



# State of the Village

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



# Outline

2024  
Accomplishments

Village Finances

Spotlight- Water  
Fund Challenges

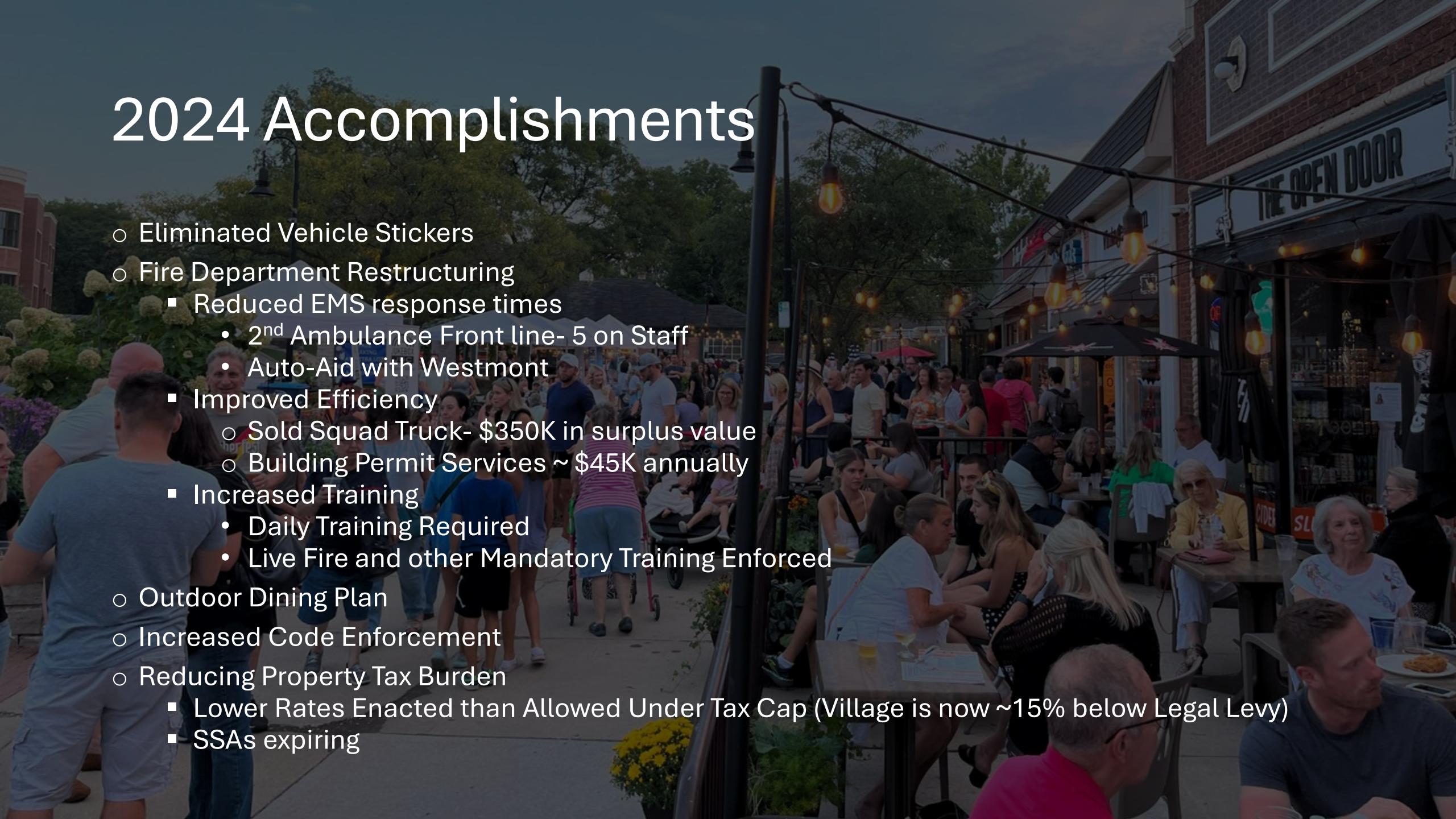
Infrastructure  
Investments

Economic  
Development  
Strategy

Economic  
Development  
Targets

# 2024 Accomplishments

- Eliminated Vehicle Stickers
- Fire Department Restructuring
  - Reduced EMS response times
    - 2<sup>nd</sup> 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
- MyCrost Row Phase 2 started construction
  - \$4.3 Million Net Benefit to Village Revenues
- Burlington Fire Station Project
  - Identified Developer and Sold Property
- Started 55<sup>th</sup> 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

