

6/19/2018

**Update
to the
2017-2019 Long Range Plan**

June 19, 2018


2017-19 Long-Range Plan Update

On September 19, 2017, the Village Council approved the [2017-19 Long Range Plan](#). The plan, developed during the seven-month period of February to August 2017, consists of the Strategic Goals, solutions and strategies to address key issues affecting the future of the Village and a list of Priority Action Items that will serve as the work plan from September 2017 to April 2019.

The purpose of this Long Range Plan update is to:

- Identify and discuss key issues which may affect the FY19 budget and beyond
- Provide a progress report on priority action items

Below is the 2017-19 Long-Range Plan meeting schedule:

Meeting Date	Topic
May 15	General Fund Key Issues and Solutions & Strategies 
June 19	Priority Action Items
July 10	Other Post Employment Benefits (OPEB) Action Item

STRATEGIC GOALS

The following five Strategic Goals were developed to guide Village actions from 2017 to 2019 and beyond.

- Steward of Financial, Environmental and Neighborhood Sustainability
- Exceptional Municipal Services
- Top Quality Infrastructure
- Strong, Diverse Local Economy
- Continual Innovation

PRIORITY ACTION ITEMS UPDATE

The list of Priority Action Items that serve as the work plan from September 2017 to April 2019 contains 12 action items. An update on each of those items is shown in the table below.

The criteria for selection of Priority Action Items is:

Criteria for Priority Action Items
<p>Priority Action Items reflect Council priorities for new policies or revisions to existing programs and policies. The criteria for a Council Priority Action Item include:</p> <ul style="list-style-type: none"> • Support of Strategic Plan Goals and Key Issues - the action should achieve a measurable result that supports one or more of the Strategic Plan Goals and/or Key Issues addressed during Long-Range Planning. • Village Council Policy Direction Required - the action requires the Village Council to provide policy level direction to be completed. • Six Months or More to Complete - the action requires significant staff and/or Village Council time; six months or more from the time staff begins work on the action to the time the action is completed. • Multi-Departmental Effort - the action requires effort from more than one Village department.

Priority Action Item	Description <i>This Action Item consists of...</i>	Notes
COMPLETED		
Identify and Adopt New Revenue Sources Aligned with the Modern Local Economy	This project consisted of explaining significant changes to the Village's revenue sources (most created in the post WWII economy) to include new revenue sources aligned with the current economic trends. New revenues should grow at a rate consistent with Village expenses.	
Develop a Coherent, Pro-active & Transparent Approach to Economic Development Tools	This project consists of creation of pro forma TIF districts and/or sales tax overlay districts for catalyst sites. Also, the creation of at least one TIF District to facilitate economic development.	This project, as originally described, was intended to develop Village Council support of tools and approaches for economic development. Since the adoption of the LRP, the Council has indicated support for the tools and approaches included in the Sales Tax Plan (see page 14). This project has been completed.
Enhance Engagement of Boards & Commission Members	This project includes a "Board & Commission Retreat" which would include training sessions, alignment discussions and recognition & acknowledgement of board and commission member contributions.	Three components of this project are not yet started: <ul style="list-style-type: none"> ● Applicant Open House ● Annual Recognition Reception ● Applicant Orientation
IN PROGRESS		
Create a Plan for the Future of the Downtown	The project will result in a plan, prepared at the 20,000 foot level, addressing: <ul style="list-style-type: none"> ● Infrastructure maintenance needs. ● Services and operations to be provided. ● Roles & responsibilities. ● Funding sources. ● Implementation of Comprehensive Plan recommendations. 	The final meeting of the Future of the Downtown ad hoc Committee met in early June. A final report will be delivered to the Village Council in the fall.
Update the Downtown Zoning Regulations	This project consists of updates to development regulations affecting the downtown area. The regulations should support the recommendations of the recently updated Comprehensive Plan.	This item will be presented at the June 19, 2018 Village Council meeting. Following the approval of that report, staff will work to rezone the Downtown.
Develop a Plan to Address OPEB Unfunded Liability	This project consists of the creation of a long term plan to pay for the unfunded liability of providing health benefits to retired employees.	This item will be presented at the July 10, 2018 Village Council meeting.
Consider Amendments to Stormwater Regulations	Substantial work on this project was completed in 2016 and 2017. The project includes more stringent development regulations intended to mitigate the negative impacts of development. This project may	Further discussion on this item is planned for an August 2018 Village Council meeting.

