



State of the Village

2 Best Places IL/ #25 18,000 towns in US



Outline

2024
Accomplishments

Village Finances

Spotlight- Water
Fund Challenges

Infrastructure
Investments

Economic
Development
Strategy

Economic
Development
Targets

2024 Accomplishments

- Eliminated Vehicle Stickers
- Fire Department Restructuring
 - Reduced EMS response times
 - 2nd Ambulance Front line- 5 on Staff
 - Auto-Aid with Westmont
 - Improved Efficiency
 - Sold Squad Truck- \$350K in surplus value
 - Building Permit Services ~ \$45K annually
 - Increased Training
 - Daily Training Required
 - Live Fire and other Mandatory Training Enforced
- Outdoor Dining Plan
- Increased Code Enforcement
- Reducing Property Tax Burden
 - Lower Rates Enacted than Allowed Under Tax Cap (Village is now ~15% below Legal Levy)
 - SSAs expiring

2024 Accomplishments Economic Development

- Enhanced Downtown TIF program
 - \$15K for Façade Improvements
- MyCroft Row Phase 2 started construction
 - \$4.3 Million Net Benefit to Village Revenues
- Burlington Fire Station Project
 - Identified Developer and Sold Property
- Started 55th Street TIF
 - Water and Traffic Safety
 - Improve Tax Base
- 421 Park Ave- Townhomes Approved
- Sparrow TIF
- Long Term Vacancies Filled
 - Just Lift New Location
 - Curated by Amy Scott
 - La Vie En Rose
 - New Little Creperie Location





