

Frequently Asked Questions (FAQ) for Proposed Downtown SSA

October 14, 2019

1. What is a Special Service Area (SSA)?

An SSA is a property taxing mechanism that allows local governments to collect taxes and deliver services directly or through the use of contracts with other parties to limited geographic areas within their jurisdictions.

2. Which services are proposed to be funded by the newly created SSA?

The following include service categories and amounts that have been identified and will be more precisely defined with the assistance of the Downtown Management Corporation. A primary goal in arriving at final funding amounts will be to maximize value to Downtown Management Corporation (DMC) property and business owners:

- a. Funding for Downtown Management Corporation Up to \$300,000 annually
Potential to enhance services currently provided by DMC, including events support, Downtown marketing, business attraction and retention
- b. Parking System Enhancements Up to \$200,000 annually
Potential to support construction of new parking lots, other expansion of parking resources, and/or adoption of new technology to improve parking system operations
- c. Enhanced Landscaping/Cleaning Up to \$100,000 annually
Potential to improve overall landscaping quality in the Downtown, along with other aesthetic enhancements and/or debris clean-up

3. Which services are currently provided by the Downtown Management Corporation through funding received from the Special Service Area?

- Event Coordination: Ice Festival, Wine Walk, Classic Car Show, Fine Arts Festival, Halloween Window Painting, Downtown Trick-or-Treating, Gingerbread Fest, Girls Day Out, Santa and Holiday events including & Gingerbuck Reward Program
- Downtown Business Attraction, Retention and Marketing
- Coordination of Downtown Gift Certificate and Downtown Dollars
- Serving as Liaison to Downtown Property and Business Owners
- Holiday Decoration Purchase (in partnership with the Village)
- Street Pole Banner Purchases

4. Which services unique to the Downtown does the Village currently provide and which funding sources pay for them?

Service	Funding Source	Est. Annual Cost
Landscaping Services	General Fund	\$100,000
Installation & Removal of Seasonal Holiday Decorations	General Fund	\$100,000
Snow & Ice Control: Sidewalk & Parking Lot Clearing, Haul-out from Streets	General Fund	\$150,000
Event Support: Road Closures and Public Safety	General Fund	\$25,000
Garbage and Recycling Removal	General Fund / Solid Waste Fees	\$15,000 (Village of DG costs)
Power-washing of Sidewalks	General Fund	\$5,000
Crosswalk and Corner Replacement	Capital Projects Fund	\$200,000*
Parking Deck and Lot Maintenance	Parking Fund	\$155,000**

* Includes \$100,000 in grant funding from the State of Illinois in 2020

** Does not include plans to improve Forest Lot North in 2020, budgeted at \$485,000

5. How do I estimate the amount that I will pay for the proposed SSA?

Find the “Net Taxable Value” amount on your most recent property tax bill and multiply that number by the proposed rate (e.g. 0.0075 for 0.75%). Tax bills are available online at: <https://www.dupageco.org/PropertyInfo/PropertyLookup.aspx>. This calculation does not take into account changes in the value of your property that may occur between now and the time that the proposed SSA takes effect.

6. For the current 1.5% Special Service Area tax rate, how much in property taxes paid directly supports the Downtown Management Corporation and how much is paid to the Tax Increment Financing (TIF) District?

The amount you see next to the “Special Service Area 2” line item on your property tax bill reflects the portion that is collected as part of the SSA and currently funds the DMC. If you multiply the SSA rate of 0.015 by the “Net Taxable Value” amount appearing and subtract the SSA amount, that difference is the amount paid to the Village’s TIF District. See example below:

Example Tax Bill from Downtown Property:

Taxing District	Rate 2018	Tax 2018
** COUNTY **		
COUNTY OF DU PAGE	.1007	3.61
PENSION FUND	.0217	.77
COUNTY HEALTH DEPT	.0330	1.18
PENSION FUND	.0119	.42
FOREST PRESERVE DIST	.1180	4.23
PENSION FUND	.0098	.35
DU PAGE AIRPORT AUTH	.0146	.52
** LOCAL **		
DU PAGE WATER COMM	NO LEVY	
DOWNERS GROVE TWP	.0317	1.13
PENSION FUND	.0001	
DOWNERS GR TWP RD	.0500	1.79
PENSION FUND	.0010	.03
VLG DWNRS GR-EX FIRE	.1570	5.63
PENSION FUND	.2761	9.91
VLG DWNRS GR FIRE	.1134	4.07
VLG DWNRS GR LIBR	.2111	7.57
DOWNRS GR SPEC SER 2	1.5000	53.85
DOWNERS GROVE PARK	.3013	10.81
PENSION FUND	.0243	.87
DOWNERS GR SAN DIST	.0398	1.42
** EDUCATION **		
GRADE SCHOOL DIST 58	1.9508	70.03
PENSION FUND	.0674	2.41
HIGH SCHOOL DIST 99	1.8931	67.96
PENSION FUND	.0569	2.04
COLLEGE DU PAGE 502	.2317	8.31
** TIF DISTRICT **		
VLG DWNRS GRV TIF 1		11,129.17
TOTAL	7.2154	11,388.08

Mailed to:	TIF Frozen Value	3,590
DOWNERS GROVE IL 60515	Fair Cash Value	491,500
	Land Value	4,930
	+ Building Value	158,900
	= Assessed Value	163,830*
	x State Multiplier	1.0000
	= Equalized Value	163,830
	- Residential Exemption	6,000
	- Senior Exemption	
	- Senior Freeze	
	- Disabled Veteran	
Property Location:	- Disability Exemption	
Township Assessor:	- Returning Veteran Exemption	
DOWNERS GROVE	- Home Improvement Exemption	
630-719-6630	- Housing Abatement	
Tax Code:	= Net Taxable Value	157,830
9448	x Tax Rate	7.2154
Property Index Number:	= Total Tax Due	11,388.08
	- Less Advance Payment	.00
	= Net Tax Due	11,388.08

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

Portion of tax bill to SSA (Downtown Management Corp.) = 0.015 x 3,590 = **\$53.85**

Portion of 1.5% rate to TIF = 0.015 x 157,830 - 53.85 = **\$2,313.60**

7. What is the TIF, how have TIF funds been used and when is it scheduled to expire?

The TIF, or tax increment financing district, is the economic development tool the the Village established in 1997 to comprehensively improve the Downtown, including street reconstruction, utility replacement, parking deck construction and facilitation of private property redevelopment. The TIF portion of the tax bill will no longer appear beginning with tax bills received in 2022 due to the planned expiration of the TIF.