Application form:
RTA Community Planning Program and
CMAP Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 29, 2017

This application form is online at www.rtachicago.org/applications. You may submit the form by email to applications@rtachicago.org.
Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant

City of Geneva

____________________________________________________________________________________

2. Main Contact for Application

Name: Cathleen Tymoszenko and David DeGroot

Title: Economic Development Director and Community Development Director

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Email: ctymoszenko@geneva.il.us and ddegroot@geneva.il.us

3. Type of Applicant (please check any that apply)

___x___ Local government

_____ Multijurisdictional group* Please list the members of the group (including government and nongovernmental organizations):
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

_____ Nongovernmental organization* Name of local government partner(s):
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information.
Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply)

Please check all statements below that describe characteristics of your project.

____ My project involves preparation of a plan.
____ My project involves updating an already existing plan.
_X_ My project helps to implement a past plan.
____ My project links land use, transportation, and housing.
____ My project has direct relevance to public transit and supports the use of the existing transit system.
____ My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Local Match Requirement (please initial to indicate you are aware of the local match requirements)

I am aware that a local match will be required for most projects, and understand that if my project is selected it is up to the project applicant to contribute a local match. (See the program guide for further details on local match requirements.)

__x__ Yes, I understand that applicants will be required to contribute a local match.

6. Project Location

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

The Project Area consists of approximately 24 acres, encompassing nine partial blocks and perimeter streets fronting both the north and south side of IL Route 38 (State Street) between School Street and Longview Drive. The Project Area is located slightly over one-half mile east of the Geneva central business district.

The proposed project will allow for implementation of objectives included in the East State Street Tax Increment Financing Redevelopment Project and Plan, The East State Street Subarea Plan (part of the City’s 2003 Comprehensive Plan), and The East State Street Corridor Design and Development Guidelines. Maps of the Project Area are included in each of these documents.

7. Project Description

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. For plan updates please tell us how you will be building upon (or replacing) the previous work. Program staff will follow-up with you if we need any additional information to fully understand your proposed project.

The East State Street corridor is the primary entrance to the City of Geneva from the east. Much of the East State Street corridor is located within a Tax Increment Finance (TIF) District that was established in 1999 and will expire in 2022. Although some new development and redevelopment took place within
the East State Street TIF District shortly after the redevelopment plan was adopted, investment in the area has stalled.

Many of the properties within the East State Street TIF District are characterized by small lot sizes, marginal uses, major access and parking issues, and vacant and underutilized buildings and parcels. The appearance of the corridor lacks cohesiveness and has few design elements working to unify the area. Additionally, there is minimal landscaping, lighting, and other pedestrian-oriented streetscape treatments.

In 2001, the City began working with the Illinois Department of Transportation to address roadway and streetscape challenges. The City requested that IDOT include the reconstruction of East State Street into IDOT’s Multi-Year Program. To further the request, the City initiated and funded Phase I engineering and sought to secure alternative funding sources.

The City has funded Phase I and II engineering at a cost of $1.17 million and has secured $6.6 million in grant funding. Phase II engineering is presently 85% complete. The proposed roadway improvement will address existing condition needs and enhance mobility by improving several existing intersections, by providing accommodations for vehicular turning movements and by interconnecting the new traffic signal equipment. The proposed streetscape improvements will improve the conditions of the existing sidewalks, address accessibility needs, and enhance connectivity for pedestrians and bicyclists within the corridor. Aesthetic enhancements are also part of the corridor improvement plan.

In 2003, the City adopted the East State Street Subarea Plan as part of the City’s Comprehensive Plan. The East State Street Subarea Plan provided detailed planning recommendations including land use, transportation, and urban design. The East State Street Corridor Design and Development Guidelines were created to guide investment in the area toward establishing an overall character for the corridor, and to improve its image and appearance.

Despite these planning efforts and a few new developments/redevelopments within the East State Street TIF District, there has been little private investment in the area for several years. The lack of momentum in the area leaves the City facing many of the same problems the TIF District was established to address. The corridor still lacks cohesiveness, and several factors contributing to the influences and manifestations of physical and economic deterioration persist.

