

**VILLAGE WORK SESSION MEETING**  
**October 11, 2016 – 7:30 p.m.**

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**AGENDA (continued – Page 2)**

**7. Public Safety Committee Items**

- A. Discussion – Parking Recommendation – 31<sup>st</sup> Street – *Motion: To provide direction to staff regarding parking regulations for adjacent business districts at 31<sup>st</sup> Street and Newberry Avenue*
- B. Discussion Only – LTACC & Future Village Hall Building Use and Access Hours

**8. Public Works Committee Items**

- A. Discussion – 2016-17 Salt Purchase Contract – Open Purchase Order – *Motion: Approving an open purchase order with Compass Minerals America Inc., not to exceed a total amount of \$54,552*
- B. Discussion Only – Road Construction Update/Planning 2017 Paving Construction

**9. Finance Committee Items**

- A. Discussion – Fiscal Year 2016 Annual Financial Report – *Motion: To accept the Annual Financial Report for the fiscal year ending April 30, 2016*
- B. Discussion – 2016 Property Tax Levy Estimate – *Motion: That the President and Village Board of Trustees estimate that the amount necessary to be raised from the 2016 property tax levy is \$3,541,043, exclusive of debt service; which amount is less than 5% greater than the amount of taxes extend for 2015*

**10. Other Reports**

- A. Village Manager
- B. Village President
  - (1) Proclamation – Fire Prevention Week 2016 – “Don’t Wait - Check the Date! Replace Smoke Alarms Every 10 Years”
  - (2) Discussion – Suggestion to Eliminate the Use of Underbelly Plows
- C. Village Clerk
- D. Commercial Revitalization Committee
  - (1) Discussion Only – TIF District Implementation – Introduction of TIF Eligibility Reports & Redevelopment Project Area Plans
  - (2) Discussion – TIF District Implementation – Ordinance Setting Public Hearing – Village Market - *Motion: To adopt an ordinance of the Village of La Grange Park, Cook County, Illinois, to set a date for, and to approve a public notice of a public hearing for the Village Market Tax Increment Financing Redevelopment Area.*
  - (3) Discussion – TIF District Implementation – Ordinance Setting Public Hearing – 31<sup>st</sup> Street/Barnsdale - *Motion: To adopt an ordinance of the Village of La Grange Park, Cook County, Illinois, to set a date for, and to approve a public notice of a public hearing for the 31<sup>st</sup> Street/Barnsdale Tax Increment Financing Redevelopment Area*

**VILLAGE WORK SESSION MEETING**  
**October 11, 2016 – 7:30 p.m.**

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**AGENDA (continued – Page 3)**

- 11. New Business**
- 12. Executive Session** – *Motion to move into Executive Session for the purpose of discussing Collective Bargaining in accordance with 5 ILCS 120/2 (c)(2)*
- 13. Adjourn**

*Items of Interest*

*Village Board Meeting: October 25, 2016*

*Work Session Meeting: November 8, 2016*

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Emily Rodman, Assistant Village Manager, at 708-354-0225 x108 promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons. Website <http://www.lagrangepark.org>

# **Public Safety Committee Divider**

**Scott Mesick, Chairman**

**Patricia Rocco**

**Robert Lautner**

## Village Board Agenda Memo

**Date:** October 3, 2016

**TO:** Village President and Trustees

**FROM:** Ed Rompa, Police Chief  
Julia Cedillo, Village Manager



**RE:** Parking Recommendation – 31<sup>st</sup> Street

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### PURPOSE:

Adoption of Ordinance Amending Chapter 76: Parking Schedule of the La Grange Park Municipal Code, updating the time of parking restrictions for the 1000-1100 blocks of Newberry and the North side of 31<sup>st</sup> Street (just west of Newberry).

### DISCUSSION:

The Village has been approached by a business owner on 31<sup>st</sup> Street, requesting that the time restrictions in the 1000-1100 Blocks of Newberry be evaluated, as the current time restriction is impacting the clientele.

Chief Rompa performed an evaluation of all streets along and including 31<sup>st</sup> Street (from La Grange Road to Alima Terrace), and put together a Power Point slide presentation identifying the parking signs posted in 10 areas.

### STAFF RECOMMENDATION:

Staff recommends updating the parking time restriction on the signs located in the 1000-1100 Blocks of Newberry, and also on the north side of 31<sup>st</sup> Street (just west of Newberry). The signs in that area would change as follows:

- Two (2) signs north of 31<sup>st</sup> on Newberry (1100 Block) would be changed from "2 Hour Parking" to "1 Hour Parking";
- Signs posted along north side of 31<sup>st</sup> (between Beach and Newberry) would be changed from "2 Hour Parking" to "1 Hour Parking";
- Two (2) signs south of 31<sup>st</sup> on Newberry (1000 Block) would be changed from "30 Minute Parking" to "1 Hour Parking" (any additional restrictions currently posted on several signs would also be included in the new signage (*i.e.*, "Mon-Sat"))

### MOTION/ACTION REQUESTED:

This item is being placed on the October 11, 2016 agenda for discussion only. If there is consensus by the Village Board for modification, the item and ordinance will be placed on the October 25, 2016 agenda for approval.