	also include amendments to regulations for Localized Poor Drainage Areas. Additional information can be found by clicking here .	
Identify & Implement One Major Service Consolidation, Cooperation or Collaboration	This project consists of drafting an operating process to reinstate the Peer Jury program as previously implemented and to identify potential improvements and efficiencies	This item will be presented at the July 17, 2018 Village Council meeting.
Increase Sales Tax Base and Sales Tax Revenues by Implementing the “Sales Tax Plan” and EDC Strategic Plan	This project, to be completed by the Downers Grove Economic Development Corporation, with assistance from the Village, consists of implementing two plans previously prepared by the DGEDC. The objective is to further enhance the local economy and increase Village revenues, focusing on sales tax revenue.	See attached EDC report.
NOT YET STARTED		
Update the Village Zoning Map	This project consists of amending certain portions of the Zoning Map to align with the recommendations of the recently updated Comprehensive Plan.	Likely to be completed by Fall 2018 if the “Update the Downtown Zoning Regulations” item is completed as scheduled.
Consider Amendments to the Stormwater Utility Credits & Incentives	This project consists of changing the amount and structure of credits and incentives to increase the development and use of private stormwater management facilities and best practices.	This project will be begin after the completion of the “Consider Amendments to Stormwater Regulations” item and should take approximately six months to complete.
Implement the Comprehensive Plan Recommendations for the Fairview Focus Area	This project consists of the Village taking an active role in facilitating the redevelopment of the Fairview Focus Area as described in the recently updated Comprehensive Plan.	This item will not be completed with this scheduled work plan.

Attachments

EDC report



Downers Grove Economic Development Corporation

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Downers Grove Economic Development Corporation Overview of Projects Since January 1, 2017

3 Corners Grill & Tap held a grand opening in May 2017 for their new restaurant at 7231 Lemont Road in the Downers Park Plaza shopping center. The DGEDC worked closely with the property owner, Kimco, to identify the tenant. 3 Corners Grill completely remodeled the closed out lot building.

Advocate Good Samaritan Hospital held a grand opening in March 2017 for their new 110,000 sq. ft. West Pavilion expansion project, which created 96 private patient rooms and two progressive care units. In addition, the hospital completed the expansion of their Borade Cancer Center. The total investment in these new projects is \$92 million.

Aldi is constructing a new 21,146 sq. ft. grocery store at 28 Ogden in the Downers Grove Market shopping center. The center is located on the northwest corner of Ogden Avenue and Williams Street. The store is expected to open in the fall of 2018.

Hobby Lobby is constructing a new 53,789 sq. ft. store at 36 Ogden in the Downers Grove Market shopping center. The store is relocating to Downers Grove from Westmont. The store is expected to open in the fall of 2018.

Allant Group LLC completed the move of their corporate headquarters to Downers Grove. The marketing technology services provider leased 26,000 sq. ft. in the Corridors II tower at 2655 Warrenville Road. The DGEDC worked with Transwestern on this project.

Ashley Furniture Homestore held a grand opening in December 2017 for their new store in the former Savers site at 2900 Highland. The DGEDC first began contacting Ashley in 2013, and worked very closely with Ashley's developer. The store is projected to do \$15 million in annual sales.

BMO Harris Bank completed the build out of their new location in the multi-tenant building on the southeast corner of Ogden Avenue and Saratoga. Vequity Real Estate worked closely with the DGEDC and the Village on the redevelopment of the closed gas station site. The other tenant is Chipotle, which opened in December 2016.

Bridge Development Partners, Inc. received Village approval in December 2017 for the development of a 680,000 sq. ft. industrial/office project on the west side of Finley Road, north of Warrenville Road. A Groundbreaking ceremony will be held on June 22, 2018. Bridge will construct three large buildings on the 53-acre site. The DGEDC is working with Cushman & Wakefield to identify potential tenants.

