

VILLAGE OF DOWNERS GROVE
Report for the Village
5/3/2022

SUBJECT:	SUBMITTED BY:
Washington and Curtiss Street TIF - Adoption	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The Village is requesting approval of three ordinances which are required to establish the proposed Washington and Curtis Street TIF District. These ordinances include:

- Ordinance approving the Washington and Curtiss Street TIF District Redevelopment Project Area.
- Ordinance designating the Washington and Curtiss Street TIF District Redevelopment Project Area.
- Ordinance adopting the Tax Increment Allocation Financing for the Washington and Curtiss Street TIF District.

STRATEGIC PLAN ALIGNMENT

The goals for 2021-2023 include *Steward of Financial, Environmental and Neighborhood Sustainability, Exceptional Municipal Services, Top Quality Infrastructure, and Continual Innovation.*

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the May 10, 2022 active agenda per the Joint Review Board's 7-0 recommendation to adopt the proposed Washington and Curtiss Street TIF District and the associated ordinances.

BACKGROUND

The FRSP provides a complete financing plan for all costs associated with the design and construction of the new Civic Center facility and related site improvements. One of the funding sources includes the sale of land (approximately 1.3 acres of the existing Civic Center property) for construction of an apartment development. Property taxes from the new development will be collected and also used to support the FRSP. This revenue source will assist in making annual payments on the bonds that will be issued to support construction of the Civic Center facility and related site improvements. The establishment of a TIF District with boundaries that encompass the Civic Center property provides the mechanism for the collection of this property tax revenue.

A draft eligibility report and TIF Plan was prepared and placed on file with the Village Clerk. The plan meets all statutory requirements for the establishment of the TIF District. It identifies that conditions such as obsolescence, deterioration, inadequate utilities, deleterious layout and lack of community planning were exhibited in the project area, qualifying the project area as a “redevelopment project area” pursuant to the TIF Act. The Village held a public hearing regarding the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and Adoption of Tax Increment Allocation Financing on April 12, 2022.

The following table summarizes the project schedule necessary to comply with the required steps for the establishment of the TIF District.

Action Item	Date
TIF Plan and Eligibility Report placed on file at Village Clerk’s Office	December 23, 2021
Village Council adopted an ordinance authorizing the public hearing regarding the draft TIF Plan and Eligibility Report. The ordinance also called for the Joint Review Board to be properly noticed and convened.	January 18, 2022
Joint Review Board convened to review the planning documents. The Board unanimously recommended approval of ordinances for the proposed TIF District (see attached minutes and recommendation).	February 14, 2022
Village Council holds Washington and Curtiss Street TIF Public Hearing	April 12, 2022
Village Council, under first reading, considers ordinances to adopt TIF Plan, establish the Redevelopment Project Area and to adopt tax increment financing	May 3, 2022
Village Council adopts of TIF ordinances	May 10, 2022

ATTACHMENTS

1. Ordinances
2. JRB Recommendations
3. Draft Minutes – February 14, 2022 JRB Meeting

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE VILLAGE OF DOWNERS GROVE,
DUPAGE COUNTY, ILLINOIS, ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE
WASHINGTON AND CURTISS STREET REDEVELOPMENT PROJECT AREA

PASSED AND APPROVED BY THE COUNCIL
THIS ____ DAY OF _____, 2022

Published in pamphlet form by
Authority of the Corporate
Authorities of Downers Grove, Illinois
the ____ day of _____, 2022

ORDINANCE NO. 2022 - _____

**AN ORDINANCE OF THE VILLAGE OF DOWNERS GROVE,
DUPAGE COUNTY, ILLINOIS, ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE
WASHINGTON AND CURTISS STREET REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Downers Grove, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the

effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Treasurer of the Village of Downers Grove, who shall deposit said taxes into a special fund, hereby created, and designated the “Washington and Curtiss Street Redevelopment Project Area Special Tax Allocation Fund” of the Village. Such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

PASSED and APPROVED this ____ day of _____, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

MAYOR

ATTEST:

VILLAGE CLERK

EXHIBIT A

Proposed Washington and Curtiss Redevelopment Project Area - Legal Description

That part of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, described as follows:

(Described with the intent to follow the existing right-of-way lines and existing property boundary lines, and as such, the courses and distances described herein are superseded by the right-of-way lines and property lines that they are intended to follow as shown on "Exhibit A")

