

COUNCIL WORKSHOP ITEM

ITEM: Continued Land Bank Property Discussion
DATE: March 22, 2001
PREPARED BY: Michael Baker
PURPOSE: Present draft Request for Proposals (RFP) document to Village Council and allow for discussion regarding the draft document and the next steps in the property disposition process

DISCUSSION:

Staff has completed a draft of the Land Bank property RFP as part of the overall goal of returning the Village-owned land bank properties to private ownership. The document will be refined as comments are collected. Once finished, the RFP will be mailed to a select group of interested parties that have been deemed competent and reputable.

A request for qualification (RFQ) letter will be used to allow staff to narrow the field to only the most desirable companies. Unless there is reason to delay the distribution, staff anticipates that this letter will be sent out by April 4. Final revisions to the RFP will be completed over the course of the next few weeks and the document will be ready for release shortly after RFQ responses have been received and evaluated.

May 31 marks the date on which all current leases for Land Bank property tenants terminates. Staff has informed the tenants that the leases will not be renewed. Tenants are also aware that they are free to terminate the leases at any time with no penalty in order to relocate. Staff will continue to maintain contact with the residents as the May 31 date approaches.

ATTACHMENT:

- Draft Request for Proposals Document

RECOMMENDATION:

Intended for discussion only.

DRAFT

Village of Downers Grove

Request for Proposals for the Village's
Gilbert-Curtiss Improvement Project

Redevelopment/Improvement of Village-Owned Residential
Properties on Gilbert and Curtiss Streets between Forest and
Carpenter Streets in Downers Grove, Illinois

RFP Release Date: April __, 2001
Proposal Due Date: May __, 2001

Gilbert-Curtiss Improvement Projects Request for Proposals

Table of Contents

- **Request for Proposals**
 1. Purpose of RFP for Gilbert-Curtiss Improvement Project
 2. Project Summary
 3. Village Objectives
 4. Site Area and Zoning Information
 5. Project Alternatives and Parameters
 6. Response Submissions and Developer Qualifications
 7. RFP Procedure
 8. Evaluation Criteria
- **Aerial Photo of Site Area**
- **Photos of Existing Structures on Subject Parcels taken from street view**
- **Minutes of Council Workshop Meeting for January 23, 2001**
- **Downers Grove Community Background**
- **Demographic and Economic Forecast for Downers Grove, Illinois**
- **Downers Grove EDC Central Business District Redevelopment Flyer**

1. Purpose of RFP for Downtown West Improvement Project

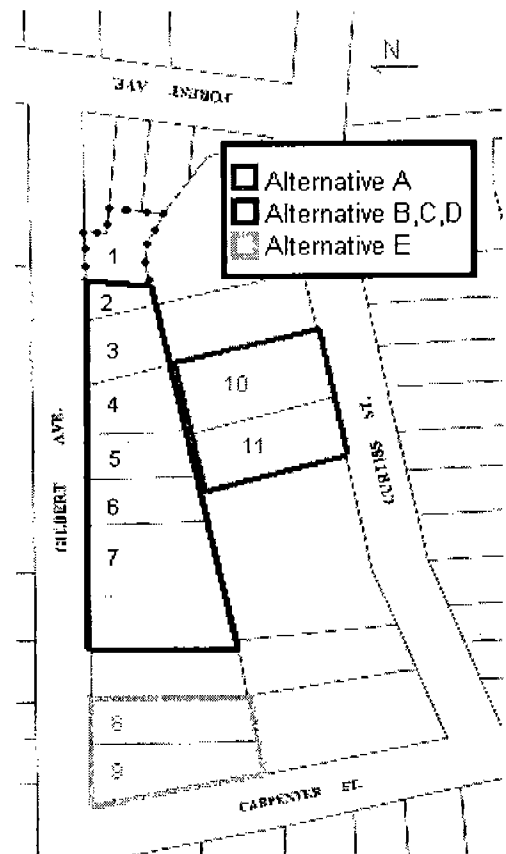
The purpose of this Request for Proposals (RFP) is to identify a qualified builder, developer or development team to plan and construct the optimal alternative for improvement of the Village-owned residential property on Gilbert and/or Curtiss Streets in Downers Grove, Illinois. The Village has owned several of these parcels since the late 70's/early 80's and is now interested in returning the parcels to private ownership in a manner that accomplishes its redevelopment objectives for the area.

The subject parcels are immediately west of the Downers Grove Central Business District (CBD) in a highly visible residential neighborhood with a historic character and active citizenry. The location is within one block of the recently renovated Downers Grove Library and two blocks from the heavily traveled Main Street Metra Rail Station. The CBD will begin the fourth of a four year infrastructure redevelopment project in the spring of 2001, an effort which has already attracted substantial business and residential redevelopment, promising to enhance the vibrancy of the downtown district.

2. Project Summary

2.1. Project Concept: The Village is seeking proposals for improvement of the residential subject parcels that would accomplish the Village objectives stated below. The Village will consider and evaluate all proposals that fall within any of the design parameters summarized below in alternatives A through E and described in greater detail in Section 5. The map to the right identifies the location of each parcel. Briefly, the alternatives are as follows:

- A.** Demolish existing structures and construct attached single-family units on the Curtiss Street subject parcels 10 & 11.
- B.** Demolish existing structures and construct attached single-family units on the Gilbert Street subject parcels 2-7 (Gilbert Street subject parcel 1 is privately owned, but the owners have indicated an interest in selling the property if it would benefit a redevelopment project).
- C.** Demolish existing structures and construct detached single-family houses on the Gilbert street subject parcels 2-7.
- D.** Renovate and construct additions to existing structures on Gilbert Street subject parcels 2-7.
- E.** Renovate and construct additions to existing structures on Gilbert Street subject parcels 8 & 9.



Interested companies may submit proposals for any of a combination of the alternatives A-E listed above and described in Section 5 of the RFP document. Those companies that

submit proposals for attached single-family redevelopment may combine the parcels identified in alternatives A & B. If this option is exercised, companies should be aware of and respond to the site constraints, zoning regulations and density preferences that are present. These issues are explained in greater detail within this RFP document.

3. Village Objectives

- Enhance the aesthetic and historic character of the neighborhood with residential structures that are distinctive, of high quality and in harmony with the existing environment.
- Increase area property values, thereby contributing revenue to the Village's downtown tax increment financing district, which has been in place since 1997.
- Optimize the Village's benefits in utilization of the site given low-density preferences.
- Provide for sound, owner-occupied structures that are well maintained and will enhance the appearance of the neighborhood.

4. Site Area Information

4.1. Location: All subject parcels contained within the block bounded by Gilbert Street to the north, Carpenter Street to the west, Curtiss Street to the South and Forest Street to the east.

4.2. Zoning: --Disclaimer-- it is the developer's responsibility to thoroughly review the Zoning Ordinance in its entirety. A brief synopsis of the applicable provisions of the Zoning Ordinance is provided within this RFP.

The subject area is zoned R-6, Multiple Family Residence. Despite this designation, proposals should not exceed the density parameters described in this document. The preferred use for the subject parcels is attached or detached single-family residences even though the district permits multi-family.

The chart on page 5 outlines certain applicable Zoning Ordinance requirements as applied to either attached or detached single-family residences. Please note that the lot area and lot width requirements within the chart are as applied to existing lots only. Under the Subdivision Control Ordinance, newly created or reconfigured lots must meet a minimum 10,500 square feet in area, 75 feet in lot width, and 140 feet in lot depth. Any resubdivision or lot reconfiguration would trigger the minimum requirements of the Subdivision Control Ordinance, and further, would void any existing non-conformities.

Many of the lots have varying degrees of lawful non-conformities with respect to their lot area, lot width and/or lot depth. So long as these nonconforming lots are at least 75% of the minimum required lot area and lot width, the lots remain buildable if they are left in their current configurations, and provided that all other applicable bulk requirements are met.

There are, however, lots within the subject area that do not meet this requirement, and must therefore be used in conjunction with adjacent lots to meet the minimum requirements as to lot area and lot width.

Zoning Ordinance Requirements for the R-6, Multiple Family Residence District

	As Applied to Detached Single Family Residences	As Applied to Attached Single Family Residences
Minimum Lot Area *	7,500 square feet minimum	10,500 square feet minimum; 4,000 square feet for each dwelling unit
Minimum Lot Width *	50 feet minimum	80 feet minimum
Maximum Height **	35 feet maximum	35 feet maximum
Maximum Lot Coverage	40% maximum lot coverage, including accessory buildings	40% maximum lot coverage, including accessory buildings
Minimum Floor Area	950 square feet, excluding cellars and garages	950 square feet, excluding cellars and garages
Minimum Front Yard	25 feet plus an additional 1 foot of setback for every 2 feet in height over 20 feet	25 feet plus an additional 1 foot of setback for every 2 feet in height over 20 feet
Minimum Side Yard	5 feet plus an additional 1 foot of setback for every 1 foot in height over 20 feet	5 feet plus an additional 1 foot of setback for every 1 foot in height over 20 feet
Minimum Rear Yard	20 feet plus an additional 1 foot of setback for every 1 foot in height over 20 feet	20 feet plus an additional 1 foot of setback for every 1 foot in height over 20 feet

* The minimum lot area and lot width requirements noted in this chart apply only to existing lots. Newly created lots must meet the minimum lot area and lot width requirements of the Subdivision Control Ordinance.

** Height is measured from the average grade at the front of the structure to the highest point of the roof for a flat roof; to the deck line for a mansard roof; or to the midpoint between the eave and the peak for a hip, gabled, or gambrel roof.