Village Finances

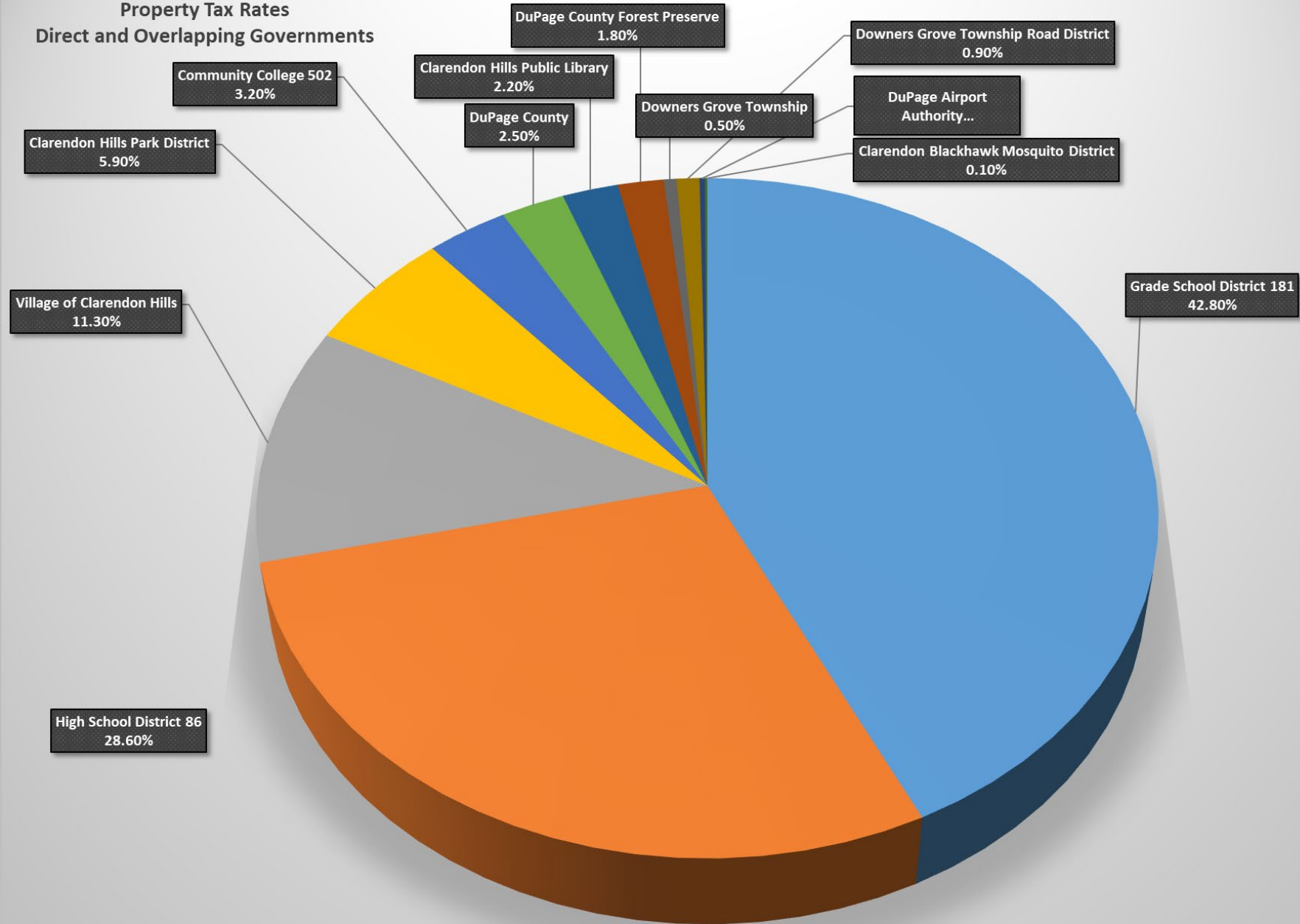
Strengths

- AAA Bond Rating
- High Quality Infrastructure
 - Concrete Ribbon Program
 - Watermain Replacement
- \$1.4 Million General Fund Surplus

Challenges

- Limited Commercial Tax Base
- State and Federal Funding Cuts

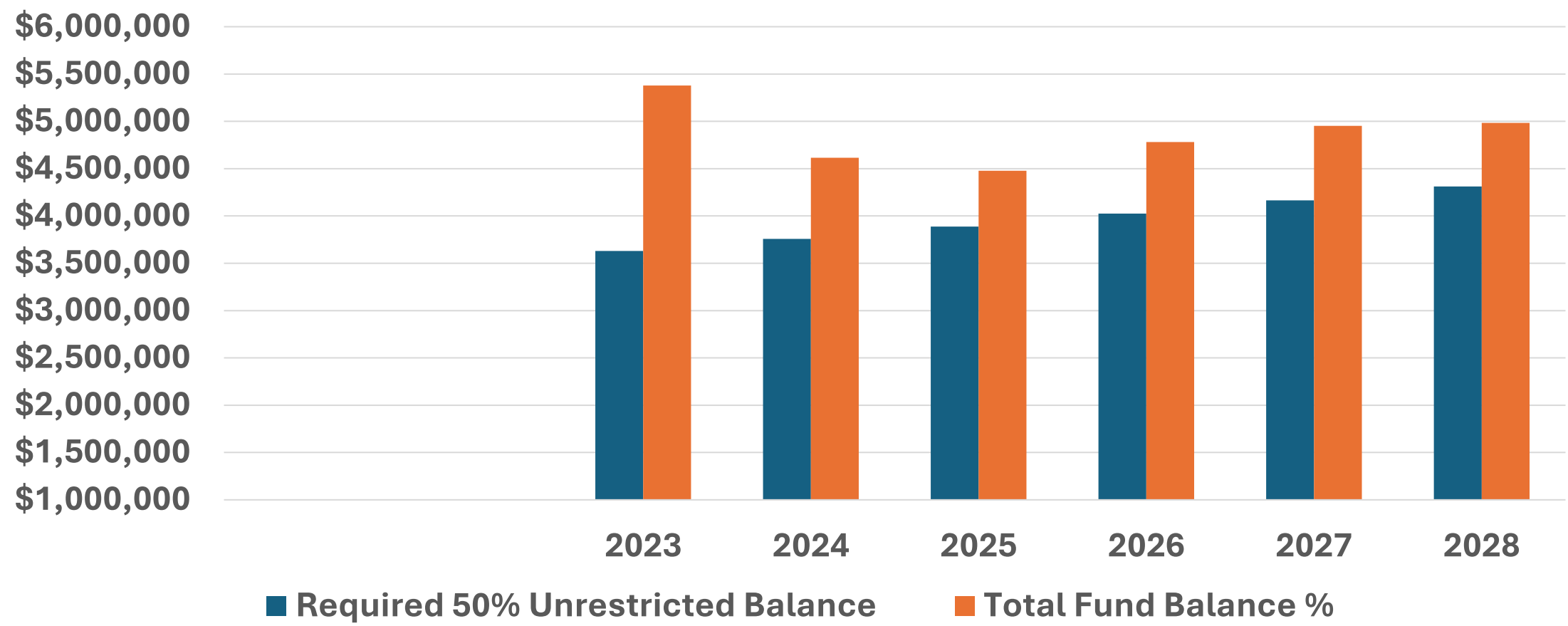
Property Tax Rates
Direct and Overlapping Governments