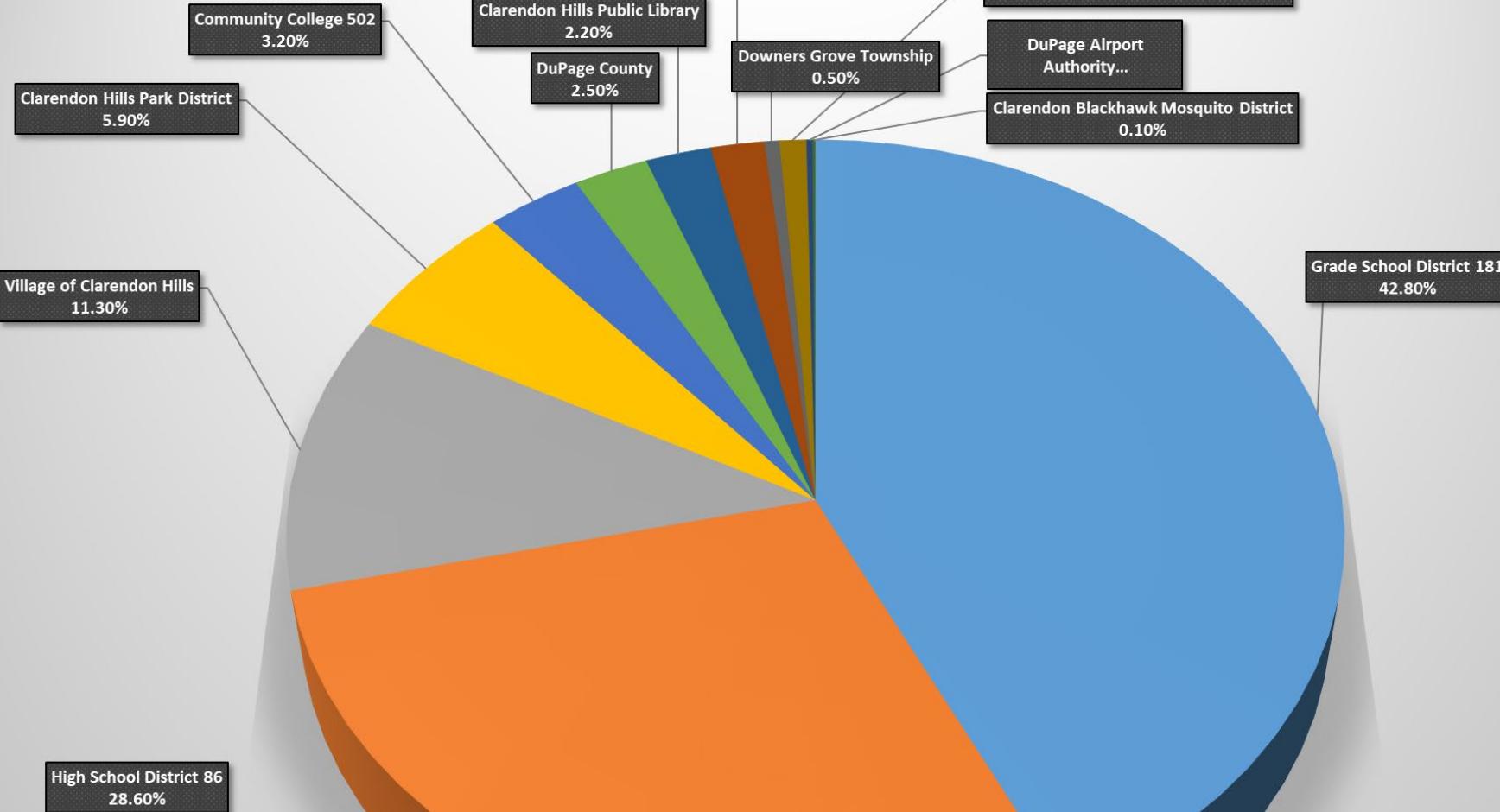
## Strengths

- 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