4.3. Parcel Dimensions:

Parcel	Address	Area - Square Feet	Comment
1	1111 Gilbert (Privately Owned)		A
2	1115 Gilbert	2,423	A
3	1119 Gilbert	5,797	A
4	1123 Gilbert	6,273	
5	1127 Gilbert	5,494	A
6	1131 Gilbert	6,056	
7	1137 Gilbert	19,770	B
8	1201 Gilbert	8,825	
9	1203 Gilbert/ 5115 Carpenter	9,863	
10	1122 Curtiss	12,848	
11	1128/1126 Curtiss	10,599	
Total Area Gilbert Parcels 1-7		45,812	
Total Area Gilbert Parcels 8-9		18,688	
Total Area Curtiss Parcels 10-11		23,447	

Comment

- A Cannot meet 75% rule - must be used in conjunction with adjoining property
- B Subdivision Control Ordinance Regulations will not allow this property to be subdivided

NB: Area data obtained from Village's GIS Database. Plats of survey are currently being completed and will provide more precise data on area of the parcels

4.4. Other Constraints: The following constraints are present in the site area and may impact design concepts:

4.4.1. An 11-foot diameter trunk storm sewer that carries St. Joseph's Creek below the surface of the Central Business District exists within the site area. The Village maintains an easement along the path of the pipe that allows access to the storm sewer (see aerial photograph). No structures, including garages will be permitted above the storm sewer easement. The placement of support amenities such as surface parking or drives, however, is acceptable.

4.5. Appraised Values: The chart to the right indicates the appraised values for all of the subject parcels. These figures represent the minimum amount at which the Village is willing to sell

Landbank Property Appraisal Results
Appraisals conducted November 2000

	Address	Appraised Value
1	1111 Gilbert (Privately Owned)	\$
2	1115 Gilbert	
3	1119 Gilbert	
4	1123 Gilbert	
5	1127 Gilbert	
6	1131 Gilbert	
7	1137 Gilbert	
8	1201 Gilbert	
9	1203 Gilbert/ 5115 Carpenter	
10	1122 Curtiss	
11	1128/1126 Curtiss	
Totals:		
Village Owned Gilbert Properties		\$
Gilbert Properties 1111-1137		
Curtiss Properties		

Undisclosed
in
Draft

each parcel, yet market factors will be considered in determining the final price of the parcels.

4.6. History: Early residents of Downers Grove built several of the homes on the Gilbert/Curtiss Street block between the late 1880's and mid 1920's. In December of 1978, the Village Council adopted a land banking policy that declared the Village's intent to purchase and hold property in certain situations to facilitate use of that land in accomplishing objectives of the Comprehensive Plan and other policies of the Village. The Gilbert Street block was targeted as a site for higher density redevelopment and the first property, 1122 Curtiss, was purchased on July 30, 1979. While the original policy anticipated high-density redevelopment in the Gilbert Street neighborhood, the Council's current preference is to maintain a relatively low density, consisting of either attached or detached single family residences.

The most recent house purchase took place in 1990. The Village Council has since determined that a continuation of the land-banking policy in this neighborhood is not appropriate, and that the properties should be transferred back to private ownership. In the process of doing so, the Village Council has authorized staff to obtain proposals for improvements that would enhance the character of the neighborhood.

5. Project Alternatives and Parameters

This project has been the source of a great deal of dialogue among elected officials, local residents and village staff. The alternatives that are identified by this RFP document represent the collaborative efforts of these groups. It is anticipated that these alternatives will result in a variety of quality proposals that are acceptable to all the interests that have participated in this process, resulting in a design product that enhances and highlights the quality of the neighborhood and the larger community. The following alternatives and parameters will hopefully guide the project design and still allow for the creativity, knowledge and insight that an experienced developer/architect will be able to provide.

5.1. Alternative A: Redevelopment of Single Family Attached Units on Curtiss Street parcels 10-11

5.1.1. This alternative seeks proposals for redevelopment of the two subject parcels on Curtiss Street. Plans should exhibit the aesthetic and architectural character of the neighborhood, particularly reflected by the homes on the other side of the street. Greater consideration will be given to those proposals that make use of historic architectural elements. A row-house concept would be appropriate for this site area. Parking for the units should be accessible from the rear of the structure.

5.1.2. Proposals should not locate structures, including garages, on Village's easements. The placement of support amenities, such as surface parking or drives is appropriate, though approval by the Department of Public Works will be required before the Village agrees to a limited release of the easement. (See 4.4.1.)

5.1.3. This is the only alternative available for redevelopment on the Curtiss Street subject parcels 11-12.

5.2. Alternative B: Redevelopment of Single Family Attached Units on Gilbert Street parcels 2-7

5.2.1. This alternative seeks proposals for redevelopment of attached single-family residences on the subject parcels 2-7. Plans should exhibit the aesthetic and architectural character of the neighborhood. Greater consideration will be given to those proposals that make use of historic architectural elements.

5.2.2. Alternative B may be combined with Alternative A in a proposal that seeks redevelopment attached single-family residences on subject parcels 2-7 and 11-12.

5.2.3. If it benefits the project, proposals for redevelopment of this site area may include the privately owned property at 1111 Gilbert St. (Parcel 1). The owners have expressed a willingness to sell the property, allowing it to be incorporated into a redevelopment scenario. The privately owned property at 1143 Gilbert Street, however, is not available for sale.

5.2.4. Proposals should not locate structures, including garages, on Village's easements. The placement of support amenities, such as surface parking or drives is appropriate, though approval by the Department of Public Works will be required before the Village agrees to a limited release of the easement. (See 4.4.1.)

5.3. Alternative C: Redevelopment of Single Family Detached Units on Gilbert Street parcels 2-7

5.3.1. This alternative seeks proposals for redevelopment of detached single-family residences on the subject parcels 2-7. Plans should exhibit the aesthetic and architectural character of the neighborhood. Greater consideration will be given to those proposals that make use of historic architectural elements.

5.3.2. Proposals based on this alternative should pay especially close attention to the Zoning Code provisions outlined in section 4.2

5.3.3. Proposals should not locate structures, including garages, on Village's easements. The placement of support amenities, such as surface parking or drives is appropriate, though approval by the Department of Public Works will be required before the Village agrees to a limited release of the easement. (See 4.4.1.)

5.4. Alternative D: Renovate/Construct Additions to Existing Structures on Gilbert Street parcels 2-7

5.4.1. This alternative seeks proposals for the renovation and construction of additions to the existing structures on Gilbert Street subject parcels 2-7. Plans should maintain the aesthetic and architectural character of the existing structure and the larger neighborhood. Greater consideration will be given to those proposals that make use of historic architectural elements.

5.4.2. Proposals should not locate structures, including garages, on Village's easements. The placement of support amenities, such as surface parking or drives is appropriate, though approval by the Department of Public Works will be required before the Village agrees to a limited release of the easement. (See 4.4.1.)

5.4.3. Proposals for renovation/construction of additions must convert all two-flats to single family residences.

5.5. Alternative E: Renovate/Construct Additions to Existing Structures on Gilbert Street parcels 8-9

5.5.1. This alternative seeks proposals for the renovation and construction of additions to the existing structures on Gilbert Street subject parcels 8-9. Plans should maintain the aesthetic and architectural character of the existing structure and the larger neighborhood. Greater consideration will be given to those proposals that make use of historic architectural elements.

5.5.2. Proposals should not locate structures, including garages, on Village's easements. The placement of support amenities, such as surface parking or drives is appropriate, though approval by the Department of Public Works will be required before the Village agrees to a limited release of the easement. (See 4.4.1.)

5.5.3. Proposals for renovation/construction of additions must convert all two-flats to single family residences. For alternative E, parcel 9 is a two-flat structure.

5.5.4. This is the only alternative available for the Gilbert Street parcels 8 & 9.

6. Response Submissions and Developer Qualifications

The minimum requirements for RFP responses are listed below. Submittal documents must contain the information requested in items 6.1-6.9. Three (3) original packages must be submitted to the Redevelopment Department by 5:00 p.m. on the proposal due date.

- 6.1. Project Elements** – A clear description of the proposed project that identifies which alternative(s) (A-E) the proposal satisfies. *Yet to be completed*
- 6.2. Project Budgets** – *Yet to be completed*
- 6.3. Financials** – *Yet to be completed*
- 6.4. Project Team** – Identification of the key members of the of the development team, including developer, architect, contractor, and other critical roles.
- 6.5. Project Team Experience and Background**– Briefly summarize of the expertise and experience of each member and company of the project team. Include the following for each company on the project team:
 - Legal name of the company
 - Location, size and date the company was established.
 - Type of business (corporation, partnership, joint venture, etc.)
 - Parent company, if firm is a subsidiary or affiliate
 - Parent company product, services and mission, if applicable
 - Number and scope of projects on 2001/2002 workplan
 - Litigation/bankruptcy/foreclosure history

Also, list, describe and identify the location of comparable projects. Photographs of the comparable projects should also be provided.

- 6.6. Team References** – Provide a list of three (3) references from municipalities or counties with which you have worked. The list should include a specific contact

name, address, phone number, and agency of employment. Each reference should include a brief description of the project developed with the reference.