***Motion to provide direction to staff regarding parking regulations for adjacent business districts at 31<sup>st</sup> Street and Newberry Avenue.***

### DOCUMENTATION:

- La Grange Park Municipal Code, Chapter 76: Parking Schedules
- Parking Evaluation

**CHAPTER 76: PARKING SCHEDULES**

Schedule

- I. Stopping, standing and parking prohibited
- II. Parking signs
- III. Residential/institutional permit parking

**SCHEDULE I. STOPPING, STANDING AND PARKING PROHIBITED.**

No person shall stop, stand, park or leave standing any vehicle, whether attended or unattended, as follows:

<i>Location</i>	<i>Street Side</i>	<i>Time</i>	<i>Ord. No.</i>	<i>Date Passed</i>
31st Street from LaGrange Road to Maple Avenue (EXCEPT: parking will be permitted on the north side of 31st Street between Beach Avenue and Newberry Avenue)	Both	Any	341	4-26-83
31st Street at its intersection with La Grange Road to the western village limits	Both	Any	433 729	12-8-87 8-12-03
31st Street between Newberry and Beach	North	For more than two hours	86	6-24-69
31st Street between Harrison Avenue and Raymond Avenue	North	Any	184	1-14-75
Alima Terrace from 31st Street North to the first intersecting alley in the village	West	Any	85	6-24-69
Ashland Avenue from the intersection at Ashland Avenue and Harding Avenue to a point approximately 200 feet south of Harding Avenue	East	Any	253	3-28-78
Beach Avenue from 31st Street North to the first intersecting alley in the village	East	For more than two hours	86	6-24-69

## La Grange Park - Traffic Code

<i>Location</i>	<i>Street Side</i>	<i>Time</i>	<i>Ord. No.</i>	<i>Date Passed</i>
Beach Avenue from 31st Street North to the first intersecting alley in the village	West	Any	87	6-24-69
Beach Avenue between 30th Street and 31st Street	West	Between 9:00 a.m. and 6:00 p.m.	174 181	6-11-74 10-8-74
Brainard Avenue at its intersection with 31st Street within the village limits	Both	Any	433	12-8-87
Brainard Avenue from a point approximately 275 feet south of Richmond Avenue to a point approximately 355 feet south of Richmond Avenue	West	Any	354	9-27-83
Forest Preserve Drive from Forest Road to its dead-end	North	Any	475	11-14-89
Forest Road from 31st Street to a point approximately 100 feet north and south of 31st Street	Both	Any	249	9-27-77
Harding Avenue between Catherine Avenue and Community Drive	Both	Any	174 181	6-11-74 10-8-74
Kemman Avenue from 31st Street to 26th Street (EXCEPT: that parallel parking only will be permitted in parking lane specifically designated for that purpose except during the hours of 2:00 a.m. to 7:00 a.m. daily)	Both	Any	246	9-13-77
Meadowcrest Avenue from 31st Street South to the south line of the vacated alley in the village	East	Any	100	11-25-69
✓ Newberry Avenue from 31st Street North to the first intersecting alley	East	More than two hours	236	5-10-77
✓ Newberry Avenue from 31st Street North to the first intersecting alley	West	For more than two hours	86	6-24-69
Ogden Avenue from Edgewood Avenue to Gilbert Avenue	Both	Any	451	2-14-89
Pine Tree Lane between Robinhood and Finsbury	North	Any	970	5-28-13
Waiola Avenue from Brewster Avenue to a point approximately 30 feet north of Brewster Avenue	West	Any	470	11-14-89

**SCHEDULE II. PARKING SIGNS.**

The Village Manager is directed to install parking signs in the following locations:

<i>Street</i>	<i>Between</i>	<i>Side</i>	<i>Sign Text</i>	<i>Ord. No.</i>	<i>Date Passed</i>
30th Street	Maple Avenue west to the alley	South	Thirty Minute Parking 4:00 p.m.-9:00 p.m., Monday through Saturday	670	12-12-00
30th Street	From a point 70 feet west of the center line of Maple Avenue	North and South	No Parking at Any Time	361	4-10-84
30th Street	Maple Avenue to Ostrander Avenue (excluding angled parking lot)		Two-Hour Parking 9:00 a.m.-6:00 p.m.	686	7-10-01
✓ 31st Street	Newberry Avenue and Beach Avenue	North	Two-Hour Parking	687	7-10-01
Alima Terrace	29th Street to 31st Street (excluding angled parking lot)		Two-Hour Parking 9:00 a.m.-6:00 p.m.	686	7-10-01
Ashland	400 block from Pine Avenue south	East and West	No parking 8:00 a.m.-10:00 a.m., Monday through Friday	510	10-8-91
Ashland Avenue	Brewster North to Elmwood	East and West	Two Hour Parking 8:00 a.m.-6:00 p.m., Except Sundays and Holidays	291	3-11-80
Ashland	Brewster to Richmond	East and West	No Parking 8:00 a.m.-10:00 a.m., Monday through Friday	491	9-11-90

Parking Schedules

<i>Street</i>	<i>Between</i>	<i>Side</i>	<i>Sign Text</i>	<i>Ord. No.</i>	<i>Date Passed</i>
Meadowcrest Road	31st Street south to Garfield Avenue	East and West	Two Hour Parking 8:00 a.m.-6:00 p.m., Except Sundays and Holidays	291	3-11-80
Meadowcrest Road	31st Street to a point approximately 130 south of 31st Street	West	Two Hour Parking	284	8-28-79
Meadowcrest Road	31st Street and Garfield Avenue	East	No Parking 8 a.m.-5 p.m., except Sundays and Holidays	212	10-14-75
Meadowcrest Road	31st Street to a point approximately 125 feet north of 31st Street	West	Two Hour Parking	284	8-28-79
Morgan Avenue	26th to 28th	North and South	Resident Parking Only 8:00 p.m.-2:00 a.m.	830	9-26-06
Newberry Avenue	31st Street to alley south of 31st Street	West	30 Minute Parking Except Sundays	848	6-26-07
Newberry Avenue	The first alley north of 31st Street to a point 40 feet south of the alley	West	No Parking Loading Zone	968	3-26-13
Newberry Avenue	The first alley south of 31st Street to a point 20 feet south of the alley	East and West	No Parking Here to Alley	1023	4-12-16
Newberry Avenue	31st Street and Garfield Avenue	East	No Parking EVEN Calendar Days	1023	4-12-16
Newberry Avenue	31st Street and Garfield Avenue	West	No Parking ODD Calendar Days	1023	4-12-16
Park Avenue	Richmond Avenue and south to the village limits	East	No Parking - Loading and Unloading Zone Only	192	4-22-75
Park Road	Richmond Avenue south to the village limits	East		207	8-26-75