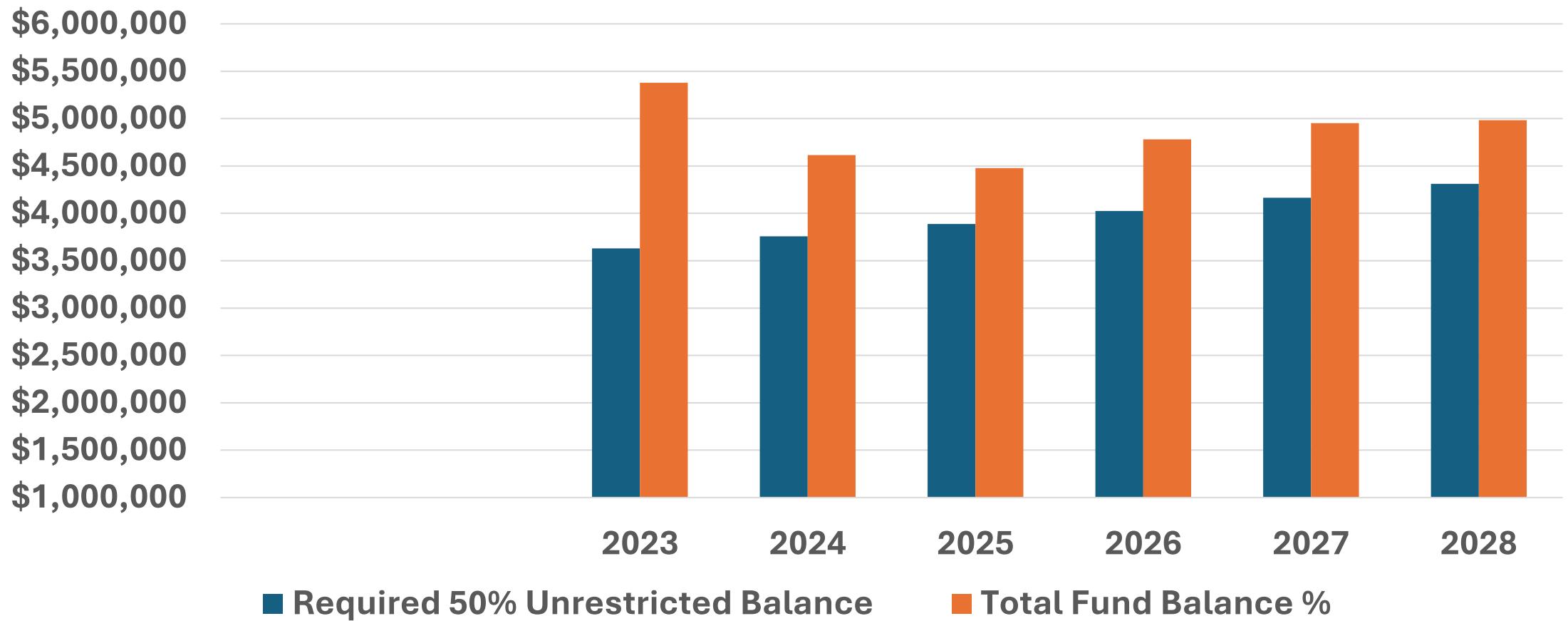
**Property Tax Rates  
Direct and Overlapping Governments**



