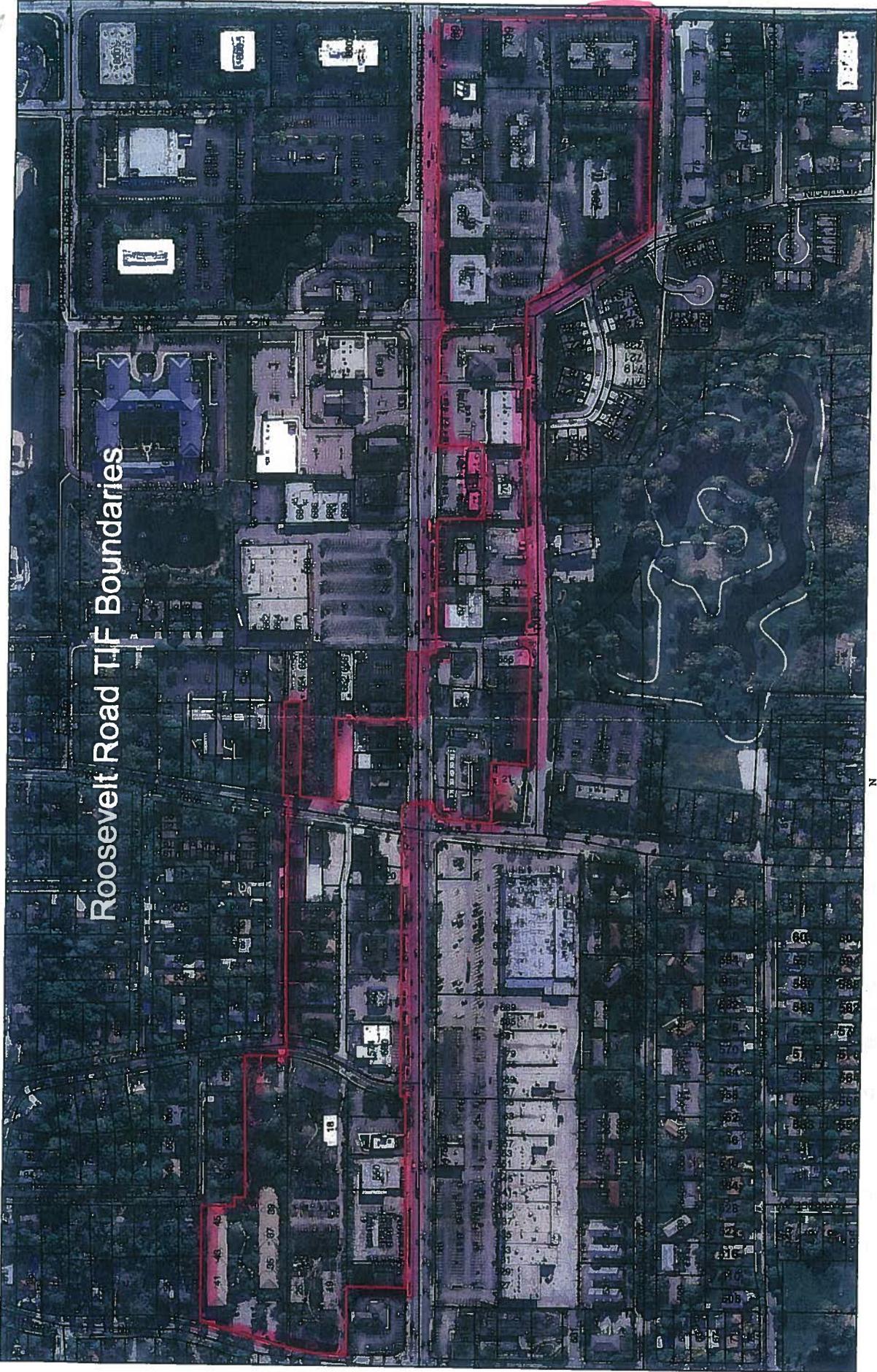
Recommendation

Village staff recommends moving forward with seeking proposals to complete a TIF feasibility study for the proposed portion of Roosevelt Road. If directed to seek proposals, staff will also reach out to the appropriate taxing districts to discuss the Village's initial interest in considering a TIF District.

Attachments

- Proposed TIF District Boundaries
- Document: "What conditions must exist for an area to be designated TIF?"
- Preliminary Parcel List

Roosevelt Road TIF Boundaries



0 250 500 1,000 Feet

What conditions must exist for an area to be designated for TIF?