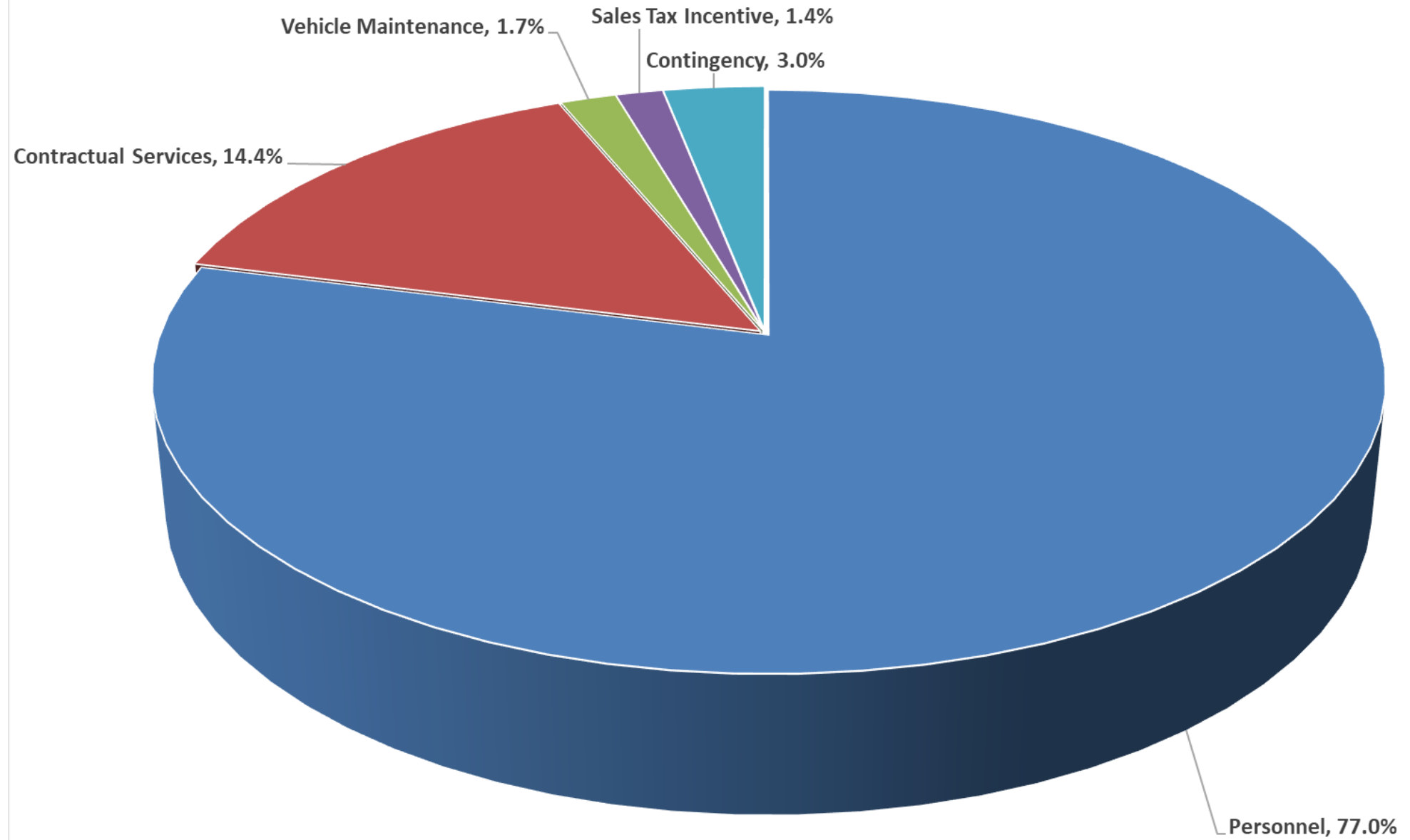
27th Lowest
Property Tax
Rates in
DuPage County
(Out of 34)