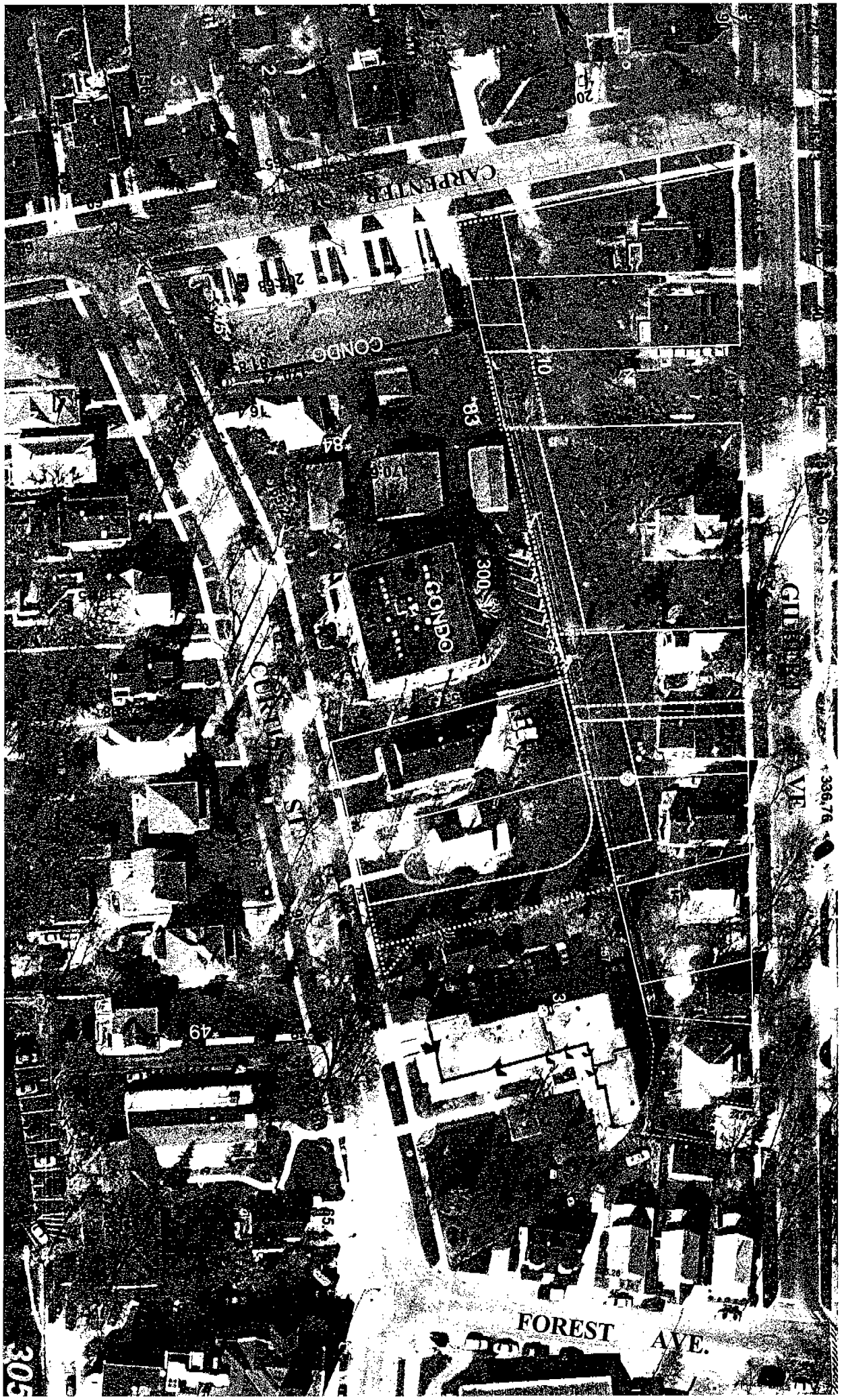
- 6.7. Project Schedule** – A summary project schedule, starting at the execution of a Development Agreement, with significant milestone events including sequencing and estimated start/completion dates for each structure.
- 6.8. Project Team Objectives** – In a brief summary, provide a description of the objectives of the Project Team in undertaking this project. Indicate what the project team hopes to gain by completing this project and how it will compliment your other work.

7. RFP Procedure

- 7.1. RFP packages will be available at Downers Grove Village Hall as of the RFP release date and, upon request, will be mailed to interested companies. Any questions regarding the RFP may be directed to ____.
- 7.2. The complete response packages must be submitted by 5:00 p.m. on the proposal due date of ____ to:
- Michael Baker
Assistant to the Village Manager
801 Burlington
Downers Grove, IL 60515
Phone: 630.434.6877
- 7.3. An Architectural Review Team comprised of Village residents and officials will serve as the selection committee and review the proposals. Once the submissions have been reviewed and the evaluation criteria applied, the selection committee will create a “short list” (maximum of 3) of groups to interview.
- 7.4. The interview process will allow the selection committee to discuss the proposal with members of the project team, ask questions, and clarify the project and the team’s capacity to finance and execute it.
- 7.5. After the interview, the selection committee will reconvene and recommend one group to the Village Council. That group, in conjunction with the selection committee, will present the project to the Village Council for final approval.

8. Evaluation Criteria

Yet to be completed



CARPENTER

CONDO

83

84

76

CONDO
300

GILMAN

49

305

FOREST AVE.

336.78



Parcel 2: 1115 Gilbert Street



Parcel 3: 1119 Gilbert Street



Parcel 4: 1123 Gilbert Street



Parcel 5: 1127 Gilbert Street



Parcel 6: 1131 Gilbert Street



Parcel 7: 1137 Gilbert Street



Parcel 8: 1201 Gilbert Street



**Parcel 9: 1203 Gilbert/5115 Carpenter
Street facing Gilbert**



**Parcel 9: 1203 Gilbert/5115 Carpenter
Street facing Carpenter**



Parcel 10: 1122 Curtiss Street



Parcel 11: 1126-28 Curtiss Street

Village of Downers Grove Community Background

Downers Grove was founded in 1832 by Pierce Downer and incorporated in 1873. Today, the Village has combined historical and new developments to create a unique environment that offers an excellent quality of life for all. The Village of Downers Grove occupies 13 square miles in DuPage County, and is situated only 25 miles west of Chicago's business "loop". Through long range planning, the principal land use in Downers Grove is residential, and more than 15% of the land is forest preserve or parks acres.

Housing & Population

Downers Grove has seen a continual stable population growth, which is forecast to reach 55,900 people in 2010. Residents' average age is 37.5 years and gender ratio is split almost 50% male and female, with more than 60% of those 15 and older married and living with a spouse. Most of the eligible population is employed, with 2.1% being unemployed. Twenty-five percent of Downers Grove's employment is in manufacturing, while 75% is in non-manufacturing. The estimated median income of the Village's population is \$70,573. There is a diverse and excellent housing stock in Downers Grove, ranging from small, historical homes to luxury custom-built family homes. Almost 80% are single-family units, with 75% being owner-occupied.

Education

Downers Grove has award-winning schools, with 5,500 students in two elementary public school districts (Districts 58 & 69) operating 13 schools and one public high school district (district 99) with two high schools currently serving 5000 students. A small area of Downers Grove is served by Woodridge School District 68 and Darien Districts 66 and 61. In addition, the Village has many private school alternatives including The Avery Coonley School and several parochial schools serve the Village's needs. Benet

Academy and other parochial high schools are located in adjoining towns.

The College of DuPage serves all of DuPage County, and Downers Grove is home to Midwestern University, which offers accredited programs in the field of medical training including osteopathic medicine, pharmacology and physician assistantship.

All of the Chicago area's leading public and private higher education establishments are located within an hour's drive from the Village.

Leisure & Recreation

The Downers Grove Public Library is located in the Main Street Central Business District and has 250,000 items for lending, including books, videos, recordings and pamphlets. The library has had the highest circulation of the 84 public libraries in the Suburban Library System for the past five years, averaging an impressive library use of 48 items per household each year. Construction began on a new library in 1997.

The Downers Grove Park District was established in 1946 and now offers residents a range of facilities on 555 acres encompassing activities from tennis, soccer and jogging to an 86-acre, 9-hole golf course and a downtown band shell. Thousands of leisure programs are offered to residents every year. The Indian Boundary YMCA has an indoor swimming pool, field house and fitness center.

There are also several private fitness, swimming and country clubs, as well as bowling alleys, and indoor activity areas for adults and children.

Lyman Woods offers 98 acres of oak savanna, wetland and prairie. Morton Arboretum, located adjacent to the Village, offers 1,500 acres with thousands of tree and plant species from all over the world.

In addition to the Village's major cinema complex, the Tivoli Theater in downtown Downers Grove provides family-oriented films and programs. Opened in Downers Grove in

1928, it was the second theater in the US to accommodate sound films. When the theater was recently restored, a 1924 "Wurlitzer" organ was installed.

The Village has more than 30 places of worship for most religious denominations.

Shopping & Dining

Retail shopping opportunities abound within the community, with the Main Street Central Business District, which has been a commercial center since the 1800's, evolving into a center for retail businesses, restaurants and coffee shops, community and cultural facilities as well as banking and other service businesses. Other shopping areas feature major retail chains, a wide variety of automobile dealerships, restaurants, specialty shops and services. On Ogden Avenue, which runs through the Village, an area of more than half a million square feet is devoted to shopping and services. At the north end of Downers Grove, along Butterfield Road, an area of almost a million square feet is available to retail and service facilities.

Specialty shops and services are the mainstay of the Fairview avenue business district, near the Metra commuter station.

Two major shopping areas are located near residential areas on 63rd Street and a major retail area of more than three and a half million square feet is located on 75th street, with the majority in Downers Grove, and the balance occupying the neighboring towns of Darien and Woodridge.

There are more than 100 restaurants within the Village's boundaries, satisfying a wide variety of tastes, and there are close to 900 hotel and motel rooms catering to all budgets and easily accessed by interstate and local highways.

Also located within a ten minute drive are major shopping malls at Oakbrook Center in Oakbrook and Yorktown Shopping Center in Lombard.

Health Care

Good Samaritan Hospital is located in the northeast corner of the Village. Established in 1976, the hospital has 386 beds and is one of the Chicago area's leading trauma and cardiac care facilities. There are almost 600 doctors and almost 100 dentists in the community.

Public Safety

The Village of Downers Grove has a nationally accredited police department and operates a full-time fire department, which has a class four insurance rating.