Illinois law includes three sets of conditions for qualifying areas as TIFs:

- blighted conditions
- conservation conditions
- industrial park conservation conditions

To be designated as a **blighted area**:

Improved property (land that is not vacant) must contain at least 5 of 14 factors that make it detrimental to the public safety, health or welfare of the community. These factors must be present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that each factor is clearly present and reasonably distributed throughout the improved part of the area. These factors are:

- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Structures below minimum code standards
- Excessive land coverage and overcrowding of structures and community facilities
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Declining equalized assessed value, and
- Lack of community planning

Vacant land must have at least two of the following six factors that impair sound growth of the area, using comparable standards of evidence as for improved areas:

- Obsolete platting
- Diversity of ownership
- Tax and special assessment delinquencies
- Environmental contamination
- Declining equalized assessed value
- Deterioration of structures or site improvements on adjacent land

In addition, there are six other types of vacant land that can be designated for TIF. They include land that was blighted before becoming vacant; unused quarries, mines, or strip mine ponds; unused rail yards, rail tracks or railroad right-of-way; chronic flooding that adversely impacts on property in the area and is caused by improvements recently constructed in the area; unused or illegal disposal sites; large areas that have been previously designated as a town center and meet other requirements.

To be designated as an **industrial park conservation area**:

The municipality must have had a relatively high unemployment rate and the area to be designated must be located within the municipality or within 1.5 miles of the municipal boundaries and be annexed to the municipality; be zoned industrial prior to the establishment of the TIF and contain vacant land suitable for an industrial park and a blighted or conservation area contiguous to the vacant land.

To be designated as a **conservation area**:

- At least 50% of the structures in the improved area must be 35 years old; and
- Three of the 14 factors for designation of a blighted area and another factor entitled "excessive vacancies" must be present.

Source: Illinois Tax Increment Association

VILLAGE OF GLEN ELLYN
Roosevelt Road TIF - Preliminary Parcel List

Parcel Number	TAX YEAR						Tax Year 2012 (Two Est)	Imprv over 35 yrs
	2006	2007	2008	2009	2010	2011		
0514312018	164,740	195,530	204,910	204,910	197,230	176,060	164,650	1
0514312019	200,090	177,900	340,670	324,700	312,530	290,673	272,160	0
0514312020	59,700	79,160	82,960	98,930	95,220	93,428	87,460	
0514312022	165,230	202,120	211,820	211,820	203,880	192,055	179,820	1
0514312023	176,240	233,690	244,910	292,130	281,180	274,602	257,110	
0514312024	2,150,170	2,280,000	2,389,440	1,966,670	2,299,840	2,166,670	2,649,400	1
0514314005	202,270	230,590	241,660	200,000	192,500	168,432	157,710	1
0514314006	202,260	230,580	241,660	200,000	192,500	168,430	157,700	1
0514314013	237,490	279,100	292,490	292,490	258,540	243,544	228,030	1
0514314015	178,380	207,590	217,550	217,550	209,390	197,246	194,680	1
0514314016	21,900	29,040	30,430	30,430	29,290	37,313	34,940	
0514314017	22,720	30,130	31,580	37,660	38,250	42,569	39,860	
0514314018	135,800	174,830	114,320	62,340	54,530	88,888	100,070	1
0514314019	112,840	128,930	135,120	135,120	130,060	114,095	106,830	1
0514314021	160,380	177,770	186,310	186,310	179,320	159,460	159,480	1
0514314022	151,640	168,160	176,230	176,230	169,620	159,782	149,600	1
0514314024	202,270	230,590	241,660	200,000	192,500	168,430	157,710	1
0514314025	202,270	230,590	241,660	200,000	192,500	168,430	157,700	1
0514314026	202,260	230,580	241,660	200,000	192,500	168,430	157,700	1
0514314030	8,370	11,100	11,640	11,640	11,200	11,568	13,790	
0514314031	32,710	43,370	46,730	46,730	44,980	46,403	55,350	
0514314032	346,410	394,100	413,020	413,020	397,540	374,483	350,630	1
0514314033	251,140	281,290	294,800	323,370	311,240	293,188	274,510	1
0514315001	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315002	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315003	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315004	49,470	53,670	56,250	56,250	54,140	35,000	35,000	1
0514315005	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315006	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315007	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315008	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315009	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315010	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315011	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315012	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315013	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315014	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315015	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315016	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315017	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315018	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315019	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315020	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315021	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315022	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315023	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315024	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315025	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315026	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315027	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315028	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315029	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315030	44,010	47,750	56,250	56,250	54,140	47,605	44,570	1
0514315031	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315032	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315033	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315034	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315035	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315036	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315037	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315038	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1