	Property Tax Rate	Ranking in DuPage County	Village Taxes for \$500k Home
Roselle	0.7438	25	\$1,239.67
Willowbrook*	0.7207	26	\$1,201.17
Clarendon Hills	0.6740	27	\$1,123.33
Lombard	0.6201	28	\$1,033.50
Downers Grove	0.5517	29	\$919.50
Glen Ellyn	0.4974	30	\$829.00
Naperville	0.4604	31	\$767.33
Elmhurst	0.4265	32	\$710.83
Hinsdale	0.3991	33	\$665.17
Oak Brook	0.0000	34	\$0.00
*Includes Tri-State Fire			

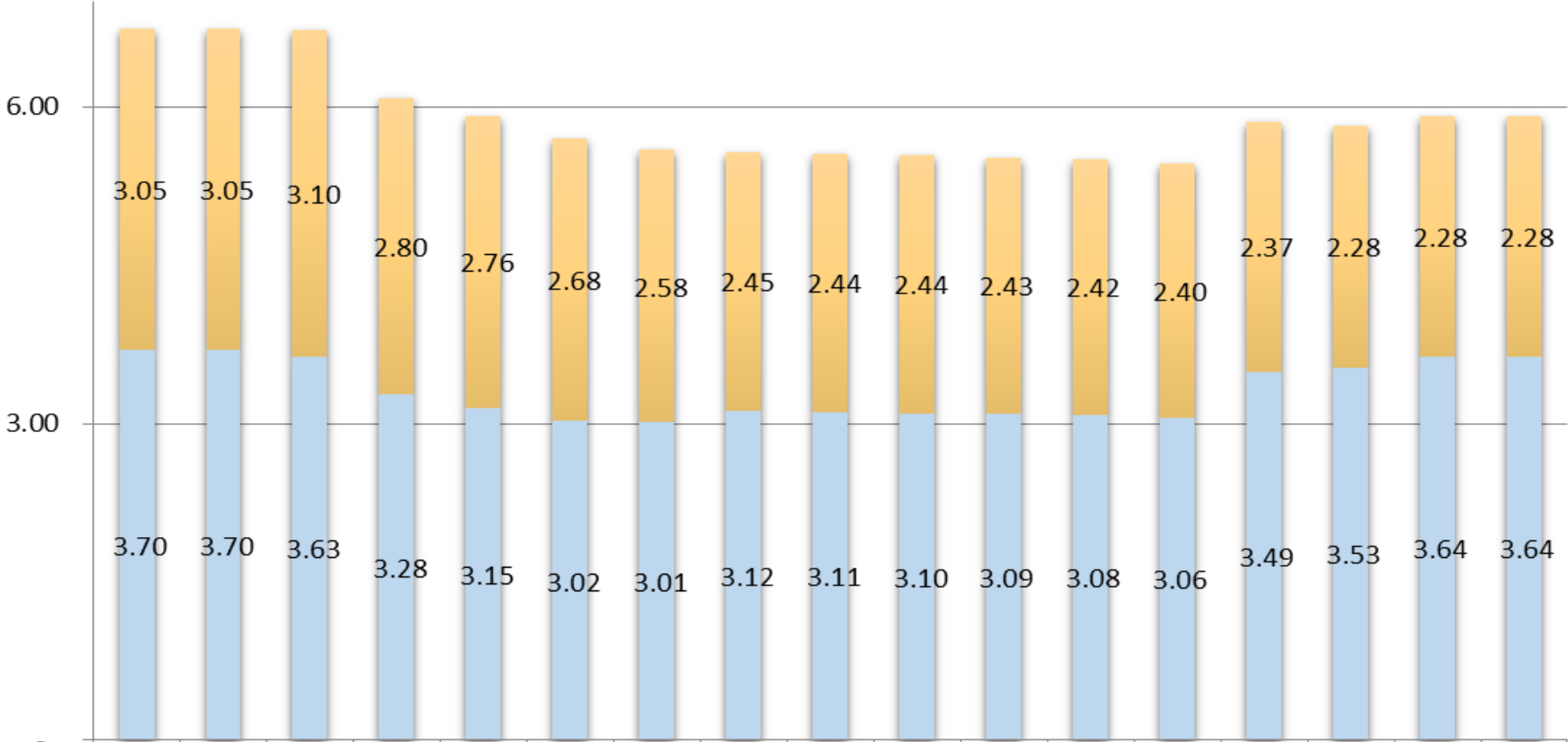
General Fund Projection



General Fund Expenditures by Category



Employees Per 1000 Residents