Account: W05405
 Site: 29379

Demographic and Income Forecast
 PREPARED FOR:
 Downers Grove EDC

2/15/01

Area: Village of Downers Grove

Snapshot	1990 Census	2000 Update	2005 Forecast
Population	46,858	51,370	53,725
Households	17,660	19,511	20,471
Families	12,789	13,505	13,865
Average Household Size	2.63	2.62	2.61
Owner-occupied HHs	13,871	15,769	16,763
Renter-occupied HHs	3,789	3,742	3,708
Median Household Income	48,226	65,775	72,934
Average Household Income	55,424	86,473	99,991
Per Capita Income	20,891	32,900	38,160
Median Age	34.6	37.9	39.2

Annual Percent Change for 2000-2005

Trends	Area	National
Population	0.92%	0.88%
Households	0.98%	1.04%
Families	0.53%	0.74%
Owner HHs	1.26%	1.41%
Per Capita Income	3.20%	4.57%

Households by Income	1990 Census		2000 Update		2005 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,860	10.5%	1,005	5.2%	849	4.1%
\$15,000 - \$24,999	1,851	10.5%	1,056	5.4%	995	4.9%
\$25,000 - \$34,999	2,042	11.5%	1,503	7.7%	1,191	5.8%
\$35,000 - \$49,999	3,517	19.9%	2,888	14.8%	2,821	13.8%
\$50,000 - \$74,999	4,731	26.8%	4,785	24.5%	4,676	22.8%
\$75,000 - \$99,999	2,070	11.7%	3,531	18.1%	3,685	18.0%
\$100,000 - \$149,999	1,144	6.5%	3,203	16.4%	4,076	19.9%
\$150,000+	468	2.6%	1,540	7.9%	2,176	10.6%

Population by Age	1990 Census	2000 Update	2005 Forecast
< 5	3,656	3,566	3,609
5 - 14	6,299	7,257	7,223
15 - 19	2,759	3,044	3,224
20 - 24	2,774	2,401	2,630
25 - 34	8,343	6,525	6,389
35 - 44	8,224	9,823	9,303
45 - 64	9,095	12,072	14,239
65 - 74	3,233	3,404	3,523
75 - 84	1,910	2,496	2,669
85+	565	782	916

Race and Ethnicity	1990 Census	2000 Update	2005 Forecast
White	43,667	46,577	48,038
Black	809	953	1,009
Asian/Pacific Islander	1,975	3,182	3,895
Other Races	407	658	783
Hispanic (Any Race)	1,140	2,037	2,548

MINUTES OF WORKSHOP MEETING

DOWNERS GROVE, ILLINOIS

JANUARY 23, 2001

Mayor Krajewski called the Workshop meeting of the Village Council of the Village of Downers Grove to order at 6:30 p.m. in the Committee Room of the Village Hall.

Present: Mayor Brian Krajewski; Commissioners Marilyn Schnell, Thomas Sisul, Michael Gilbert, Sue McConnell; Village Manager Michael McCurdy; Village Attorney Daniel Blondin; Village Clerk April Holden

Absent: None

Visitors: **Press:** Susie Gura, Downers Grove Reporter

Residents: Mary and John Przybyl, 1227 Gilbert; Mary and Jeffrey Mack, 1111 Gilbert; Mark Zabloudil, 620 39th Street; Tom Julian, 6223 Springside; Martin Tully, 3678 Venard; Marilyn Gerloff, 4241 Highland; Vickie Nissen, Downers Grove School District #58; Sue Davison, 4336 Florence; Kevin Devine, 22523 Prairie Crossing, Plainfield; Scott Krafthefer, 4937 Oakwood; Perry Erhart, 3825 Downers Drive; William McCool, 1132 Curtiss; Margaret Adams, 1300 Turvey; Philip Howard, 1115 Gilbert; Robert Lang, 4079 Sterling; Jim Fechner, 1141 Curtiss; Phil Cullen, 5122 Main; Jim McBride, 1217 Gilbert; Mark Kupelka, 1200 Gilbert; Waring and Ellen Webb, 1210 Gilbert; Al Hank, Moore Properties, 315 Quail Ridge; Stephen Daniels, 840 Valley View; Ross Johnson, 1311 Gilbert; Linda Kunze, Downtown Management, 1015 Curtiss; Pat Wenthe, 1316 Grant; Mike Salelak, 1137 Curtiss; Jim Patchett, Conservation Design Forum, 324 North York Road; Ken Willis, Director, Conservation Land Stewardship; Pat Burke, 1320 Oak Hill

Staff: Jerry Sprecher, Deputy Village Manager; Rick Ginex, Police Chief; Sue Brassfield, Grants Coordinator; Bob Jungwirth, Village Engineer; Mike Baker, Assistant to the Village Manager; Marty Lyons, Director, Financial Services; Stan Balicki, Administrative Assistant, Public Works; Brian Pabst, Director of Redevelopment; Ken Rathje, Director of Planning Services

Mayor Krajewski explained that Council Workshop meetings are held the second and fourth Tuesdays at 6:30 p.m. The meetings are video taped live and for later cable-cast over cable channel 6.

The Workshop meeting is intended to provide Council and the public with an appropriate forum for informal discussion of any items intended for future Council consideration or just for general information. No formal action is taken at Workshop meetings.

The public is invited to attend and encouraged to comment or ask questions in an informal manner on any of the items being discussed or on any other subject. The agenda is created to provide a guideline for discussion.

MANAGER

1. Bids:

- a. **CBD Sound System.** The Manager asked that this item be removed from the agenda. He said this item would be reviewed at a later time.
- b. **Police Uniforms.** The Manager said two bids were received for police uniforms. Ray O'Herron was the low bid, but because of performance problems encountered in the past he recommended the bid be awarded to Kale Uniforms in the amount of \$34,671.50.

Regarding police equipment, three bids were received. Ray O'Herron was the low bidder, but he recommended the bid be awarded to Constable Equipment in the amount of \$9,253.50.

He said this would be placed on the February 6 Consent Agenda.

2. **Lacey Creek Restoration Project.** The Manager said the Village has been working on this project for a number of years to restore Lacey Creek, a tributary to part of the DuPage River System. He asked Jerry Sprecher to address this matter.

Jerry Sprecher, Deputy Village Manager, said this goes back to 1995 when the design consultants, Conservation Design Forum, and the Orchard Brook Homeowners Association started the preliminary investigations toward necessary improvements to the wetland and stream bank corridor extending from Highland Avenue to the Tollway. The Village entered into an agreement with the Orchard Brook Homeowners Association in 1998 and has extended the agreement for the last two years.

Mr. Sprecher said he was very pleased that last week DuPage County indicated that with some conditions the project appears ready for permitting. The County has conducted the review and the Village will issue the permit. Outstanding issues include easements and a Corps of Engineers permit.

Mr. Sprecher said staff is asking for Council approval to award a contract to Conservation Land Stewardship in the amount of \$537,332 for design/build services that will include the wetland restoration on both the east and west extremities as well as stream bank stabilization connecting the two wetlands.

Mr. Sprecher said the Village has worked to secure funding for the project. He asked for authorization of an intergovernmental agreement with the DuPage County for funding up to \$140,000. As a part of this agreement, the County will require the Village to pursue other grants. He also asked for authorization for a grant application for C-2000 funds in the amount of \$100,000 from the State of Illinois Department of Natural Resources to be submitted next month.

Mr. Sprecher reviewed the overall funding for the project which totals \$599,000 in committed funds. This funding would provide for the construction project scheduled to take place over the next year. He said he projects \$185,000 of maintenance costs over a five-year period. The County anticipated the maintenance costs as part of their \$140,000 commitment. The Village's participation would continue to be in the amount of \$140,000.

Mr. Sprecher asked Jim Patchett, of Conservation Design Forum to provide an overview of the project.

Jim Patchett, President, Conservation Design Forum, said he was joined by Ken Willis, Director of Conservation Land Stewardship. Conservation Land Stewardship will be responsible for doing the on-site implementation and restoration work. He said this project includes the pond area west of Highland Avenue in the Orchard Brook Subdivision and a portion of the tributary to Lacey Creek that extends into Innisbrook Development. The project will entail about 2,400 feet of stream bank restoration as well as pond and wetland restoration in the east and west wetland areas. In addition to the stream corridor and the buffering, there will be approximately 9 ½ acres of prairie and woodland restoration including restoration of approximately 500 trees and shrubs. Most of the overall work will be completed this year. There will then be ongoing management and enhancement plantings over the next few years. Approximately 17,000 native plugs will be installed and seeds will be planted as well.

Regarding the implementation schedule, Mr. Patchett said they plan to start in late February. The plantings will occur in late spring. All of the construction is scheduled to be completed by the end of June.

Mayor Krajewski complimented the staff, the Orchard Brook Homeowners Association and Commissioner Gilbert for their hard work and persistence. He said this is a restoration project and the County has the same rules for restoration as for development.

Manager McCurdy said Mr. Sprecher agreed to sit on a committee to review the County's permitting process with the County Department of Environmental Concerns.

The Mayor said future projects need to take into consideration County guidelines as the County does not recognize all allowable methods.

Commissioner Gilbert said the County deserves thanks for working so hard. He thanked Perry Erhart for his persistence. He also recognized the contributions of Tom Bennington and Wally Brown for their efforts. He said this project will finally go forth.

Commissioner Sisul said he was impressed that this project started with the residents first identifying and analyzing the problem and then bringing it to the Village. At that point, they did not know if there would be any commitment by anyone else to participate in this with them.

Commissioner Schnell said this benefits the Orchard Brook area as well as the entire stream area including Lyman Woods.

The Mayor said this goes into Innisbrook as well and should help that area.

The Manager said staff is seeking approval for a contract totaling \$537,332 with Conservation Land Stewardship, an affiliate of Conservation Design Forum, for design/build services for the completion of restoration work. Of that amount, \$17,660 is a change order to the original design services contract with Conservation Design Forum. Staff is also requesting approval of an intergovernmental agreement with DuPage County for funding up to \$140,000 and authorization to submit a grant application for \$100,000 for C-2000 funds. This will be on the February 6 Active Agenda.

3. **Landbank Discussion.** The Manager said this was workshopped two weeks ago and is a continuation of the discussions held at that time. He said the Council and staff have received many comments. He and the Mayor have met with a variety of groups in the community

including a group of realtors, representatives from the neighborhood as well as the Downtown Management Board to find a common ground as to how to proceed.