# Parking Evaluation – 31<sup>st</sup> Street



 Areas Identified



# Meadowcrest

Amusement  
Bark

Approximately  
10 parking  
spots (not  
marked) – No  
signs or  
handicapped  
spot marked -  
No time limit

*Signs posted – East side  
of Street (north of 31<sup>st</sup>):*

No  
Parking  
Any  
Time  
Here to  
31<sup>st</sup>

31<sup>st</sup> Street

*Signs posted – West side  
of Street (south of 31<sup>st</sup>):*

Arbor  
Animal  
Hospital

The Whole  
Life Center

2 Hour  
Parking  
8a – 6p  
Except  
Sundays &  
Holidays

*Signs posted – East side  
of Street (south of 31<sup>st</sup>):*

No  
Parking

**Recommendation:**  
***No Change***



# Robinhood Lane

*Signs posted – West side of Street (north of 31<sup>st</sup>):*

No  
Parking  
Here to  
Corner

*Signs posted – East side of Street (north of 31<sup>st</sup>):*

No  
Parking  
Here to  
Corner

31<sup>st</sup> Street

*No signs posted*

*No signs posted*

**Recommendation:**  
***No Change***



# Forest Road

*Signs posted – West side of Street (north of 31<sup>st</sup>):*

**No  
Parking  
Here to  
Corner**

*No signs posted*

**31<sup>st</sup> Street**

*No signs posted*

*No signs posted*

**Recommendation:**  
***No Change***



# Homestead Road

*Signs posted – West side of Street (north of 31<sup>st</sup>):*

No Parking Any Time

No Parking Here to Corner

31<sup>st</sup> Street

*Sign posted – West side of Street (south of 31<sup>st</sup>):*

No Parking Here to Corner

1 (one) Handi-capped Spot (Posted on Building & Ground Marked)

9 – regular parking spots

*No signs posted*

Post Office

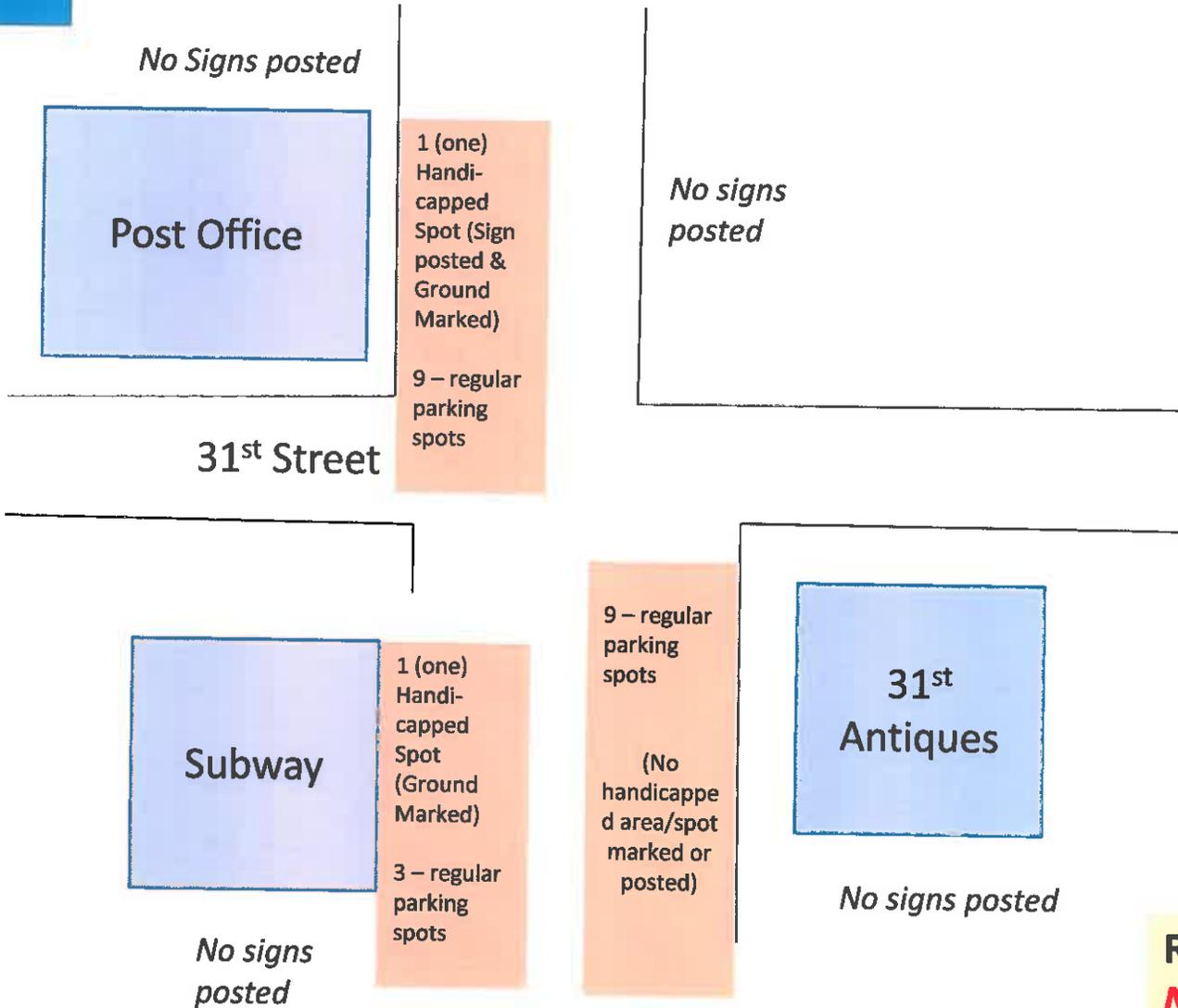
7-Eleven

*No signs posted*

**Recommendation:**  
***No Change***



# Barnsdale Road



**Recommendation:**  
**No Change**



# Beach Avenue

No signs posted

10 – regular parking spots  
(No handicapped area/spot marked or posted)