The City of Geneva is interested in studying and evaluating factors that are contributing to the lack of development activity and completion of the East State Street Tax Increment Financing Redevelopment Project and Plan (TIF 2). This project will focus on studying the challenges and barriers to redevelopment that are present due to required approval processes and existing development controls (setbacks, parking regulations, drive thru regulations, etc.) within the underlying zoning districts and will formulate recommendations to the development controls and approval processes to allow for better utilization of the East State Street TIF District prior to its expiration in 2022.

This project will also seek to better understand what other factors may be inhibiting the realization of the highest and best use of land such as market conditions and the impact and timing of right-of-way takings associated with the pending State of Illinois reconstruction project on IL Route 38. With a better understanding of these factors and potential changes to the City’s development controls and approval processes, the City would like to examine the feasibility as well as the pros and cons of gaining support to extend the expiration date of the TIF district.
This project will seek participation from stakeholders including owners of key development parcels, representatives from the School District and other taxing bodies, and representatives from the State of Illinois Department of Transportation.

8. Previous Plan Implementation Efforts

Please describe actions you have taken to implement previous plans in your community – whether your efforts were successful or not – to achieve infrastructure improvements, development investment, policy changes, advocacy, volunteer involvement, or other actions. If you do not have experience implementing previous planning work, please describe what you will do to make sure that your plan is implemented. Illustrating a commitment to implement plan recommendations is very important to both agencies as we consider new planning projects.

In 1989, the City created a committee to complete the East State Street Corridor Comprehensive Plan. This plan was updated in 1993 and a Downtown Business District was created to implement State Street improvements. As the eastern portion of the business district saw less development throughout the 90’s in comparison to the western portion, in 2000, the City created the East State Street TIF District.

To implement the goals and objectives of the TIF District, the City issued bonds in 2002 and 2006. Private investment in the TIF District began in 2002 with construction of a new multi-tenant commercial building (private funds $660,000, TIF funds $30,000) and construction of a new CVS store (private funds $3,550,000, TIF funds $124,849). Construction continued in 2003 with a new Dairy Queen (private funds $300,000, TIF funds $40,000); an animal hospital (private funds $640,000, TIF funds $72,000) and demolition and site remediation of a former gas station (private funds $50,000; TIF funds $468,404). In 2008, a new ALDI store was constructed (private funds $2,600,000, public funds $450,000). No notable projects occurred from 2009-2011. In 2012, Phase II Engineering work began for the streetscape widening and improvements along IL State Route 38/East State St was completed. The City secured a $1.2 Million grant for the eventual project. In 2013, the City purchased 617 E. State and demolished the residence with intent to re-sell for development. Presently, activity in the district has stalled.

In addition to the TIF district, the City of Geneva has invested a significant amount of resources in the East State Street corridor. The 2003 East State Street Subarea Plan was adopted as part of the City’s Comprehensive Plan in 2003, which provided detailed planning recommendations including land use, transportation, and urban design. To implement this plan, the City worked with the Illinois Department of Transportation, locally funded Phase I and Phase II engineering and secured alternative grant funds to further roadway and streetscape improvements.

The City continued to invest resources into planning efforts for the City’s east side, including the Southeast Master Plan (2012), the Downtown Station-Area Master Plan (2012), the Homes for a Changing Region Plan (2014) and the East State Street Right-of-Way Improvement Plan (Current). The East State Street TIF District should be reevaluated in light of these planning efforts, as they are adjacent to or nearby the East State Street TIF District.

It is important that the City revisit the East State Street corridor to create a new implementation strategy to direct future action. A priority goal identified at the City’s November 2016 Strategic Planning
Session was to formulate recommendations for better utilization of the East State Street Tax Increment Financing District prior to its expiration in 2022.

9. Additional Strategic Partnerships
Please list any additional partners you may want to include in this planning project. Please specify if you have made contact with them in advance of submitting this application.

(Please include any additional information that is relevant, preferably by providing links to online documents.)

This project will seek participation from stakeholders including owners of key development parcels, representatives from the School District and other taxing bodies, and representatives from the State of Illinois Department of Transportation. They have not been contacted in advance of this application.