Mayor Krajewski said he, the Manager and staff met with five real estate brokers including Megan Schroeder, Liz Chalberg, Jan Kopis, George Nicholaou and Larry Musielak. He and the Manager also met with Wally Brown, a DuPage County Board member who lives on Gilbert Street, as well as John Przybyl and Jim McBride. A third meeting was held on Saturday with Jim Russ, Jr., Chairman of the Downtown Management Board, Linda Kunze, Ross Johnson, Wally Brown, Jim McBride, John Przybyl and Dave Tatterson. The purpose of the meetings was to set out staff goals. The Mayor said he also outlined his goals for the area.

The Mayor provided the history of the landbank. In 1978 a resolution was passed establishing the Landbank Policy. The Mayor reviewed the policy. He said the last of the ten parcels was purchased in 1990.

Four years ago the Council established a TIF district in the downtown in order to pay for the downtown infrastructure improvements. By way of a slide presentation he described the construction project costs. He said those costs are almost complete for the infrastructure expenses. Bonds were secured to pay for the construction costs. The bonds are to be paid back by the TIF revenues, development and the Capital Projects fund. The Capital Projects fund is used for future projects within the Village such as streets, sidewalks, etc. He outlined the effects of the TIF. If TIF revenues are lower than anticipated, there is greater dependency on the Capital Projects fund. If higher than anticipated TIF revenues, there would be less dependency on the Capital Projects funds.

The Mayor said the real estate brokers reported that the landbank is a very valuable piece of land. He said they were in agreement that they preferred to see townhouses and rowhouses at that location; however, they said that anything along the railroad tracks in the West suburbs is desirable, including single-family residences. There are only 81 houses on the market in Downers Grove. Anything put in that location will be in high demand.

The Mayor said once these properties came off the market, no property taxes have been paid. As a result approximately \$500,000 has been taken off the tax rolls over the 23 year period the Village has owned the properties. In addition, the loss in TIF revenues over the past four years is estimated to be between \$150,000 and \$220,000. Had the landbank properties been disposed of prior to the TIF, the incremental value is lost to the taxing bodies over the 23-year period of the TIF. That money cannot be recovered.

The Mayor said density was not considered an issue by any of the groups he met with. The Downtown Management Board stated that this area is a gateway coming into the downtown and needs to be esthetically pleasing and fit into the character of the neighborhood. The residents expressed the same concern. He said he told the groups that his position is that this is a valuable piece of property. He said he feels the Village has to get some value on that property.

The Mayor recommended the Council authorize two RFPs. The first RFP would be for six properties on Gilbert Street and the Curtiss Street properties asking for proposals for rowhouses and townhouses. Included in this would be a request to breakout the proposal for Curtiss Street only. In addition he recommended a new advisory committee to review the structures and recommend to Council what the design would look like. He described slides of various structures.

The Mayor said a second RFP would be sent out to home builders to give them the ability to submit proposals including reconfigurations of lots and restoration of existing homes or new developments. He said once the RFPs have been received developers would be able to advise the Village as to the costs and the value of the proposed homes.

The Mayor outlined the primary goals to: 1) to get out of the landlord business; 2) to ensure the value of the properties and 3) to control what goes there in terms of appearance. He said collateral issues include reducing the Concentrated Central Area and determining the status of St. Joe's Creek.

Commissioner McConnell said she thought these were great ideas. She said she would like to see the Council go forward with them. She said it is important to tie the design ideas such as turn-of-the-century brick structures in the RFP and to try to maintain the ambience of the area such as trees and green space. She recommended involving the same group of constituents in reviewing the RFP to continue the spirit of cooperation.

Commissioner Gilbert said he supports the plan 100%.

The Mayor said the Village Manager will look into procedures for Requests for Qualifications to ensure that proposals are received from qualified people.

Commissioner Gilbert asked about the timeframe for the RFPs.

Manager McCurdy said how the RFP is crafted is important. He said the processes will take a number of months. He estimated six to eight weeks to prepare the RFP.

The Mayor suggested looking at what other communities have done.

In response to Commissioner Gilbert, the Manager said the Village will continue to hold all of the landbank properties until the RFPs are returned.

Commissioner Sisul said he was encouraged by tonight's presentation. He said the pedestrian level ambience will be very beneficial to the whole community. He said it is important to keep in mind that this is being designed for the whole community to put back into the tax rolls something that will be of benefit to all of the taxing bodies and be worthwhile for everyone. He said he is very supportive of the project.

Commissioner Schnell said it is important to involve citizens in the process if it is going to work correctly. She said that has been done in this instance. She said the proposal tonight takes the best of all of the stakeholders. She said there is much to be learned from the last workshop and allows both the Council and the Village to grow. She said citizens have been empowered to be part of the process, an extremely positive outcome.

Commissioner Schnell said there are many talented citizens who are architects and know about redesign and building. She recommended getting them involved in the RFP process so that the RFP can set out what the Village is looking for. She suggested using some of those same people in architectural review. She said the RFP needs to be specific and needs to outline the concerns of the residents who live in the area as well as the concerns of the Council. She said the final product needs to look like it belongs there. She said she does not want to lose the idea of rehabbing some of the houses. She said many realtors have told her that Downers Grove is a great place to buy an old house and rehab it. Returns can be 25% on the value of the house. She

said it is important to be cognizant of the fact that some of the houses could be saved. She said this is an important part of the RFP process.

The Mayor said builders will be able to advise the Council if rehabs are an option. He said it does not bother him whether the outcome is single-family homes, rowhouses or townhouses as long as it fits in the neighborhood and has value.

The Mayor reiterated that the Council is not deciding issues at a workshop meeting, but is trying to figure out solutions.

John Przybyl, 1227 Gilbert, thanked the Mayor, Manager and Council for their help. He said the meeting of the Downtown Management Board was productive as well. He said the smaller meetings held last week were very valuable and he recommended incorporating them in the workshop process. He said the options are well thought out and he thinks they will work out well. He brought pictures of possible structures to share with the Council.

Phil Howard, 1115 Gilbert, said he rents one of the landbank houses. He asked about the timeline and the lease provisions.

The Mayor said the Manager was in the process of sending letters to the tenants. The leases expire May 31, 2001. If the Village is not ready to dispose of the properties at that time, month-to-month leases will be extended.

Kevin Devine of Plainfield asked if individuals could submit RFPs for one property. The Mayor suggested waiting until the RFPs are returned to the Council.

Diane Lewis Callahan, 1307 Gilbert, said she worked in the Planning Department of the Village at one time. She is a Gilbert Street resident and has been a residential realtor since 1978. She said she has some concerns. She said she likes Commissioner Schnell's ideas to keep the western edge single-family residential. She said the most dense use is not necessarily the best for the community. She expressed concern about St. Joe's creek. Her home backs up to the creek. Since 1986, they have lost between 1½ and 2 feet. She said she is concerned about the effect of new development on the creek. She said the lots on Gilbert would need to be reconfigured. She said she would like to see some of the homes retained as single-family.

The Mayor said the Council agreed that the two houses on the west side would stay as they are. Under discussion are the six houses from 1137 to 1115 Gilbert. With respect to the impact on the creek, the Mayor said a workshop was held in July 1999 in regard to what could be built on the property.

The Manager said the understanding is no structures would be built on the pipe that goes under the ground.

Commissioner Sisul suggested Ms. Callahan be sent a copy of the Workshop minutes of July 12, 1999.

The Mayor said an RFP for rowhouses and townhouses needs to include Mr. Mack's property at 1111 Gilbert even though the Village does not own it. Further, he asked the Manager to have staff approach the owner at 1122 Curtiss to explain the plan for Curtiss and ask them if they want to be included.

Commissioner Sisul suggested making a note in the RFP to include these properties.

Jeff Mack, 1111 Gilbert, said he would like to be included in the RFP. He said he is pleased to see how people have come together.

Jim Fechner, 1141 Curtiss, said he was here with his neighbor, Mike Salelak of 1137 Curtiss. He said there has not been much discussion about the Curtiss Street landbank properties. He said he is in support of the proposal presented. He said they do not want a condominium building.

Commissioner Schnell said she agrees with reviewing the Concentrated Central Area and rezoning the properties. She suggested writing to the residents in the CCA and those whose properties are zoned R-6 and get a sense of what they want. She said this might lend itself to one rezoning for all of the affected properties.

The Mayor said the Zoning Commission will address this issue at their next meeting. He suggested a mailing to the residents in the affected area to notify them of the Zoning Commission meeting and the agenda items.

Commissioner Schnell said it is extremely important to communicate with the area residents.

Commissioner Sisul said the Council has had a program assigning Council members as neighborhood liaisons to a particular area. The Council member is assigned not to become an advocate for the group or to make commitments on the part of the Council, but rather to provide information and to keep the Council apprised. He suggested reviving this practice.

Commissioner Gilbert clarified that two RFPs would be prepared. The Mayor said within the second one, homeowners could submit proposals for rehabilitation or reconfiguration.

The Mayor said there are six homes in the area. Staff estimates the value at \$2 million. The Mayor directed staff to move forward with the two RFPs. He asked residents to contact the Village Manager with information about homes they feel may be appropriate and fit in the area. He further directed staff to identify people for the review board. Staff were directed to bring the RFPs back to Council for authorization and also directed to proceed with the Request of Qualifications (RFQs).

Commissioner Schnell urged the staff to be forward thinking in sending out the RFPs and RFQs and to search for creative people.

4. **Ogden Avenue TIF.** The Manager said following the public hearing on November 21, 2000 the Village Council asked staff to meet with District 58 to alleviate some of their concerns. Staff has prepared an intergovernmental agreement proposing revenue sharing with District 58. He asked Attorney Dan Blondin to address this issue.