Private Parking area for businesses, not policed or maintained by Village  
*How many spaces?*

Cat Nap

No signs posted

31<sup>st</sup> Street

**Recommendation:**  
*No Change*

Ace Hardware

9 – regular parking spots  
1 (one) Handicapped Spot (Posted on Building & Ground Marked)

9 – regular parking spots  
1 (one) Handicapped Spot (Posted on Building & Ground Marked)

Angel's  
30 Minute Parking Restriction

Posted twice on Building

Beach Parking Lot

11 – regular parking spots  
1 (one) Handicapped Spot - (Posted & Ground Marked)

Beach Avenue Parking La Grange Park

No Parking 2am – 6am

90 Minute Parking 6am – am

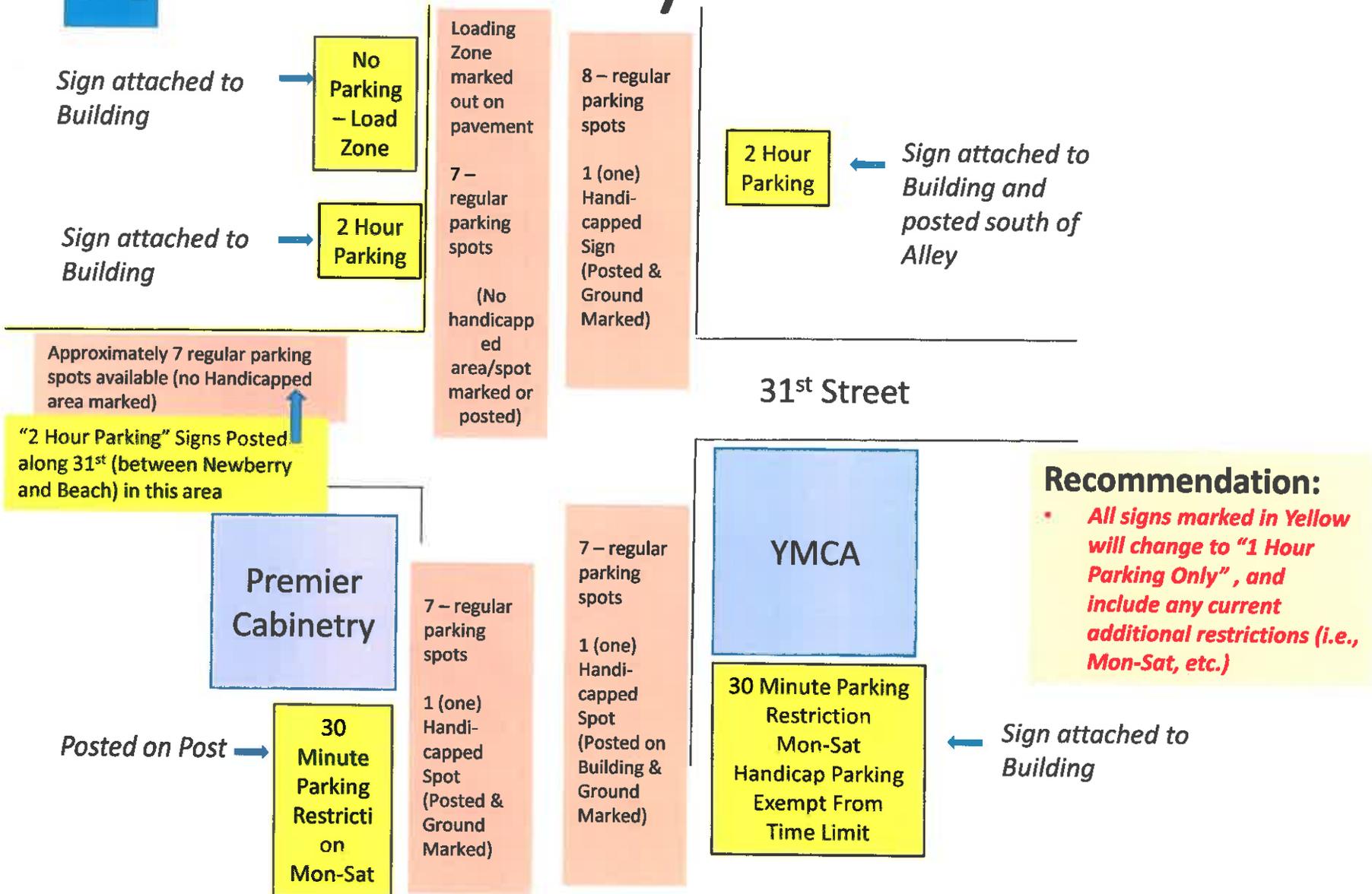
Signs Posted on 1 Post – (Entering Parking Lot)

Posted on Ace Building and on Post – north of back Entrance

30 Minute Parking Restriction



# Newberry Avenue





# Kemman

*No signs posted*



*Signs posted – East side of Street (north of 31<sup>st</sup>):*

31<sup>st</sup> Street

*No signs posted*

*BROOKFIELD*

**Recommendation:**  
***No Change***



# Blanchan

*No signs posted*



No  
Parking  
9a-6p  
Except  
Saturday,  
Sunday &  
Holidays

*Signs posted – East side  
of Street (north of 31<sup>st</sup>):*

No  
Parking  
Here to  
Corner

31<sup>st</sup> Street

*BROOKFIELD*

*BROOKFIELD*

**Recommendation:**  
***No Change***



# Alima Terrace

*Signs posted – West side of Street (north of 31<sup>st</sup>):*

**No Parking Any Time**

**No Parking This Side of Street**

*8 Parking spots (No Handicap area marked)*

*This area is not maintained by Village; private property of business*

*No signs posted*

**31<sup>st</sup> Street**

**BROOKFIELD**

**BROOKFIELD**

**Recommendation:**  
***No Change***

# NO SIGNAGE

- Community Drive – No signs – North of 31<sup>st</sup> & South of 31<sup>st</sup>
- Sherwood – No signs – South of 31<sup>st</sup>
- Alley East of IHB tracks (County Garage access) – No signs – private parking along VCA Building (Approximately 10 parking spots – Posted on Building “ VCA Animal Hospital Parking Only”)
- Cleveland – No signs
- Morgan – No signs
- Harrison– Private parking area along street (School/Church)
- Raymond – Private parking area along street (School/Church)
- Ostrander– No signs