Beginning on the northerly line of Lot 5 in Wallace's Subdivision (recorded as document number R1897-063726) at the intersection of the north line of said Lot 5 with the northwest line of said Lot 5; thence easterly, along the north line of said Lot 5 a distance of 100 feet to the northeast corner of said Lot 5; thence southeasterly, along the easterly line of said Lot 5, to a point on a line that is 20-feet southerly of the north line of said Lot 5 (as measured at right angles to the north line); thence westerly, along a line that is 20-feet southerly of and parallel with the northerly line of said Lot 5, to the easterly line of Lot 6 in said Wallace's Subdivision; thence southeasterly along the easterly line of said Lot 6 to a point that is 35 feet south of the northerly line of said Lot 6 (as measured at right angles to the north line of said Lot 6); thence southwesterly, along a line that is 35 feet south of and parallel with the north line of Lot 6 and 7 in said Wallace's subdivision to the westerly line of said Lot 7; thence northwesterly along the westerly line of said Lot 7 a distance of 35 feet to the northwest corner of said Lot 7; thence southwesterly along the northerly line of Lot 8 in said Wallace's subdivision and continuing along the northerly line of lot 5 in Assessor's Subdivision of Part of Section 7 and 8 (recorded as document number R1871-014481) and further continuing along the northerly line of Lot 1 in Buschmann's Subdivision (recorded as document number R1918-133679) to the northwest corner of said Lot 1 (said point also being on the east line of Mackie Place); thence northwesterly to the northeast corner of Lot 1 in Peter Halkier's Resubdivision (recorded as document number R1941-429519) (said point being at the intersection of the westerly line of Mackie Place and the southerly line of Curtiss Street; thence southwesterly along the southerly line of Curtiss Street to a point that is at the intersection of said southerly line of Curtiss Street with the east line of the west 50 feet of Lot 6 in Block 2 of Curtiss' Addition to Downers Grove Subdivision (recorded as document number R1866-007317) extended south; thence northerly on the extension of the east line of the west 50 feet of Lot 6 in Block 2 in Curtiss' Addition to Downers Grove aforesaid and the east line of the west 50 feet of Lot 6 aforesaid to the north line of said Lot 6; thence northeasterly, along the northerly line of said Lot 6 and Lot 5 in said Curtiss' Addition to Downers Grove, to the west line of the east 5.5 feet of Lot 7 in Randall's Resubdivision (recorded as document number R1875-020748); thence northerly along the west line of the east 5.5 feet of Lot 7 in Randall's Resubdivision aforesaid to the southerly line of Burlington Avenue; thence northerly to the intersection of the north line of Warren Avenue with the west line of Washington Street (said point being 14.00 feet north of the southeast corner of Lot 13 in Gallagher's Subdivision recorded as document R1923-162910); Thence easterly to a point on the east line of Washington Street that is

14 feet north of the southwest corner of Lot 6 in Beardsley's Addition to Downers Grove (recorded as document R1868-009654); thence southerly, along the east line of Washington Street to the intersection with the North line of Warren Avenue (said point being the Southwest corner of Lot 6 in Beardsley's Addition aforesaid; thence easterly along the north line of Warren Avenue to a point drawn on a line from the point of beginning perpendicular to the north line of Warren Avenue; thence southerly to the point of beginning; all in DuPage County, Illinois.