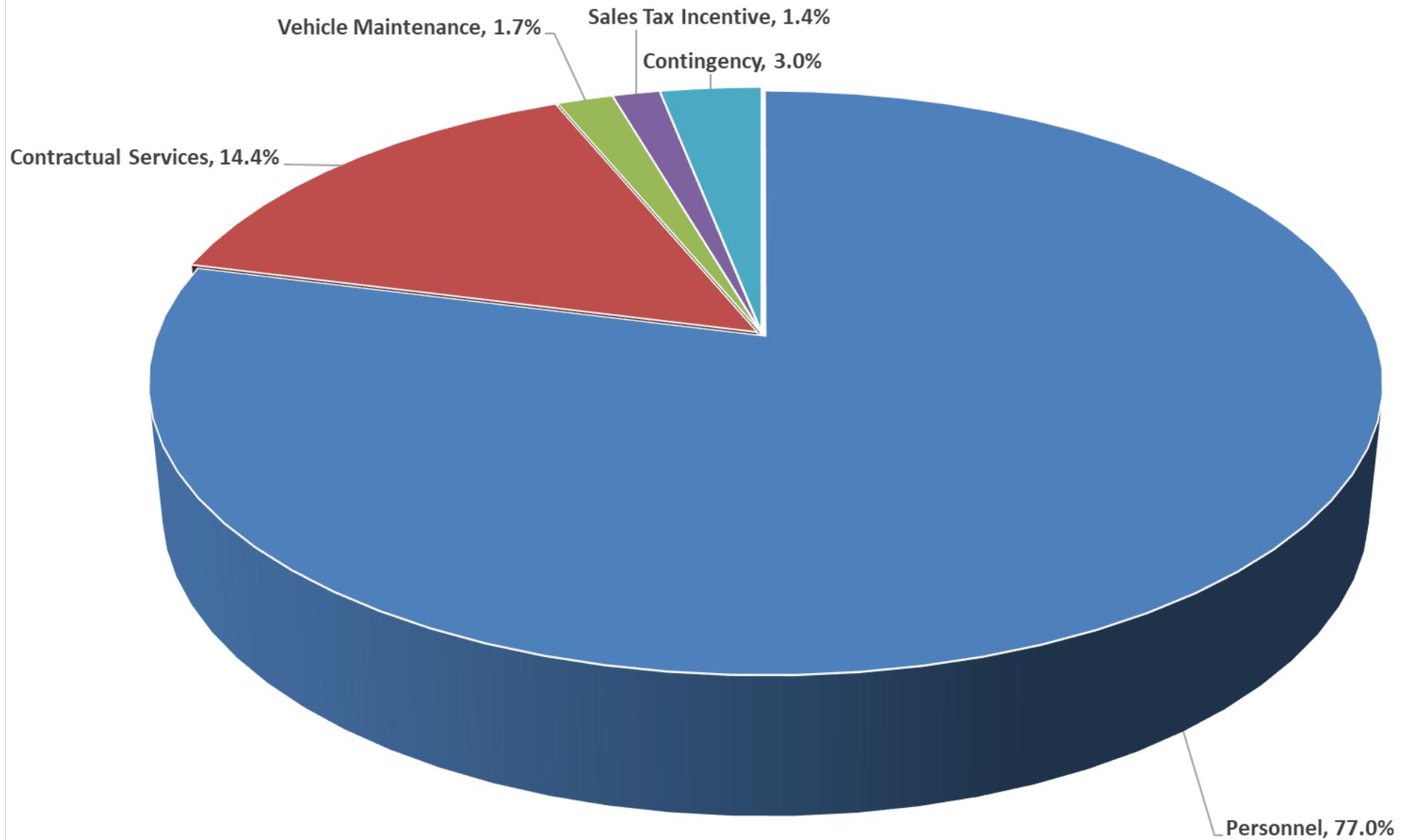
27<sup>th</sup> Lowest  
Property Tax  
Rates in  
DuPage County  
(Out of 34)

	<b>Property Tax Rate</b>	<b>Ranking in DuPage County</b>	<b>Village Taxes for \$500k Home</b>
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			