Village Attorney Dan Blondin said the impetus for this agreement was concerns raised during the public hearing related to the Ogden Avenue TIF in relation to its perceived potential for negative impacts on District 58. Staff was asked to develop a revenue-sharing agreement with District 58 to share the increments and to ensure that there were no negative impacts on District 58 tax revenues as a result of the creation of the Ogden Avenue TIF if the Council elects to proceed forward with the TIF.

Mr. Blondin said the culmination of the negotiations is set forth in the agreement. This addresses the increment that would be associated with the District 58 levy. Tax increment financing works by freezing the tax base equalized assessed valuation (EAV) within the district. It is against this EAV that the future taxes from other taxing districts will be collected. The difference between the frozen EAV and what the increased EAV will be over time as a result of the TIF represents the increment through which the tax increment financing district receives funds. Staff is proposing that 50% of the tax increment received by the Village attributed to District 58 would form the basis for an "educational benefit" payment to be made from the Village to District 58. To the extent that the TIF district realizes an increase in property values, there will be a 50% base from which these payments can be made. If there is no increase in EAV then payments to District 58 will not be made.

Mr. Blondin said this calls for the Village to make payments to District 58 from non-TIF revenue sources. This is required as a result of provisions within the TIF laws. Additionally, this is a 23-year agreement and will extend throughout the life of the TIF as will the TIF district.

Mr. Blondin said the agreement has been agreed to in concept by District 58.

Regarding the ordinances, Mr. Blondin said the public hearing was held on November 21, 2000. Under the Tax Increment Financing Act the ordinances creating the TIF must be presented within 90 days. Mr. Blondin said the window will expire February 13, 2001. He said he would present three ordinances tonight to designate the district area, adopt the plan and adopt tax increment financing within the district area. He suggested Council place this on the February 6 Active Agenda along with the District 58 intergovernmental agreement. He said he anticipates that the ordinance will not be filed with the County Clerk until the Village can assure that the tax year that will establish the base will be 2000. That filing would occur on approximately April 1, 2001.

Mr. Blondin said there is a proposal for a change order to the Kane, McKenna contract to recognize additional services they have performed primarily in negotiating the District 58 agreement. They provided the Village with a wealth of technical information regarding the impact and conducting analyses of growth and their effect on the revenues received by the District.

The Mayor said if the Council declared a surplus and sent the increment back to all of the taxing bodies, District 58 would get their surplus, but in this scenario he would like to ensure that the Village does not also have to pay the 50% addressed in the agreement.

Mr. Blondin said this would be addressed in the agreement by proposing language that the Village would reduce the amount of the payments by such an amount as any surplus received so they would never receive more than 50% of the surplus.

Commissioner Gilbert said under a scenario of moderate growth the exposure the Village general fund would have is approximately \$3.5 million. If the TIF does worse the exposure is lower, and if the TIF does better, the exposure is higher. He asked if the exposure is offset by those expenses the Village would have committed to Ogden Avenue that the Village no longer has to commit to due to the TIF funds. The Manager said that was correct.

Commissioner Gilbert asked if it creates a worse scenario for the Village if the TIF does better than expected.

The Mayor asked Mr. Lyons to address his analysis extending for 24 years although the TIF is for 23 years.

Marty Lyons, Director, Financial Services, the levy does not come in until the year after the start of the TIF which means that the 24th year column is the 23rd year of the TIF.

Mr. Lyons said for the TIF to do very well there will be a need for much participation. In the scenario of high growth, there will have to be significant investment in the infrastructure whether by land acquisition or land improvements. At the higher degree, the money would be coming from either the Capital Projects fund or the Ogden Avenue TIF fund. If the TIF does extremely well, the project could cost \$38 million. Staff projects the TIF to provide \$24 million, a difference of \$14 million. The Capital Projects fund will be committing a significant amount to this project. The decision is whether part of amount contributed by the Capital Projects fund goes to the infrastructure or to this agreement with District 58. The budget is potentially limited by this agreement.

The Mayor said the combined increment under the moderate growth scenario is \$18.6 million. District 58's portion would be \$7 million and they would get \$3.5 million back. The better the TIF does, the less money will come out of Capital Projects.

Commissioner Gilbert said he was looking to determine how the money in the general funds would be replaced.

The Mayor said if the TIF is doing better than anticipated, there will be more money in the increments and not as much will be required from Capital funds. The increments could increase at a higher rate than the money being rebated back to the school district.

Commissioner Gilbert said the Village will clearly gain as this would result in an increase in sales tax and surrounding property values.

Commissioner Schnell said there is no threshold that has to be met before the agreement is activated unless there is no increment. Mr. Lyons confirmed that this is a first dollar agreement. Mr. Lyons said there is no negative language in the agreement so if the increment went negative, the Village would not be asking District 58 for funds back.

Commissioner Schnell said Ogden is a state road. She said the state could not use TIF funds to improve the road, but the Village could use the funds for sidewalks and infrastructure improvements such as water, sewer, etc.

Mr. Lyons confirmed Commissioner Schnell's statements and said the goal for the staging of this project will be different than the CBD. Staff would want to stage infrastructure improvements with the state schedule for road improvements.

The Manager emphasized that the Village is in control of the use of the TIF funds and the Illinois Department of Transportation cannot use them.

Mr. Lyons said our commitment may cause the state to begin their own improvements. The TIF funds could qualify as local matching funds for state projects requiring them.

The Manager said he has met with IDOT officials so they are aware of what the Village is doing.

Commissioner Schnell asked if a revenue source has been identified for the District 58 agreement. Mr. Lyons said that although a source has not yet been identified, he did clarify that it does not need to be a new type of tax. The growth from the overall development of Ogden Avenue could result in a higher business level and increased sales tax which could be used to pay the educational benefit.

Commissioner Schnell said she was happy to see this agreement. She said she would not have been able to move forward with the TIF without this type of agreement. She said Dr. Martin seems to be happy with the agreement as well.

Mr. Lyons said District 58 will be meeting on January 29 and will discuss this.

Vickie Nissen, Assistant Superintendent for Business, School District 58, said a resolution regarding this is on the agenda.

Commissioner Sisul said this is an extraordinary agreement. It is an emphasis of the Village's commitment to District 58 and the schools.

Mr. Lyons said the agreement is tied to the District. Should the TIF District be closed, the agreement would also be closed.

Pat Burke, 1320 Oak Hill Drive, asked if the base from which the baseline tax is determined is inflation adjusted.

The Mayor said one scenario is 2% growth, which is inflation. That would represent an increment and half would go back to the school. The base stays the same for all 23 years. The increment will go up more if there is redevelopment.

Ms. Burke asked about the circumstances under which the TIF could be dissolved. She also asked about the source of funds to reimbursement District 58.

The Mayor said there are reopening clauses in the agreement. If the state changes the way they fund District 58, that would constitute a reopening of this agreement. Regarding the reimbursement, if nothing develops on Ogden, there would be very little increment and the Village share would be low. If it is more successful, the money would be in the Capital Projects fund to pay District 58.

Martin Tully, 3678 Venard, said he applauds the Council and staff for working on this agreement. He encouraged adoption of the agreement if the Council decides to go forward with the TIF. Mr. Tully asked why the payment to District 58 cannot come from TIF funds.

Mr. Blondin said state law would require the Village to deal with all other taxing districts in the same manner if the reimbursement were paid using TIF revenues. District 58 is unique in that more than 80% of their revenues come from property taxes and they are nearly co-terminus with the corporate limits of the Village. Therefore Ogden Avenue represents to them a proportionately higher part of their entire property tax base than it would be for other taxing districts.

Mr. Tully referred to Section 5, paragraph 3 of the agreement referencing TIF assisted housing.

Mr. Blondin said District 58 requested this be included, but there is no anticipation that this would be applicable. There are no plans in the redevelopment plan to include that kind of development.

Mr. Tully referred to Section 5, paragraph 1 and applauded the inclusion of the provision of each party to appoint a liaison to work with the other party. It is a good step in continuing the communication and cooperation that has been established.

Regarding the change order with Kane, McKenna, Mr. Tully referenced additional analyses done by the consultant. He asked if this information is available at the library.

Mr. Lyons said he will try to organize the scenarios into a packet to place in the library.

Stephen Daniels, 840 Valley View, said he was a candidate for Council in the April election. He said he had questions about the costs. He said the tax revenue from the TIF will not pay for all the estimated costs. He asked if the \$38 million figure of estimated costs is a firm figure and if it is tied to a plan.

The Mayor said the ordinance to adopt the plan is one of the ordinances to be adopted to create the TIF. Some development occurs that cannot be anticipated. He said 21 sites have been identified for potential development and 13 developers have been talking about projects on Ogden. The planning process will evolve as developers are interested. The cost may vary as well.

Commissioner Schnell said the Lakota Plan looked at Ogden Avenue regarding streetscape, sidewalks, signage, etc. These improvements will enhance the beauty and safety of Ogden Avenue and are included in the plan.

Ms. Burke asked about worse case scenarios. If the TIF does not substantially enhance property values beyond what would have occurred without the TIF, the school district would get 50% vs. 100% enhancement in their income. She asked how much of the District 58 taxes come from the properties in the TIF district.

The Mayor said it is 2%. If there is zero growth, the school will not be affected. The plan is to make sure the school district is not hurt on new growth. Without the agreement, the school district would lose out on all new growth on Ogden Avenue. The school tax caps affects this as well.

Ms. Nissen said without the agreement District 58 would be locked out of new growth. This was their biggest concern.

The Manager said the ordinances would be placed on the February 6 Active Agenda and the change order would be placed on the February 6 Consent Agenda.

5. Grant Requests:

- a. **Heavy Rescue Vehicle for Fire Department.** The Manager said this is the third of four separate grant agreements from the Illinois Department of Commerce and Community Affairs (DCCA) as part of the Illinois First Member Initiative funding program. The agreements will total \$275,000 and will go toward the purchase of a heavy rescue squad vehicle for the Fire Department. The cost of the vehicle is estimated in the range of

\$350,000 to \$375,000. The Manager thanked Mayor Krajewski, Representatives Bellock and Persico and Senators Roskam and Dillard. This particular grant was sponsored by Senator Roskam.