■ Total Non-Public Safety (Per 1000 Residents)

■ Total Frontline Public Safety (Per 1000 Residents)

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
3.05	3.05	3.10	2.80	2.76	2.68	2.58	2.45	2.44	2.44	2.43	2.42	2.40	2.37	2.28	2.28	2.28
3.70	3.70	3.63	3.28	3.15	3.02	3.01	3.12	3.11	3.10	3.09	3.08	3.06	3.49	3.53	3.64	3.64

Water Fund Challenges

Water Rates are High

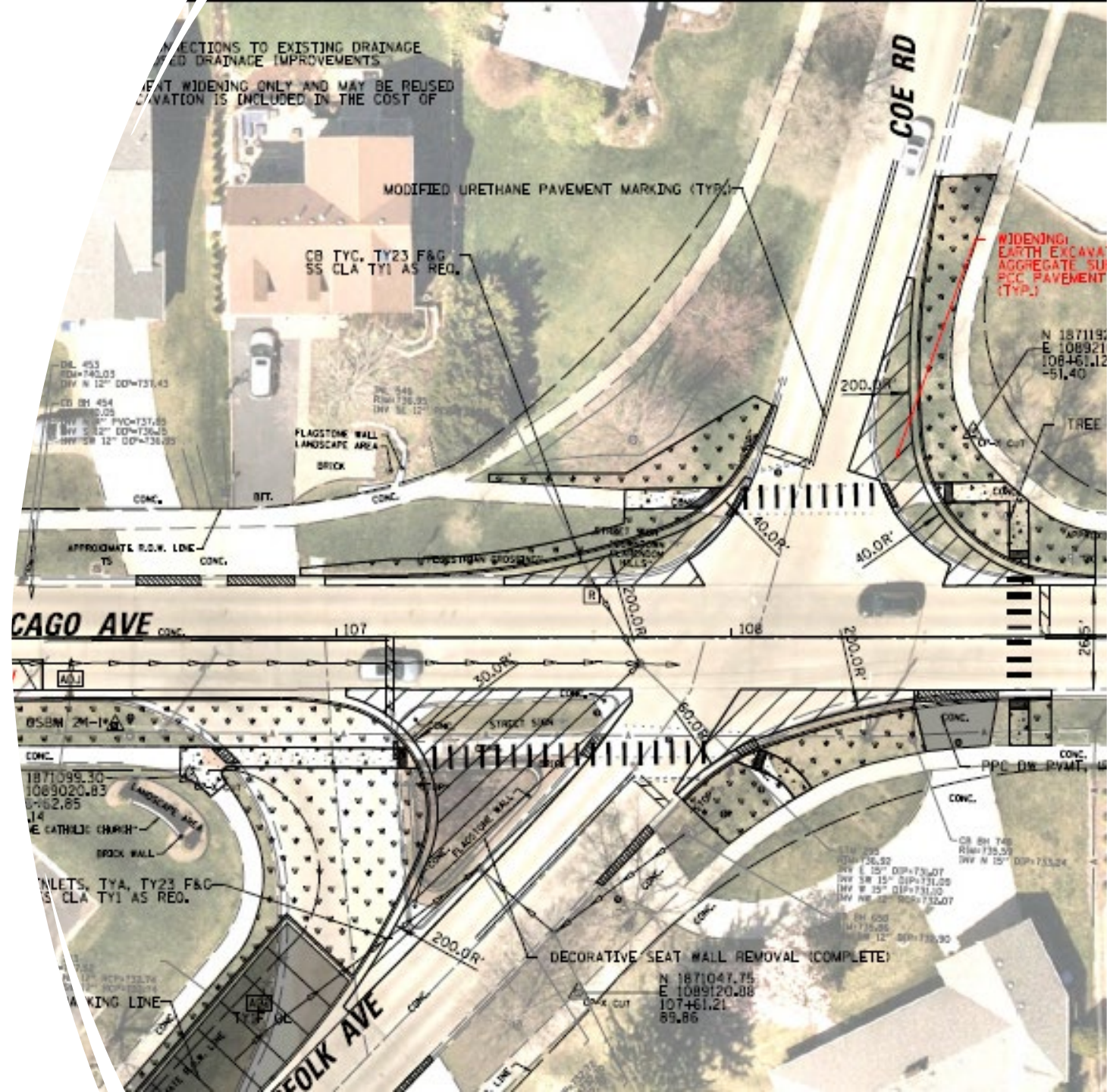
- Low User base limited commercial, no industrial
- Economic development can help
 - 229 Park Apartments are Village's largest water user

