

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**10/11/2016**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Facilities Plan Update	Michael Baker Deputy Village Manager

**SYNOPSIS**

A motion directing staff to pursue an alternative option for a mixed use redevelopment of the Civic Center property including a new combined Police Station & Village Hall with a multi-family residential development has been prepared.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2015-2017 include *Steward of Financial, Environmental and Neighborhood Sustainability* and *Exceptional Municipal Services*. *Create a Facilities Sustainability Plan* is a Top Priority Action Item.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Action at the discretion of the Village Council

**BACKGROUND**

On May 17, 2016, the Village Council approved the [Facilities Sustainability Plan](#) which calls for the expansion and renovation of the Police Station and minimal maintenance improvements to Village Hall with a budget of \$16 million supported by existing revenue sources.

In July and October, the Village Council discussed the Downtown Focus Area Plan as part of the [update of the Comprehensive Plan](#). During these discussions, Council members expressed support for the redevelopment of the Civic Center property with mid-rise multi-family residential uses.

Based on the July Village Council discussion of the Downtown Focus Area Plan, the Downers Grove Economic Development Corporation published a Request for Proposals (RFP) for the redevelopment of the Civic Center property with a new combined Police Station & Village Hall and multi-family residential development. The purpose of the RFP was to determine the viability and financial impact of redeveloping the Civic Center. The key question to be addressed with the RFP process was:

*Can the Village construct a new combined Police Station & Village Hall on the Civic Center property using the revenue generated from the multi-family residential development and \$16 million or less from existing revenue sources?*

The EDC received five proposals. Based on the review of the proposals, staff and the EDC determined that:

- **It is highly likely that the Village can construct a new combined Police Station/Village Hall using revenue generated from the redevelopment and \$16 million or less from existing revenue sources provided that a TIF District is created**
- **The Civic Center property could be redeveloped with:**
  - 275-300 Apartments
  - Commuter Parking
  - New Combined Police Station/Village Hall
  - Vehicle Fleet Maintenance Garage to Remain
- **Up to \$31 million in revenue could be generated from the multi-family residential development from the sale of land and property tax increment**

The Village Council could direct staff to pursue this alternative option. If so directed, staff would obtain detailed offers to purchase and redevelop the Civic Center property with a mid-rise multi-family residential development and prepare preliminary concept plans for a new combined Police Station & Village Hall. The key tasks and preliminary schedule for pursuing this alternative option are summarized in the following table.

<b>Task</b>	<b>Target Date</b>	<b>Notes</b>
Authorize Extension of Williams Architects contract for Pre-Design Services	Oct '16	Will Exceed \$15k & Require VC Approval
Prepare Survey of Civic Center Property	Nov '16	May Exceed \$15k & Require VC Approval
Prepare Environmental Report	Nov '16	May Exceed \$15k & Require VC Approval
Prepare Concept Site Plan	Nov '16	
Prepare & Publish Call for Offers	Nov '16	Public Document
Hire TIF Consultant	Dec '16	
Offer Submittal Deadline	Dec '16	
Village Council Consideration of Offers	Jan-Feb '17	
Village Council Direction on Facilities Plan	Feb '17	Can Pursue Current Plan or Alternative Plan

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Manager DATE: October 11, 2016  
(Name)

RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: \_\_\_\_\_  
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to direct staff to pursue an alternative option for a mixed use redevelopment of the Civic Center property including a new combined Police Station & Village Hall and a multi-family residential development.



SUMMARY OF ITEM:

Adoption of this motion shall direct staff to pursue an alternative option for a mixed use redevelopment of the Civic Center property including a new combined Police Station & Village Hall and a multi-family residential development.

RECORD OF ACTION TAKEN:

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