The Manager said this resolution will be on the February 6 Active Agenda.

- b. **Two Congestion Mitigation and Air Quality Improvement Program (CMAQ) Grant Applications.** The Manager said these are grant applications to be submitted to the Chicago Area Transportation Study group. He asked Susan Brassfield to review the applications.

Susan Brassfield, Grants Coordinator, said Financial Services is recommending the submission of two Congestion Mitigation and Air Quality Improvement (CMAQ) program grants to the Chicago Area Transportation Study. The first grant will support bikeway improvements of the Central Corridor Route. This major north-south route consists of Lemont/Dunham Road from 75th Street to downtown and Saratoga Avenue from 31st Street to downtown. The total estimated project cost is \$109,000 of which the grant will support \$87,200 and the Village will support \$21,800.

The second CMAQ program grant will support the replacement of two of the Villages transit coaches with compressed natural gas coaches. The total estimated purchase price is \$250,000 of which the grant will support \$200,000 and the Village will support \$50,000. Credit of the CMAQ grant applications should be given to Stan Balicki, Projects Coordinator, of Public Works.

The Mayor asked about the status of the natural gas facility. Mr. Sprecher said he anticipates approval finalization within the next couple of weeks.

In response to the Mayor, the Manager said only a short period is needed to put the facility up.

Commissioner Schnell asked if the increase in the cost of natural gas will offset the benefit. The Manager said the Village is mandated to move in this direction. Commissioner Schnell asked that an analysis be done to determine the cost. Regarding the bikeway plan, she said she was happy to see the Village moving forward.

Mr. Tully asked about the capacity of the natural gas buses.

Stan Balicki, Administrative Assistant, Public Works, said the passenger capacity is in the 30-35 person range depending on the make, model and configuration.

The Mayor said most of the commuter buses are not filled to capacity. He referred to a senior citizen survey on transportation and suggested at looking at using one of these buses to run certain routes from senior citizen facilities on a designated day. He also said Ms. Brassfield is working with IDOT on funding for transportation for seniors and disabled persons.

The Manager said this will be on the February 6 Active Agenda.

6. **Final Payment and Renewal of Promissory Note from DuPage Mayors & Managers Conference.** The Manager asked Mr. Lyons to discuss this item.

Mr. Lyons said this includes two items. One is a resolution requested by the DuPage Mayors & Managers formally acknowledging full payment of the promissory note originally issued in 1992.

The DuPage Mayors & Managers has paid on time and the Village has had no problem with the prompt paydown of the note. DuPage Mayors & Managers currently has a need for expansion which is indicative of their success as a council of government. They are looking to renovate their facilities at a borrowing cost of \$1.5 million. They are requesting that the Village participate in a not greater than 1/10 share of that debt. It would be on the Village's balance sheet as a designated asset. It is an investment that will pay interest. The Village will be acting as the lending agency.

The Mayor said there are 20 state senators and representatives in DuPage County. The Mayors have been meeting with them in an attempt to get them to commit \$50,000 each to the cost of the project. This would leave \$500,000 for the rest of the Villages in DuPage County to fund. He said \$650,000 has been committed so far by the legislators.

Mr. Lyons said final documentation will be forthcoming based on participation.

The Manager said this will be on the February 6 Active Agenda.

7. Extend Planned Development Preliminary Site Plan – Downers Park Shopping Center.
The Manager asked Ken Rathje to address this issue.

Ken Rathje, Director, Planning Services, said this is an annual request related to two parcels that are part of Planned Unit Development 18. One parcel is 2.07 acres located on the west side of Main Street at 73rd Street. The original planned development approval restricted the use of that site to an office use only as opposed to general retail in deference to the residential area to the east. The other site is a small, ½ acre site. Neither site has been developed by the owners of the property. They have maintained their preliminary approval and this is their most recent yearly request.

Commissioner Sisul said this has come before the Council many times. He said this does not seem to be a high priority with the property owners. Mr. Rathje said there have been some other possibilities discussed. The owners feel it is prudent to extend the preliminary site plan approval.

The Mayor said he, the Village Manager and Steve Rockwell, Director of Economic Development, met with the property manager of this property who said they are currently working with Dominick's who is looking to expand.

The Manager said this will be on the February 6 Active Agenda.

8. Morningside Agreement – Utilities. The Manager said this is a development agreement regarding burying utility lines in the alley to the north of their building. He asked Mr. Blondin to discuss this matter.

Mr. Blondin said this relates to the Morningside Condominium building on Main Street south of Maple. The approval of the planned development called for Morningside to construct an access drive from Main Street on the north side. Half of the access drive will be on their property and half will be on a public alley. They have agreed to pave the public alley to allow a rear access for a number of parcels that front onto Maple Avenue. To accomplish this, Morningside needs to give the Village an easement over their portion of the property to allow for public access. They also need to commit to build and maintain the access drive, including snowplowing. In return the Village has agreed to waive certain building permits and to underground utilities that are located where the access drive is on the north side of the Morningside property. The cost to underground

the utilities is not to exceed \$25,000.00. Morningside will give the Village an easement over the portion of the access drive located on their property to ensure that public access will be permitted as long as the drive is there.

Mr. Blondin recommended placing this item on the February 6 Active Agenda.

MANAGER'S REPORT

The Manager said the Village was recently awarded two grants. Senator Durbin announced that the Village received a pilot project grant for \$27,000 to be used for education and enforcement efforts in regard to rail safety and railroad and street intersections. He said given the Village's efforts in concert with the DuPage Mayors & Managers Conference regarding the proposed changes in whistle blowing regulations throughout the Chicago area, anything the Village can do to enhance rail safety and maintain a quiet zone will only improve the life of our community.

The Mayor said the ICC is matching those funds. He said in addition to Downers Grove, Arlington Heights, Bartlett and Macomb have been awarded these funds to develop a safety enforcement program

The Manager said the Village received notification of a grant for \$600,000 through the US Department of Justice COPS grant. This will allow the Village to hire eight additional police officers. He said the Village will look at creating a traffic unit and enhancing other community policing efforts. He said he is very pleased with this and is looking forward to its implementation.

The Mayor thanked Congresswoman Biggert and the staff.

ATTORNEY'S REPORT

The Attorney presented the following items: 1) a resolution authorizing an intergovernmental agreement with District 58 re: Ogden Avenue TIF. He said he would be making a number of minor revisions to this based on comments received tonight. 2) An ordinance approving the Ogden Avenue Corridor Redevelopment Plan and Project; 3) an ordinance designating the Ogden Avenue Corridor Redevelopment Project Area; 4) an ordinance adopting tax increment financing in connection with the designation of the Ogden Avenue Redevelopment Project Area. Items 2, 3 & 4 establish the Ogden Avenue TIF. Filing of these documents will be delayed until the Village is certain that the base year will be 2000. 5) A resolution accepting public improvements for SNS Subdivision; 6) a resolution authorizing a grant to the Illinois Department of Natural Resources administered by the Conservation Foundation re: Linden Heights; 7) a resolution approving an intergovernmental agreement with DuPage County re: Lacey Creek Water Quality Improvement Project; 8) a resolution authorizing submittal of a grant application to the Chicago Area Transportation Study for the Congestion Mitigation and Air Quality Improvement Program re: bikeway improvements; 9) a resolution authorizing submittal of a grant application to the Chicago Area Transportation Study for the Congestion Mitigation and Air Quality Improvement Program re: Purchase of two natural gas buses; and 10) a resolution authorizing execution of a redevelopment agreement with 5329 Investor, L.P. He said this is the Morningside project. Mr. Blondin said there will be additional items on the agenda he is not prepared to present tonight. He said he would identify them at the time and ask the Council to waive the one week waiting period. These will include the release of the DuPage Mayors & Managers agreement as well as

authorizing execution of the new DuPage Mayors & Managers agreement, and authorizing the grant application for the heavy rescue vehicle for the Fire Department.

COUNCIL MEMBERS

Commissioner McConnell provided an update on the Character Development Coalition meeting held last week. She said she was very pleased with the turnout and participation. She said they are in the process of putting together an action plan. It is a seven step plan and they are working on the first two steps. The next meeting is on Thursday, February 15, 2001 in the Public Works Facility, 5101 Walnut, from 7:00 p.m. to 8:30 p.m. She said they are interested in more board members from various constituencies in the Village as well as some residents and children.

Commissioner Gilbert said there are some significant changes forthcoming with respect to assignment of Medicare payments of ambulance bills. He asked that staff get more information regarding this. He said there would be tighter controls regarding how much and to whom payments can be made for ambulance services.

Commissioner Sisul referred to a legal case in Lisle and the need to review procedures. In addition to reviewing Council procedures, he recommended reviewing those of all boards and commissions regarding increasing participation of citizens. He recommended doing both at the same time.

The Mayor asked the Attorney to send the memo to the boards and commissions.

Attorney Blondin said it only impacts public hearings. Most of the Village's boards and commissions conduct many public meetings but very few public hearings. He said he will send out a memo and will identify the difference between a public hearing and a public meeting as well as suggesting some procedural provisions.

ADJOURNMENT

Commissioner Schnell moved to adjourn to Executive Session pursuant to Section 2(c) 5 of the Open Meetings Act to consider real estate. Commissioner Sisul seconded.

VOTE: YEA: Commissioners Schnell, Sisul, Gilbert, McConnell, Mayor
Krajewski

NAY: None

Mayor Krajewski declared the motion carried and the Council convened into Executive Session at 8:50 p.m.