## **NO PARKING ANY TIME:**

- 31<sup>st</sup> Street – East bound, IHB to Kemman  
(Eastbound, East of Kemman, Brookfield Jurisdiction)

# Recommendations

## NEWBERRY & 31st

- Replace all time limit signs with “1 Hour Parking Only” signs on the 1000 and 1100 Blocks of Newberry, and on 31<sup>st</sup> Street (All signs which are in yellow on the Newberry slide will be changed, but include any other restrictions currently noted)

## ALL OTHER LOCATIONS

- No changes

# VILLAGE BOARD AGENDA MEMO

**DATE:** 10/4/2016

**TO:** President and Board of Trustees

**FROM:** Ed Rompa, Police Chief  
Julia Cedillo, Village Manager 

**RE:** LTACC & Future Village Hall Building Use and Access Hours

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## PURPOSE:

To inform the Village President and Trustees about discussions that have taken place between the administrative members from the Police, Fire and Administration Departments. This is in reference to the future use of the La Grange Park Village Hall building, including: overall hours of operation, 24hr minimal access, types of various services to be rendered, etc.

## DISCUSSION:

To prepare for the new consolidated dispatch center LTACC (Lyons Township Area Communications Center) which is scheduled to open in March of 2017, and in conjunction with Villages of Western Springs and La Grange, the Village of La Grange Park needs to address various issues with its own Village Hall. All Village department directors have agreed that trying to maintain similar hours of operation at all Village Hall locations would assist in keeping things consistent for all residents involved.

With the opening of the new dispatch center, the La Grange Park Village Hall will have to make certain upgrades, including: (1) 24hr phone/intercom which is connected directly to LTACC; (2) installation of cameras in the front entry and lobby area, associated with a 24hr watch by LTACC; and (3) if agreed upon by the Village Board, minimal access to the Village Hall area during non-business times. With that idea in mind, a doorway would need to be constructed on the eastside of the front entry to block access to the downstairs area.

With the move of the dispatch center, an option is that the Police Department will have their front entry area opened up, with no window block, and have the same hours as the Village Hall (8:30am to 5:00pm, Monday through Friday). A rolling gate would be installed like the Village Hall uses for after hours.

The Fire Department has requested an intercom system for Fire Station #1 and #2, for residents to be able to use.

## STAFF RECOMMENDATION

Chief Rompa, with the assistance of Chief Maggos, will walk through the points of discussion with the Village Board. Afterwards staff is requesting guidance from the Village President and Trustees as to the future use of the Village Hall building.

## MOTION / ACTION REQUESTED

*Once direction has been provided by the Village President and Board of Trustees, Staff will move forward with a formal recommendation for approval by January 2017.*

# **Public Works Committee Divider**

**Michael Sheehan, Chairman**

**Jamie Zaura**

**Scott Mesick**

## VILLAGE BOARD AGENDA MEMO

**DATE:** 9/29/16

**TO:** Village President and Board of Trustees

**FROM:** Brendan McLaughlin, Director of Public Works  
Julia Cedillo, Village Manager 

**RE:** 2016/17 Salt Purchase Contract – Open Purchase Order

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### PURPOSE:

The Public Works Department is seeking approval from the Board to have an open Purchase Order with Compass Minerals America Inc., for the purchase of salt in an amount “not to exceed” \$54,552.

### GENERAL BACKGROUND

The State of Illinois Bureau of Strategic Sourcing solicited bids for bulk rock salt back in June 2016. The Village was informed on September 15<sup>th</sup> that Compass Minerals America Inc. was awarded the 2016-17 Bulk Rock Salt Contract at \$45.46/per ton. *The past several years there has been supply-related issues experienced, and the Village was paying \$80.13/ton.*

The Village is required to take a minimum purchase of 800 tons of salt at the contract price of \$45.46/ton, which would be a total cost of \$36,368. The Village can purchase a maximum of 120% (1,200 tons), which would be a total cost of \$54,552.

In this fiscal year, the Village has budgeted in the Motor Fuel Tax Fund –Services (04-40-5-532) \$75,000.

### STAFF RECOMMENDATION:

Staff recommends the Board approve an Open Purchase Order, not to exceed \$54,552, with Compass Minerals America Inc. for the purchase of salt, at the October 25<sup>th</sup> Board Meeting.

### MOTION / ACTION REQUESTED

Motion approving an Open Purchase Order with Compass Minerals America Inc., not to exceed a total amount of \$54,552.

# Village Board Agenda Memo

**Date:** 10/05/2016

**To:** President and Board of Trustees

**From:** Brendan McLaughlin, Public Works Director *BSM*  
Julia Cedillo, Village Manager *JCS*

**RE:** 2016 Road Construction Update / Planning for 2017 Road Construction

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**PURPOSE:** To update the Village Board on road paving progress for 2016 and begin planning for the 2017 construction seasons.