Except for leasehold PINs 09-08-211-016 and 09-08-211-015

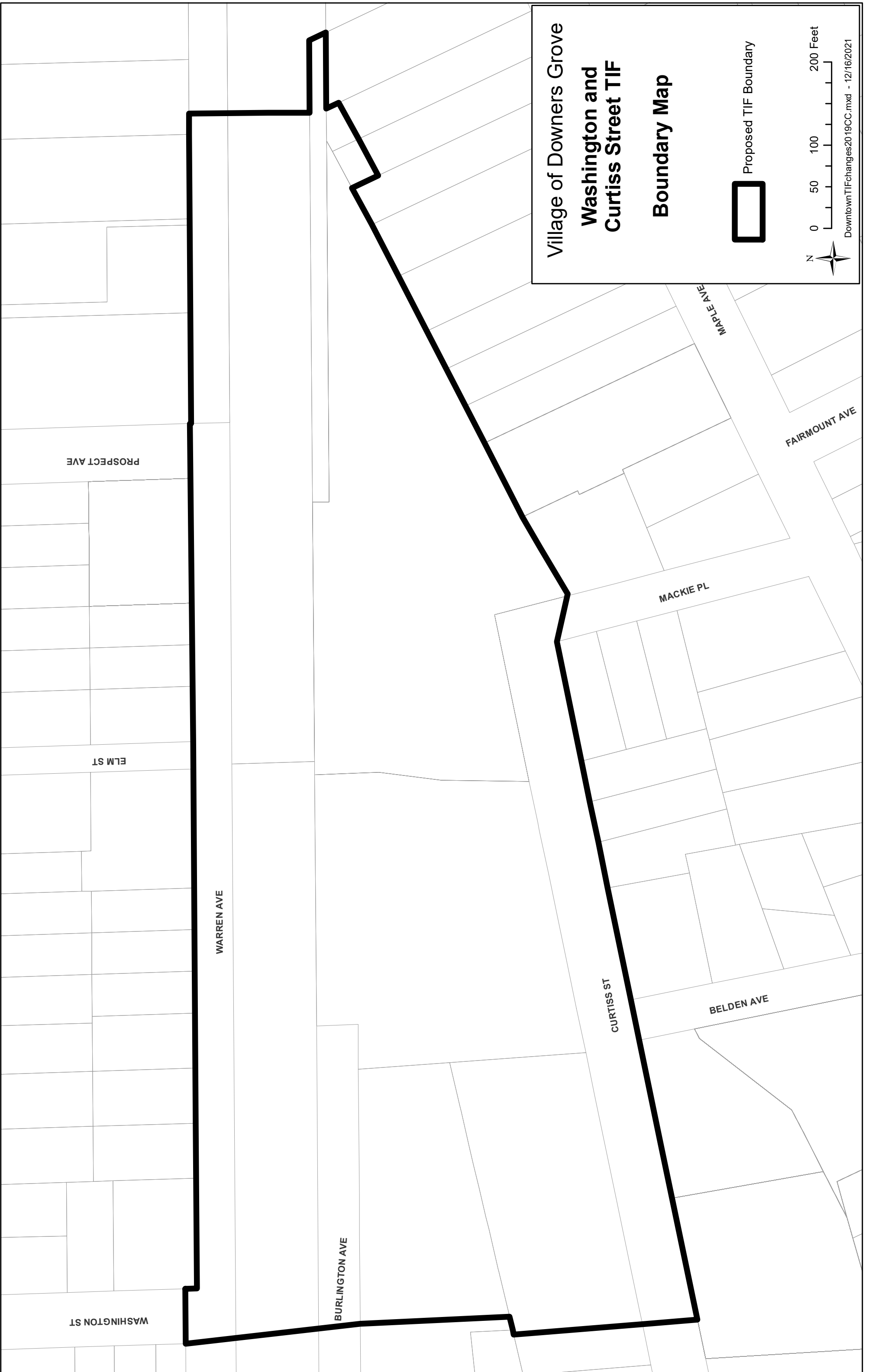
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EXHIBIT B

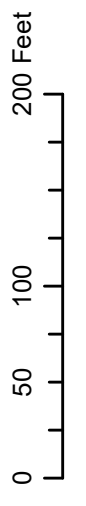
General Street Location

The proposed Redevelopment Project Area is generally described as a contiguous area which generally includes parcels bordered by Warren Avenue to the north, Curtiss Street to the south, the borders of parcels of property owned by the Village to the east and to the west and including adjacent rights of way.

EXHIBIT C
Boundary Map



Village of Downers Grove
 Washington and
 Curtiss Street TIF
 Boundary Map




**JOINT REVIEW BOARD RECOMMENDATION
IN REGARD TO THE PROPOSED DESIGNATION
OF THE WASHINGTON AND CURTISS STREET
REDEVELOPMENT PROJECT AREA
AND THE APPROVAL OF
THE REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

To: Village Council
Village of Downers Grove, Illinois

Pursuant to the Notice sent to all taxing districts impacted by the proposed designation of the Washington and Curtiss Street Redevelopment Project Area on January 21, 2022, the Washington and Curtiss Street Redevelopment Project Area Joint Review Board (hereinafter the "Joint Review Board") met on February 14, 2022. After appointing Phil Stromberg as the Public Member of the Joint Review Board, appointing the Village of Downers Grove's Authorized Representative Mike Baker as the Chairperson of the Joint Review Board, and hearing presentations by Robert Rychlicki and Zoran Milutinovic of Kane, McKenna and Associates, Inc., and after reviewing the public records, the planning documents, the proposed ordinances approving the designation of the Redevelopment Project Area, the Eligibility Report, and the Redevelopment Plan and Project relative to the Washington and Curtiss Street Redevelopment Project Area, the Joint Review Board, by a 7 to 0 vote of those members present and voting, Downers Grove Elementary School District #58 (Dr. Kevin Russell) - aye; Community High School District #99 (Jeree Ethridge) - aye; County of DuPage (Paul Hoss) - aye; Downers Grove Park District (Bill McAdam) - aye; Downers Grove Township (Paul Coultrap) - aye; Public Member (Phil Stromberg) - aye; and Village of Downers Grove (Mike Baker) - aye voted to recommend that the Village Council of the Village of Downers Grove move forward with the designation of the Washington and Curtiss Street Redevelopment Project Area and approve the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

Date: February 14, 2022

By: 
Mike Baker
Chairperson of the Joint Review Board

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**VILLAGE OF DOWNERS GROVE
WASHINGTON-CURTISS TIF
Joint Review Board Meeting
February 14, 2022**

The meeting was called to order at 3:30 PM

ROLL CALL:

PRESENT: Julie Milavec (DG Library)
Bill McAdam (DG Park District)
Jeree Ethridge (School Dist. #99)
Todd Drafall (School Dist #58)
Phil Stromberg (Public)
Paul Coultrap (DG Township)
Mr. Paul Hoss (DuPage County)
Michael Baker, Chairperson (VDG Deputy Village Mgr.)