April K. Holden
Village Clerk

- Village control of multiple downtown parcels/properties approximating over 3 acres (non-contiguous)
- Village will assist with assembly of redevelopment parcels
- 800 space, publicly financed multi-story parking deck under development
- Additional developments currently enhancing the downtown area include:

—**Station Crossing**

RFP's are currently under review for this 1 acre, mixed use, 33,000 sf new development just north of the Main Street Metra Station.

—**Gilbert St. Redevelopment**

RFP's are currently being solicited to revitalize a 10-lot residential block in downtown Downers Grove, two blocks west of Main Street. The new residential development will feature an upscale, turn-of-the-century appeal.

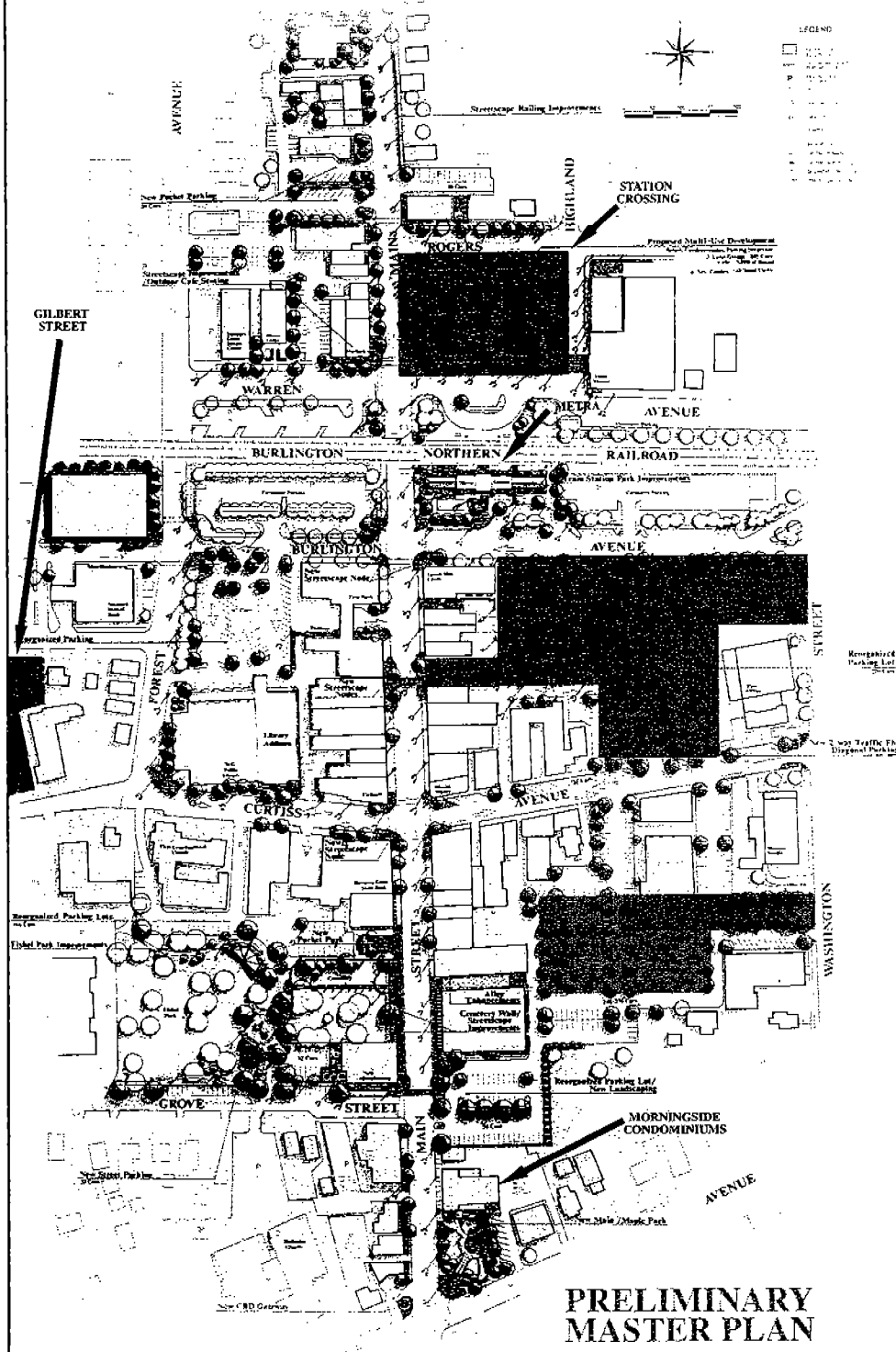
—**Morningside Condominiums**

This new 40-unit, 5 story condominium complex just south of Main and Maple is providing a home to residents looking for downtown charm and commuting convenience.

—**\$14 million Streetscape Improvement Project**

The Village has completed three of four phases of a \$14 million downtown streetscape improvement project; Phase IV projected completion in 2001.

**DOWNERS GROVE
ILLINOIS
CENTRAL BUSINESS DISTRICT**



- VILLAGE CONTROLLED PROPERTY
- 800 SPACE PARKING DECK

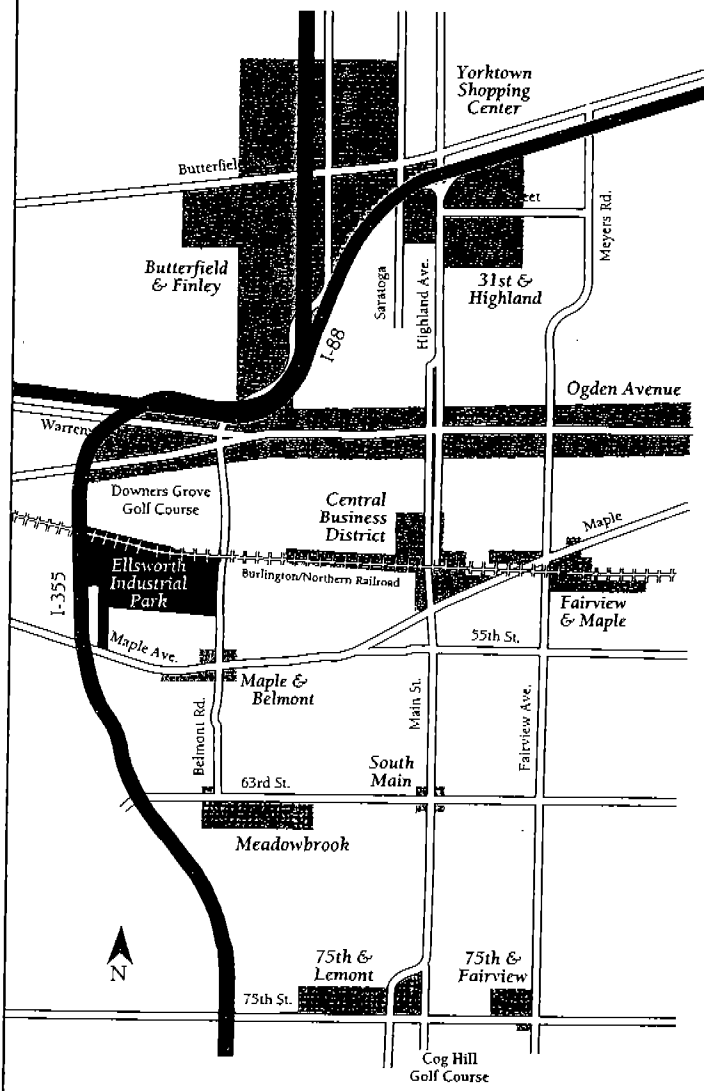
 **DOWNERS GROVE ECONOMIC
DEVELOPMENT COMMISSION**

Redevelopment Opportunities

5202 Washington Street, Suite 2, Downers Grove, IL 60515-4758
Phone: 630.434.5920 • **Fax:** 630.434.5923
Web: <http://edc.vil.downers-grove.il.us>



Central Business District



- | | | |
|---|--|---------------------------|
| ■ Retail | ■ Office | ■ Industrial |
| Meadowbrook
75th & Lemont
75th & Fairview
South Main
Maple & Belmont
Central Business District
Ogden Avenue
Butterfield & Finley | Butterfield & Finley
31st & Highland
Fairview & Maple
Central Business District
Ogden Avenue | Ellsworth Industrial Park |



DOWNERS GROVE ECONOMIC DEVELOPMENT COMMISSION

5202 Washington Street, Suite 2, Downers Grove, IL 60515-4758
Phone: 630.434.5920 **Fax:** 630.434.5923
Web: <http://edc.vil.downers-grove.il.us>

Downers Grove Retail Profile — 2001*

Retail and Demographic Facts

Retail Centers	19
Retail Square Footage	2.8 million
Retail Sales	\$.1.25 billion
Transportation2 interstates
Location25 miles west of Chicago
Population	51,370
Projected 2005 Population	53,735
Average Household Income	\$.86,473

Downers Grove Representative Retail Tenants

1. 75th & Lemont (80,000 vehicles per day {VPD})

Marshall's	TJMaxx'n More
Linens 'n Things	Old Navy
Michael's Arts & Crafts	Toys 'R' Us
Cub Foods (grocery)	Best Buy
Pier 1	Dominick's (grocery)

2. Butterfield & Finley (116,000 VPD)

Bed, Bath & Beyond	Home Depot
Sports Authority	Toys 'R' Us
Best Buy	Kohl's
Home Depot Expo (2001)	

3. Ogden Avenue (60,000 VPD)

Auto Dealerships—10+	Office Depot
Dominick's (grocery)	Hollywood Video
Jewel (grocery)	Starbucks
Panera Bread	Trader Joe's

4. Central Business District (17,000 VPD)

Busy Bee Bakery	Morningside Condominiums
Dali's Cafe	Planned 800 Space Parking Deck
Dream Interiors	Starbucks
Fannie May Candies	Station Crossing
Giordano's	Historic Tivoli 1,000-seat movie theater
Gilbert St. RFP	Commuter train - 2,000 passengers per day
Microbrewery	

*Source: CACI Information Systems, DGEDC, Village of Downers Grove