**DISCUSSION:**

Paving has been completed on the following streets:

<u>Street</u>	<u>From</u>	<u>To</u>
Brainard	Richmond	Harding
Stone	Richmond	Woodlawn
Waiola	Richmond	Woodlawn
Spring	Richmond	Woodlawn
Kensington	Richmond	Oak

Work is currently in progress on the following street:

Catherine	Richmond	Harding
Ashland	Brewster	Woodlawn
Brewster Lane	(opposite Elmwood) East of La Grange Road Pavement	

Work will be completed this year on:

<u>Street</u>	<u>From</u>	<u>To</u>
Newberry	30 <sup>th</sup>	26 <sup>th</sup>
Ostrander	31 <sup>st</sup>	26 <sup>th</sup>
Alima	30 <sup>th</sup>	26 <sup>th</sup>

The Village Engineer has met with the concrete subcontractor and they have added an additional crew to advance the schedule. They anticipate all concrete work will be completed by the first week of November. Asphalt plants remain open until Thanksgiving and occasionally longer. We anticipate paving will be completed by Thanksgiving. Additionally, the area patching program will be replacing large patches on roads not slated for total resurfacing.

With work coming to an end for this construction season, Staff and Engineers will now focus on the 2017/18 construction season. Our goal is to start as early as possible in the Spring of 2017, except for those streets closest to schools, which will wait until summer when the schools are closed.

Blocks slated for repaving in 2017 include:

	<u>Street</u>	<u>From</u>	<u>To</u>	<u>Cost Estimate</u>
a)	Harding	Brainard	Kemman	535,000
FAU ROUTE TOTAL VILLAGE PORTION				535,000
b)	Richmond	Edgewood	Malden	62,000
c)	Oak	Dover	Park	156,000
d)	Park	Oak	Harding	142,000
e)	Harding	Edgewood	Brainard	156,000
f)	Brainard	Village Limits	Richmond	153,000
g)	Stone	Harding	North End	319,000
h)	Waiola	Jackson	North End	105,000
i)	Spring	Monroe	North End	238,000
WESTSIDE SUBTOTAL				1,331,000
j)	Barnsdale	South End	31 <sup>st</sup> Street	641,000
k)	Scotdale	La Grange Road	Scotdale	420,000
l)	Scotdale	29 <sup>th</sup>	29 <sup>th</sup>	283,000
m)	Deerpath	Scotdale	Scotdale	208,000
n)	Stonegate	Scotdale	29 <sup>th</sup>	520,000
o)	Robinhood	30 <sup>th</sup>	Community	137,000
CENTER SECTION TOTAL				2,209,000
GRAND TOTAL				\$ 4,075,000

In order to get an early start, several pieces of work will have to be completed during the Fall and Winter months. This work includes:

1. field surveying
2. preparation of engineering plans, specifications and bid documents
3. cleaning and televising sewers and reviewing film
4. completing point repairs on deficient sewer sections
5. putting paving contracts out to bid

The Fiscal Year 2016/17 budget includes the advance work for next season's paving projects. It does not include funds for the construction portion. To the extent we start early, a budget amendment will be provided. Prior to starting on the various tasks involved, staff will bring contracts back for Village Board approval. Funds are available for this work as the bond proceeds are in the bank. By putting much of this work out to bid early, we hope to gain better pricing and better locations on the contractor's schedule. Roadwork can begin as early as March 2017.

**ACTION REQUESTED:** The Village Board is requested to confirm the work plan for 2017, which includes:

1. The blocks planned for repaving in 2017
2. The Village Engineer surveying, preparing engineering plans, specifications and bidding documents
3. Securing a contractor to clean and televise sewer mains related to the road projects
4. Obtaining bids for sewer main point repairs to occur in advance of the street repaving
5. Soliciting and awarding bids for 2017 street repaving contracts

# **Finance Committee Divider**

**Patricia Rocco, Chairwoman**

**Scott Mesick**

**James Kucera**

## Village Board Agenda Memo

Date: October 4, 2016

To: Finance Committee Chair Patricia Rocco  
President Discipio and Board of Trustees

From: Larry Noller, Finance Director   
Julia Cedillo, Village Manager 

Re: **Fiscal Year 2016 Annual Financial Report**

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### PURPOSE

Present the Fiscal Year 2016 Annual Financial Report for Village Board acceptance.

### BACKGROUND

The Village is required by state law to engage a licensed public accountant or accounting firm to perform an annual audit. The Village recently selected BKD as the Village's auditor following a request for proposals process. BKD has completed the audit for fiscal year 2016 and provided the Village with an unmodified opinion, which is the desired outcome of an independent audit. An unmodified opinion means that the financial statements are presented fairly and no exceptions were noted which would possibly result in material misstatements of the financial information presented. John Cutrera, from BKD, will present the annual financial report to the Village Board at the October 11<sup>th</sup> workshop.

### STAFF RECOMMENDATION

Staff recommends that the Village Board accept the Fiscal Year 2016 Annual Financial Report.

### ACTION REQUESTED

This item is for discussion only. If the Village Board agrees, the following motion will be included on the October 25, 2016 consent agenda.

***Motion to accept the Annual Financial Report for the fiscal year ending April 30, 2016.***

## Village Board Agenda Memo

Date: October 4, 2016

To: Finance Committee Chair Patricia Rocco  
Village President and Board of Trustees

From: Larry Noller, Finance Director   
Julia Cedillo, Village Manager 

Re: **2016 Property Tax Levy Estimate**

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### PURPOSE

Provide an estimate of the 2016 Village property tax levy as required by the Truth in Taxation Law.

### GENERAL BACKGROUND

The Truth in Taxation Law requires that the Village Board estimate the amount of property taxes to be levied at least 20 days prior to the adoption of the annual tax levy. The Village's 2016 tax levy ordinance will be reviewed at the November 8<sup>th</sup> workshop and then placed on the agenda for Board approval at the November 22<sup>nd</sup> meeting.

The Village's annual property tax levy is restricted by the Illinois Property Tax Extension Limitation Law (PTELL). The PTELL limits the amount the Village may increase the aggregate levy each year to the lesser of 5% or the change in the Consumer Price Index (CPI). The term aggregate levy is specifically defined by the Truth in Taxation law to include the corporate and special purpose levies and excludes levies for debt service. For the 2016 levy, the PTELL CPI change is 0.7% and is therefore the limiting factor.