Carlutz, a national auto dealership company, will open their first Midwest location on the 4-acre site of the former Packey Webb Ford dealership on the northeast corner of Ogden Avenue and Finley. Carlutz has locations in Florida, North Carolina and Virginia.

Catholic Charities opened their new DuPage County office at 3130 Finley in Downers Grove. The DGEDC conducted the site search for this tenant.

Draper & Kramer Mortgage Corporation completed the move of their corporate headquarters to 1431 Opus Place in Downers Grove.

Ensono opened their new 84,259 sq. ft. corporate headquarters at 3333 Finley. This is in addition to their 115,352 data center at 1501 Opus Place in Downers Grove. The DGEDC worked with the building owner and Ensono's broker on the project.

Federal Deposit Insurance Corporation signed a lease to move their Chicago Field Office to 1431 Opus Place in Downers Grove.

Flavorchem received Village approval in September 2017 for the creation of a corporate campus in the Oak Grove Commons Business Park. The redevelopment master plan includes the eight existing buildings totaling 220,000 sq. ft. of office, laboratories and manufacturing. Flavorchem will construct a new corporate headquarters in Downers Grove.

Frontline Real Estate Partners received approval from the Village for the development of a new Walgreens in the Meadowbrook Shopping Center. Walgreens will be located on the out lot at the southwest corner of 63rd and Woodward. The project also includes improvements to the façade and parking lot.

Glanbia Performance Nutrition, Inc., a subsidiary of Dublin, Ireland-based Glanbia PLC, completed a 27,000 expansion of their North American headquarters at 3500 Lacey Road in Esplanade at Locust Point. The company opened their North American headquarters in 2015.

Grand Duke's restaurant will open their second location at 980 75th Street, the site of the former Bohemian Garden Restaurant. Grand Duke's will feature American and Eastern European cuisine.

Green Bay Packaging has purchased the site of the former Perkin Elmer building on the northwest corner of Warrenville Road and Finley. The company will build a new 178,000 sq. ft. regional headquarters and distribution center. Green Bay Packaging is a 92-year old Wisconsin-based company that has facilities throughout the United States.

Greencore Group plc completed the move of their North American headquarters to Downers Grove. The Dublin, Ireland-based food manufacturing company leased 24,000 sq. ft. at 3333 Finley in the Finley Point building.

Holladay Properties is constructing Burlington Station, the 89 unit transit-oriented apartment building located at 5100 Forest in downtown Downers Grove. The project is a redevelopment of the former TCF bank site which had been closed for several years.

Home & Manor Design Center held the grand opening in November 2017 for their new store at 7325 Lemont Road in the Downers Park Plaza shopping center. The store sells home furnishings and décor products.

Kirkland's opened a new home décor store at 1552 Butterfield Road in Downers Grove. The store is located in Finley Square, at the northeast corner of Finley and Butterfield Road.

Lincoln began construction for their new pre-owned certified dealership in Downers Grove. Westmont Lincoln LLC is relocating the dealership to the closed motorcycle dealership at 216 Ogden Avenue. The redevelopment project includes a complete remodel of the interior and significant improvements to the exterior. The DGEDC worked closely with the principals of Westmont Lincoln and with the Village on the incentive agreement. The dealership is expected to generate \$22 million in annual sales.

Marquis on Maple completed the new 55-unit condominium project on the north side of Maple Avenue, just east of Main, in downtown Downers Grove.

Max Holdings LLC completed their new commercial project at 640 Ogden, the site of the now demolished Duellman's Motel. The company is building an 11,200 sq. ft. multi-tenant building featuring three lease spaces.

MedExpress broke ground on a new medical office building at 1560 75th Street in Downers Grove. The 4,737 sq. ft. building is being built on a one acre lot, and is replacing the now demolished Pizza Hut restaurant.

Mission BBQ opened their new restaurant in the Finley Square shopping center in February 2018. The Maryland-based restaurant chain opened their first Illinois restaurants in Downers Grove. Mission BBQ replaced the closed Ruby Tuesday location. The DGEDC worked with Federal Realty, the shopping center owner, on this project.