Infrastructure Backlog is Small but Expensive

- Most 100 Year Old watermain replaced
- Remaining is mostly in Blackhawk Heights
 - ~\$6 Million
- Pressure and Storage issues
- Expansion South of 55th
 - New TIF to help

Infrastructure Investments

- Concrete Ribbon Program
 - Major Stormwater Improvements
- Stormwater
 - Hinsdale Golf Club
 - 5 Corners
- Watermain
 - Most 100 Year Main Replaced
 - 55th Street Study
 - Blackhawk Heights Engineering
- Pedestrian Improvements
 - Notre Dame School
 - Prospect Park



Economic Development Strategy

Fast and
Responsive Staff

Take advantage
of the Zip Code

Fighting the Anti-
Development
Perception

More Aggressive
and Open Village
Board

Smart
Development
Strategy

Target: Downtown Development

- Follow Downtown Master Plan, but Interpret with Current Market Conditions
 - Outdoor Dining
 - Public Property/Spaces that are used and functional
- Restaurant and Retail District
 - Generate Sales and Food Taxes
- Condos and Apartments for generational housing
 - Virtuous cycle as residents support the downtown businesses
 - Low/Zero impact on schools
 - More housing options



Downtown Development Plan- TIF

- Improving Aesthetics
 - TIF Grants \$15K for Façade and Awning improvements
- Increase Parking and Public Spaces
- Support Chamber Position
- Support Events like Farmer's Market and Dancin' in the Street
- Create new Commercial Space
 - High Demand for Office and Service
- Moving Village/Public Facilities
 - Fire Station Location
 - BNSF Parking Lot
 - Old Fire Station on Burlington



Target: Other Development Opportunities

- 55th St TIF
 - Recruit New Sales Tax Generating Businesses
 - Eliminate Infrastructure Backlog
- Unincorporated Areas
 - Smart, Voluntary Incorporation of Areas South of 55th
- Single Family Redevelopment
 - Teardowns Slower in 2024
- Ogden Ave
 - TIF Expired but Properties Remain Underdeveloped

Latest Local Economic Indicators

- Building Permit Slowdown in 24
 - Less Teardowns
 - Expected to be Offset by major Project starts in 2025, Q1 Above Trend
- Flat Non-Property Tax Revenues in Q1
- Low Housing Inventory
- State Financial Problems
 - No Impacts So Far
- DOGE Cuts
 - Some Indications in Ambulance Revenues
 - Most Village Revenues are Local or State Generated
 - State May Push Down Cuts to Village

Imagine the Possibilities...

For Our Downtown

















Questions?