The PTELL allows the Village to collect additional taxes on new property value. Over the past 10 years, the value of new property has ranged between 0.04% and 0.64% of the Village's total equalized assessed value (EAV). We will not know the actual amount of new value until well after the Village's tax levy ordinance is due to the County. As such, an estimated increase of 2% of EAV has been incorporated into the levy estimate calculation to ensure all potential new value is included. The County will reduce the Village's actual extension to the amount allowed under the PTELL.

The estimated aggregate levy for 2016 is \$3,541,043 which is 2.78% above the 2015 extension of \$3,445,422. The estimated aggregate levy is less than a 5% increase, therefore a public hearing is not required by the Truth in Taxation Law.

The Village's 2016 property tax levy will also include a debt service amount for the 2016 road and fire bonds approved by referendum. The debt service levy will not be part of the Village's annual levy ordinance because the annual amounts were included in the bond ordinance already filed with the County. For the 2016 levy, the debt service amount is \$1,243,076.

For a resident with a home valued at \$350,000, the projected impact of the total estimated levy is an increase of \$375. A chart with the estimated impact for additional home values is attached.

### STAFF RECOMMENDATION

Staff recommends the Village Board approve the property tax estimate at the October 25<sup>th</sup> meeting.

**MOTION/ACTION REQUESTED**

Motion that the President and Village Board of Trustees estimate that the amount necessary to be raised from the 2016 property tax levy is \$3,541,043, exclusive of debt service; which amount is less than 5% greater than the amount of taxes extended for 2015.

**DOCUMENTATION**

- Levy Estimate
- Rate Projection
- Tax Impact Projection
- PTELL CPI history
- 10 Year History of Village EAV

**Village of La Grange Park  
2016 Property Tax Levy Estimate**

**Estimated 2016 Total Equalized Assesed Value**

2016 Estimated % New Property	2.0%
2016 Existing EAV Adjustments	-2.0%
2015 Final EAV	\$ 308,453,194
2016 Estimated Existing EAV Adjustments	\$ (6,169,064)
2016 Estimated New Property EAV	6,169,064
2016 Estimated Total EAV	<u>\$ 308,453,194</u>

**Estimated 2016 Limiting Rate**

PTELL CPI Change	0.7%
------------------	------

2015 Aggregate Extension x (1+PTELL CPI Change)	\$ 3,445,422	x	1.007	x 100 =	1.148
2016 Estimated EAV-New Property	\$ 302,284,130				

**Aggregate Levy Estimate**

Estimated Limiting Rate x 2016 Estimated EAV /100 =	\$ 3,541,043
2015 Aggregate Extension	\$ 3,445,422
Estimated \$ Change	\$ 95,621
Estimated % Change	2.78%

**Debt Service Levy Estimate**

2016 Debt Service	\$ 1,243,076
2015 Debt Service	\$ -
Estimated \$ Change	\$ 1,243,076
Estimated % Change	N/A

**Total Levy Estimate**

Aggregate Levy Estimate + Debt Service Levy Estimate =	\$ 4,784,119
Estimated \$ Change	\$ 1,338,697
Estimated % Change	38.9%

**Village of La Grange Park**  
**2016 Estimated Property Tax Levy - Rate Projection**

<b>Fund</b>	<b>2015 Extension</b>	<b>2015 Rate</b>	<b>2016 Estimated Levy</b>	<b>2016 Estimated Rate</b>	<b>\$ Change</b>
Corporate	959,220	0.310	1,051,744	0.341	92,524
Police Pension	828,702	0.269	844,299	0.274	15,597
IMRF	86,700	0.028	85,000	0.028	(1,700)
Street & Bridge	183,600	0.060	180,000	0.058	(3,600)
Fire Protection	489,600	0.159	500,000	0.162	10,400
Police Protection	510,000	0.165	500,000	0.162	(10,000)
Social Security	102,000	0.033	100,000	0.032	(2,000)
Liability Insurance	122,400	0.040	120,000	0.039	(2,400)
Crossing Guards	45,900	0.015	45,000	0.015	(900)
Ambulance Service	117,300	0.038	115,000	0.037	(2,300)
	<b>\$ 3,445,422</b>	<b>1.117</b>	<b>\$ 3,541,043</b>	<b>1.148</b>	<b>95,621</b>
<b>Bonds &amp; Interest</b>	<b>-</b>	<b>-</b>	<b>1,243,076</b>	<b>0.403</b>	<b>1,243,076</b>
<b>Total</b>	<b>3,445,422</b>	<b>1.117</b>	<b>4,784,119</b>	<b>1.551</b>	<b>1,338,697</b>

**Village of La Grange Park**  
**2016 Estimated Property Levy - Tax Impact Projection**

**Tax Year 2016 Estimated**

<b>Home Value</b>	<b>\$ 100,000</b>	<b>\$ 250,000</b>	<b>\$ 350,000</b>	<b>\$ 450,000</b>	<b>\$ 550,000</b>
Assessed Value (10%)	\$ 10,000	\$ 25,000	\$ 35,000	\$ 45,000	\$ 55,000
Estimated Equalization Factor	2.6685	2.6685	2.6685	2.6685	2.6685
Estimated Equalized Assessed Value	\$ 26,685	\$ 66,713	\$ 93,398	\$ 120,083	\$ 146,768
Homeowner's Exemption	\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)
Adjusted Equalized Assessed Value	\$ 19,685	\$ 59,713	\$ 86,398	\$ 113,083	\$ 139,768
Estimated Village Tax Rate	1.551	1.551	1.551	1.551	1.551
Estimated Village Property Tax	\$ 305.31	\$ 926.14	\$ 1,340.03	\$ 1,753.91	\$ 2,167.79

