



Legislation Text

File #: 23-0670, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance establishing City of Naperville Special Service Area No. 35 for streetscape improvements on Washington Street from Benton Avenue to Chicago Avenue in downtown Naperville

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, Director/City Engineer

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

On January 17, 2023, the City Council passed ordinance 23-002 scheduling a public hearing for the establishment of Special Service Area (SSA) No. 35 for streetscape improvements on Washington Street from Benton Avenue to Chicago Avenue in downtown Naperville.

These four blocks of Washington Street were programmed for the next infrastructure and streetscape improvements project similar to what was completed on Main Street and Jefferson Avenue in 2022 as part of SSA's No. 30 and 34. The blocks of Washington Street were programmed and scheduled such that the work would be completed in 2024 while the Washington Street Bridge was under reconstruction.

The public hearing for SSA No. 35 was conducted at the March 21, 2023 City Council meeting. No members of the public addressed the City Council at the public hearing.

DISCUSSION:

An SSA cannot be established if more than 50% of the property owners in the SSA boundary object within 60 days of the public hearing. 60 days have passed since the public hearing and the City has received one objection from LLJ GW Washington LLC, the owner of the building at 47 E. Chicago Avenue. The owner objected based on the published not to exceed rate of \$4 per \$100 of equalized assessed value (EAV).

City staff used a very conservative amount when publishing the notice. In checking the rate that the property owners on Main Street and Jefferson Avenue are paying following the streetscape improvements on those blocks it is less than \$1.25 per \$100 of EAV.

Even with this objection, all of the requirements to establish SSA No. 35 have been fulfilled.

FISCAL IMPACT:

The cost of streetscape and roadway improvements are estimated at \$5.5 million. The City will pay for all the improvements up front, recapturing 40% of the streetscape costs plus interest over the next 15 years through SSA No. 35.