ABSENT: Mr. Scott Brady (College of DuPage)

ALSO PRESENT: Dave Fieldman, Village Manager; Enza Petrarca, Village Attorney; Stan Popovich, Community Development Director; Jason Zawila, Planning Manager; Flora Leon, Senior Planner; Gabriella Baldassari, Development Planner; Robert Rychlicki and Zoran Milutinovic, Kane, McKenna and Associates, Inc. (Village Consultant)

I. Call to Order

II. Roll Call

Present: Julie Milavec (DG Library – Non Voting Member), Bill McAdam (DG Park District), Jeree Ethridge (School Dist. #99), Todd Drafall (School Dist #58), Phil Stromberg (Public), Paul Coultrap (DG Township), Mr. Paul Hoss (DuPage County), Michael Baker (VDG Deputy Village Mgr.)

Absent: Mr. Scott Brady (College of DuPage)

III. Appointment of the Public Member to the Joint Review Board: Member Coultrap made a motion, seconded by Member Hoss, to appoint Phil Stromberg as the Joint Review Board Public Member. By a voice vote, the motion passed unanimously.

IV. Appointment of the Chairperson for the Joint Review Board: Member Coultrap made a motion, seconded by Member Hoss to appoint the Mike Baker Representative on the Joint Review Board as the Chairperson. By a voice vote, the motion passed

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unanimously.

- V. **Overview of Joint Review Board Duties:** Robert Rychlicki, Village Consultant, gave an overview of the Joint Review Board's duties relative to the proposed Washington-Curtiss Tax Increment Financing District. A copy of said overview, which was handed out to the Joint Review Board members.

VI. **Overview of the Proposed Redevelopment Project Area, Eligibility Report, Housing Impact Study and Redevelopment Project and Plan for the Proposed Downtown Tax Increment Financing District:** Mr. Rychlicki, Village Consultant, provided an overview of the Downtown Tax Increment Financing District Redevelopment Project Area, Eligibility Report, and Redevelopment Project and Plan. Consultants indicated that the Redevelopment Project Area for the proposed Washington-Curtiss Tax Increment Financing District qualifies as a "conservation area" in that more than 50% of the buildings are over 35 years in age, and 5 of the 13 qualifying factors exist (with only 3 of the 13 qualifying factors needed for TIF District certification). Consultants indicated that there is a permanent tax index number (PIN) list in the appendix of the Eligibility Report. The current equalized assessed value of the proposed TIF District is \$0. Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$7,500,000 to \$8,500,000.

- VII. **Review of Draft TIF Ordinances:** Mr. Rychlicki, Village Consultant, referenced that each member was provided the required TIF ordinances and provided an overview of each ordinance that are proposed to be adopted by the Village Council in May.

VIII. **Public Comment:** None

- IX. **Joint Review Board Questions:** Member Coultrap confirmed if an apartment was planned for the middle site of the subject property. This was confirmed by Member Baker, who also offered an overview of the phasing of the project on the current civic center campus, which included development of the second lot by a private entity. Member Stromberg inquired if the development of the second lot could also be an office building, similar to one of the more recent plans. Baker confirmed support for development of the lot as an apartment building. Member Stromberg inquired if the private properties on the eastern side of Washington Street were included as part of the TIF. Consultant confirmed they were not.

- X. **Making a Recommendation** Member Hoss made a motion, seconded by Member Coultrap, to recommend that the Downers Grove Village Board move forward with the designation of the Redevelopment Project Area for the Downtown Tax Increment Financing District, and approve the Redevelopment Project and Plan in relation thereto, and to authorize the Chairperson of the Joint Review Board to draft and sign a written recommendation to that effect, on behalf of the Joint Review Board, and forward same to the Downers Grove Village Board.

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By a roll call, the motion passed unanimously.

- XI. Timetable and Next Steps:** Mr. Rychlicki, Village Consultant referenced the timetable was provided as part of his earlier presentation, but noted where the Village was in the process and next steps.
- XII. Adjournment:** Member Coultrap made a motion, seconded by Member Hoss to adjourn the meeting of the Joint Review Board. By a voice vote, the motion passed unanimously.

The meeting was adjourned at 3:57PM

Village Staff

Recording Secretary

(As transcribed by MPEG Video)