VILLAGE OF GLEN ELLYN
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Parcel Number	TAX YEAR						Tax Year 2012 (Two Est)	Imprv over 35 yrs
	2006	2007	2008	2009	2010	2011		
0514315039	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315040	39,160	42,490	44,530	44,530	42,860	38,507	36,050	1
0514315041	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315042	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315043	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315044	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315045	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315046	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315047	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315048	49,470	53,670	56,250	56,250	54,140	47,605	44,570	1
0514315049	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514315050	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514315051	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514315052	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514315053	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514315054	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514315055	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514315056	38,020	41,250	43,230	43,230	41,610	38,507	36,050	1
0514419012	144,050	162,510	170,310	170,310	163,920	154,413	144,530	1
0514419043	42,970	56,980	102,610	122,400	117,810	94,935	88,690	1
0514419046	78,910	94,000	98,510	98,510	94,820	89,320	83,630	1
0514419048	157,040	186,670	195,630	217,850	209,690	197,528	184,940	0
0514419049	251,150	282,490	296,050	276,260	265,910	266,528	249,550	1
0523200002	41,210	50,890	53,330	53,330	51,330	42,371	45,380	1
0523200005	112,540	126,100	132,160	147,760	142,220	133,971	125,440	1
0523200012	219,720	246,180	258,000	258,000	248,330	389,441	364,840	1
0523200016	168,280	182,850	191,630	191,630	184,450	61,805	57,370	1
0523200018	257,240	318,980	334,290	334,290	321,750	298,303	319,440	1
0523200019	158,650	191,260	200,440	200,440	192,920	181,731	170,150	0
0523200020	243,360	186,920	195,890	195,890	188,550	188,381	180,890	0
0523200021	84,540	93,420	97,910	97,910	94,240	45,207	42,330	1
0523201002	308,640	301,120	315,570	315,570	303,740	268,000	268,030	0
0523201007	160,020	176,820	185,310	185,310	178,380	186,374	174,500	1
0523201008	39,210	51,990	54,490	65,000	62,560	62,040	58,090	1
0523201024	103,240	130,470	136,740	158,690	152,740	147,479	138,080	1
0523201026	293,550	329,100	344,900	344,900	331,970	318,888	298,390	1
0523201027	23,090	30,620	32,090	38,250	36,820	36,032	33,740	1
0523201028	116,160	154,030	161,420	192,530	185,310	147,122	137,750	1
0523201031	235,660	566,500	1,448,660	1,274,880	1,227,070	958,654	958,760	0
0523201032	188,240	913,640	957,490	957,490	921,590	868,138	812,840	0
0523202003	88,950	110,500	115,800	148,380	142,820	134,536	125,960	1
0523202008	131,140	168,360	176,450	206,930	164,820	129,355	129,370	1
0523202018	464,090	451,133	472,790	513,280	253,970	228,906	228,930	1
0523202028	962,340	935,477	980,390	1,067,130	537,690	387,446	367,480	1
0523202029	740,140	719,493	754,030	609,130	371,640	311,717	311,750	1
0523202033	1,111,130	1,080,123	1,131,970	1,131,970	546,540	311,953	311,990	1
0523202034	160,650	179,970	223,860	301,700	290,390	273,538	256,120	0
0523205022	67,450	89,440	70,310	70,310	59,760	76,424	76,430	1
0523205023	1,349,280	1,311,627	1,374,590	1,445,190	493,950	399,625	399,670	1
0523205024	1,245,310	1,210,553	1,268,660	1,397,510	739,310	728,758	728,630	0
Total Redevelopment Project Area EAV	17,844,530	20,058,316	22,023,830	21,879,100	18,212,440	16,337,823	16,233,430	85
Percent Change		12.41%	9.80%	-0.66%	-16.76%	-10.29%	-0.64%	Total PINS:
Village Wide EAV	1,256,898,442	1,388,904,314	1,479,870,953	1,486,447,475	1,432,936,963	1,324,205,107	111	76.58%
Balance of Village Wide EAV	1,239,153,912	1,368,845,998	1,457,847,123	1,464,568,375	1,414,724,523	1,307,867,284		
Percent Change		10.47%	6.50%	0.46%	-3.40%	-7.55%		
CPI		2.8%	3.8%	-0.4%	1.6%	3.2%		

*NOTE: Tax Year 2012 Parcel EAV is Tentative; not Final with County.
 Source of Parcel EAV and Improvement Age: Milton Township Assessor
 Source of Village EAV: DuPage County Clerk

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% of buildings over 35 yrs in age