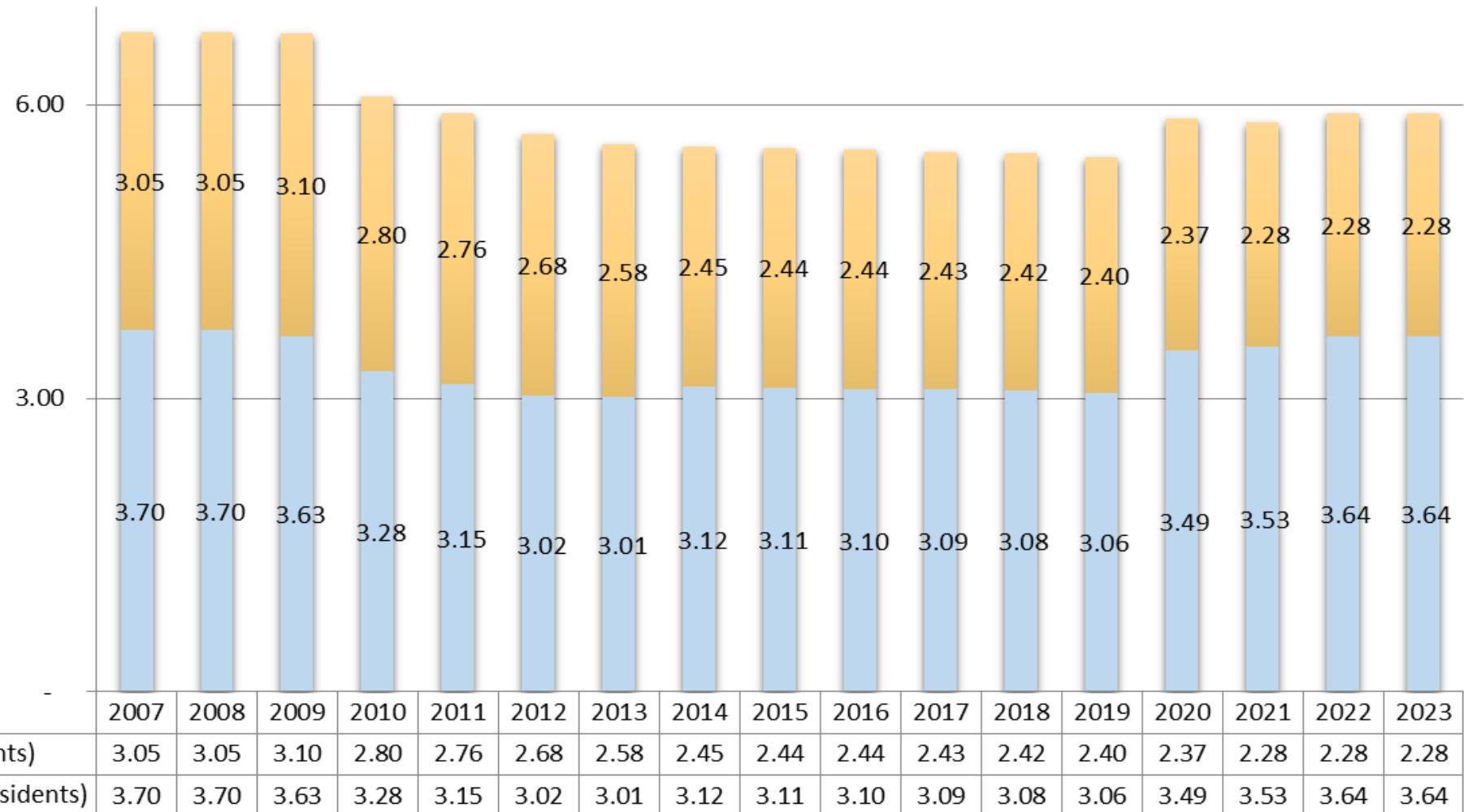
# General Fund Projection



## General Fund Expenditures by Category



## Employees Per 1000 Residents



# Water Fund Challenges

## Water Rates are High

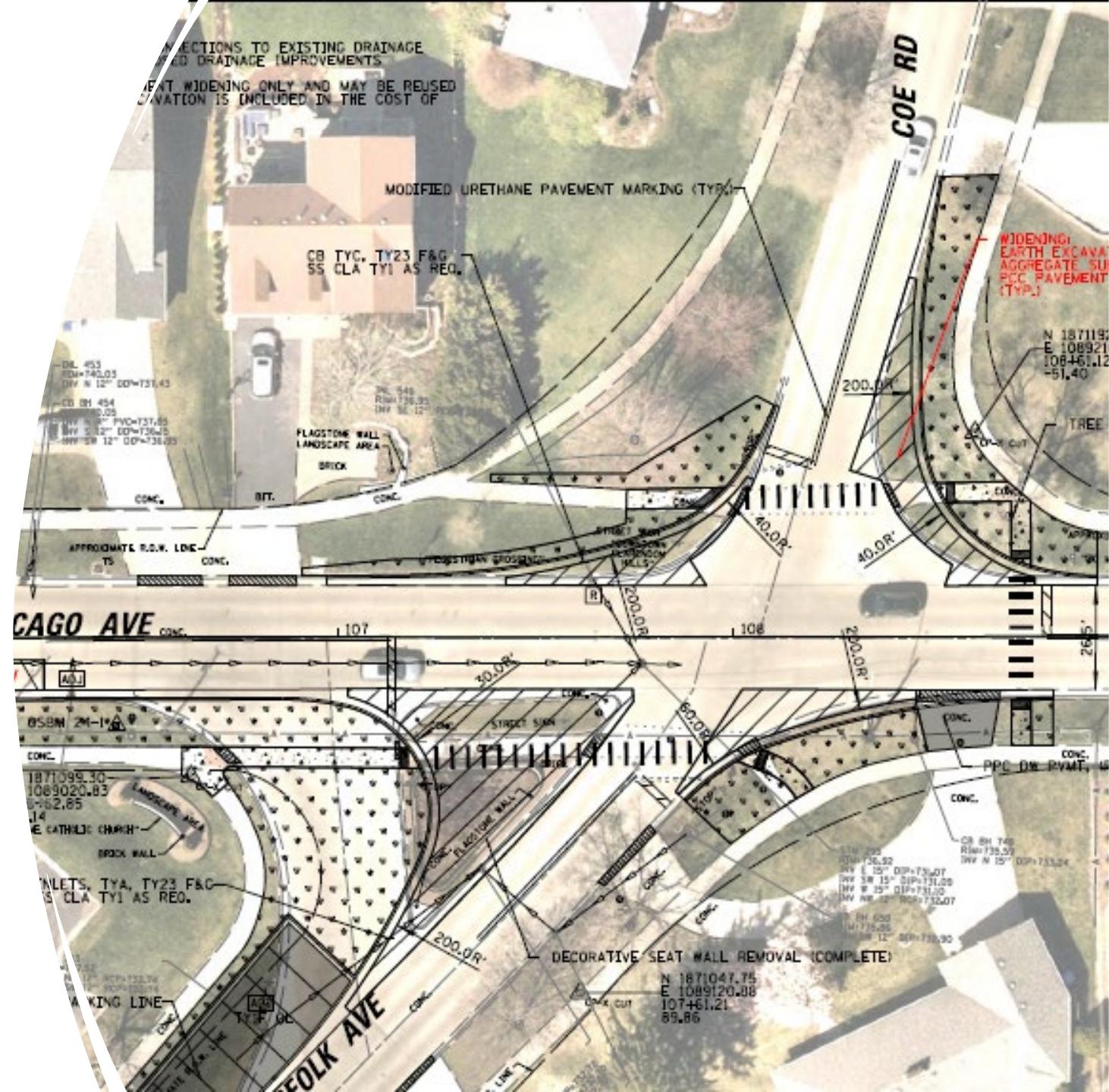
- Low User base limited commercial, no industrial
- Economic development can help
  - 229 Park Apartments are Village's largest water user

## 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
  - 55<sup>th</sup> Street Study
  - Blackhawk Heights Engineering
- Pedestrian Improvements
  - Notre Dame School
  - Prospect Park



# Economic Development Strategy

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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

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- 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 55<sup>th</sup>

- 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...

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## For Our Downtown









PLAN 01

SCALE: 1/8"-1'









**Questions?**