NEC Display Solutions of America, Inc. has leased 47,714 sq. ft. at 3250 Butterfield Road in Downers Grove for their new corporate headquarters. The company expects to open their new headquarters at Esplanade at Locust Point in May 2018. The project will include a 5,000 sq. ft. advanced research and development lab. The DGEDC worked with Hamilton Partners and CBRE during the site search process.

Nossa Brazilian Grill completed the build out for their new restaurant at 1340 Butterfield Road in the Butterfield Plaza shopping center. The Brazilian-style steak house opened in May 2017.

Outback Steakhouse opened their new restaurant at 2960 Finley in the Main Street Square shopping center in April 2018. Outback remodeled the 6,882 sq. ft. building that is the former location for Cheeseburger in Paradise. The DGEDC first contacted Outback in 2012.

PLZ Aeroscience Corporation completed the move of its corporate headquarters to Downers Grove. The company eased 24,400 sq. ft. in the Corridors I office building, at 2651 Warrenville Road. PLZ Aeroscience is the largest manufacturer of specialty aerosol products in North America.

Packey Webb Ford opened their new dealership at 1815 Ogden at Lacey Road in November 2017. The 53,759 sq. ft. facility was built on the 9.75-acre site that had been vacant for decades. The DGEDC worked closely with Packey Webb and the Village on the project, which included \$5 million in TIF funding.

Powermart has received Village approval for the redevelopment of their site at 2125 Ogden, on the southeast corner of Ogden Avenue and Belmont. The project includes a fuel station, a convenience store, and a restaurant.

Pugi received approval from the Village for a five year extension of their current sales tax agreement, which expires in 2023. Pugi is making improvements to the interior and exterior of their Mazda dealership on Ogden Avenue.

Rexnord Corporation broke ground in October 2017 on their new 248,000 sq. ft. manufacturing facility and Aerospace Division headquarters in the Ellsworth Business Park. Rexnord is redeveloping its existing site at 2400 Curtiss. The DGEDC worked closely with the consultants at Cushman & Wakefield who were conducting a national site search for the project. The DGEDC also facilitated property tax abatement agreements with both school districts. The Village approved a building permit fee reduction agreement. The project has garnered national media coverage.

Star Motors has begun the process to redevelopment their auto dealership at the southwest corner of Ogden and Lee, 1723 Ogden Avenue. The project includes expanding the dealership onto the adjacent property at 1731 Ogden Avenue.

That Burger Joint, a new restaurant concept of Oberweis Dairy, will open at 60 Ogden, in the Downers Grove Market shopping center. That Burger Joint currently has six locations in the state. The new 2,574 sq. ft. restaurant will be adjacent to Oberweis in the center.

Toyota Financial Services has leased third floor space at 2650 Warrenville Road in the Corridors III tower. Toyota Financial moved their Central U.S. Regional office to Downers Grove.

Trammell Crow is constructing their new mixed-use development at the northeast corner of Main and Maple in downtown Downers Grove. The 203,741 sq. ft. project will feature 115 upscale apartment units and 4,623 sq. ft. of first floor retail/restaurant space. The DGEDC and Downtown Management Corporation is assisting CBRE on a restaurant tenant.

US Bank completed construction on their new facility at 1512 Ogden Avenue in Downers Grove. US Bank redeveloped the former Phillips Flowers site. The new bank replaced their former location on Ogden Avenue, just west of Main Street.

United Healthcare has relocated their Chicago regional office to Downers Grove. United Healthcare is the largest health care company in the world. The company leased three floors totaling 90,000 sq. ft. at 2655 Warrenville Road in the Corridors II tower. The DGEDC worked closely with Transwestern and Turner Construction on this project.

Vequity Real Estate broke ground in October 2017 on Downers Grove Town Center, the redevelopment project at the northwest corner of Ogden Avenue and Main Street. The DGEDC worked closely with Vequity to facilitate the assemblage of several parcels. The Village approved a TIF agreement with Vequity. Downers Grove Town Center will feature four national restaurant tenants: **Panda Express, Mod Pizza, CoreLife Eatery, and City Barbeque.**

Yang Ming America Corporation has leased the 8th floor of Highland Landmark II, at 3025 Highland Parkway in Downers Grove. The Taiwan-based transportation company operates 98 vessels, mostly container ships, around the globe.