**Tax Year 2015**

<b>Home Value</b>	<b>\$ 100,000</b>	<b>\$ 250,000</b>	<b>\$ 350,000</b>	<b>\$ 450,000</b>	<b>\$ 550,000</b>
Assessed Value (10%)	\$ 10,000	\$ 25,000	\$ 35,000	\$ 45,000	\$ 55,000
Equalization Factor	2.6685	2.6685	2.6685	2.6685	2.6685
Equalized Assessed Value	\$ 26,685	\$ 66,713	\$ 93,398	\$ 120,083	\$ 146,768
Homeowner's Exemption	\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)
Adjusted Equalized Assessed Value	\$ 19,685	\$ 59,713	\$ 86,398	\$ 113,083	\$ 139,768
2015 Village Tax Rate	1.117	1.117	1.117	1.117	1.117
Village Property Tax	\$ 219.88	\$ 666.99	\$ 965.06	\$ 1,263.13	\$ 1,561.20

<b>\$ Change</b>	<b>\$ 85.43</b>	<b>\$ 259.15</b>	<b>\$ 374.97</b>	<b>\$ 490.78</b>	<b>\$ 606.59</b>
<b>% Change</b>	<b>38.9%</b>	<b>38.9%</b>	<b>38.9%</b>	<b>38.9%</b>	<b>38.9%</b>

Illinois Dept. of Revenue  
History of CPI's Used for the PTELL  
1/20/2016

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	--				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017

**Village of La Grange Park  
Equalized Assessed Value History  
10 Year History**

<b>Tax Year</b>	<b>Total EAV</b>	<b>Base EAV</b>	<b>New Property EAV</b>	<b>New Property % EAV</b>	<b>Total EAV Increase/(Decrease)</b>	
2015	308,453,194	307,383,857	1,069,337	0.35%	(10,563,427)	-3.31%
2014	319,016,621	317,747,462	1,269,159	0.40%	1,497,141	0.47%
2013	317,519,480	317,377,441	142,039	0.04%	(18,611,566)	-5.54%
2012	336,131,046	335,669,381	461,665	0.14%	(27,391,646)	-7.54%
2011	363,522,692	361,564,856	1,957,836	0.54%	(71,346,283)	-16.41%
2010	434,868,975	433,784,535	1,084,440	0.25%	6,316,815	1.47%
2009	428,552,160	426,766,222	1,785,938	0.42%	28,330,846	7.08%
2008	400,221,314	397,651,601	2,569,713	0.64%	26,428,193	7.07%
2007	373,793,121	371,706,017	2,087,104	0.56%	20,815,939	5.90%
2006	352,977,182	351,793,088	1,184,094	0.34%	(2,423,501)	-0.68%

# **Village President Divider**



## PROCLAMATION

WHEREAS, the Village of La Grange Park is committed to ensuring the safety and security of all those living in our Village; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, three out of five home fire deaths result from fires in properties without working smoke alarms; and

WHEREAS, on average, seven people die in U.S. home fires per day; and

WHEREAS, working smoke alarms, fire sprinklers, and planning and practicing a home fire escape plan will greatly increase your chances of surviving a home fire; and

WHEREAS, the La Grange Park Fire Department is dedicated to promoting strong fire safety practices, such as providing public fire safety education in the schools throughout the month and at their Annual Open House, taking place this year on October 15<sup>th</sup>; and

WHEREAS, the 2016 Fire Prevention Week theme, “Don’t Wait - Check the Date! Replace Smoke Alarms Every 10 Years”, effectively serves to remind us all to now have working smoke detectors on every floor of your home, including in every room where someone sleeps, and replace smoke alarms that are over 10 years old.

### **NOW, THEREFORE BE IT PROCLAIMED THAT:**

**The Village President and Board of Trustees of the Village of La Grange Park does hereby proclaim October 9-15, 2016 as Fire Prevention Week throughout this Village, and urges all the people of La Grange Park to protect their homes and families by heeding the important safety messages of Fire Prevention Week 2016.**

\_\_\_\_\_  
James L. Discipio, Village President

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of La Grange Park to be affixed this 11<sup>th</sup> day of October 2016.

ATTEST:

\_\_\_\_\_  
Amanda G. Seidel, Village Clerk

## Village Board Agenda Memo

**Date:** 10/3/2016  
**To:** Board of Trustees  
**From:** President Discipio  
**RE:** **Suggestion to Eliminate the Use of Underbelly Plows**

---

### PURPOSE:

- (1) To discuss with the Village Board the suggestion provided by a resident to eliminate the use of underbelly plows; and
- (2) To seek Village Board consensus and direct staff relative to this suggestion.

### GENERAL BACKGROUND:

At the July 19<sup>th</sup> Village Board Work Session, a resident spoke during Public Comment suggesting that the Village eliminate the use of underbelly plows for snow removal.

The use of underbelly plows and the concern that they prematurely age the pavement surface was previously brought up in February 2016. Attached to this memo are three memos which were written at that time discussing the pavement surface, factors that influence plowing service delivery and pavement life cycle.

### ACTION REQUESTED:

It is requested that the Village Board discuss the suggestion that the use of underbelly plows be discontinued, and provide policy direction related to this request.

### DOCUMENTATION:

- Memo from Paul Flood (Edwin Hancock Engineering Company) to Brendan McLaughlin dated 4/24/16 regarding "Pavement Surface Appearance"
- Memo from Brendan McLaughlin to Julia Cedillo dated 4/24/16 regarding "Trustee Inquiry – Eliminating Underbelly Plows"
- Memo from Brendan McLaughlin to Julia Cedillo dated 4/26/16 regarding "Follow Up on Trustee Inquiry – Eliminating Underbelly Plows"

# Memo

**To:** Brendan McLaughlin  
**From:** Paul Flood  
**Date:** February 24<sup>th</sup>, 2016  
**Re:** Pavement Surface Appearance

---

Brendan:

As a follow up on our previous discussion, I have identified below our thoughts on the impact that the underbelly plows are having on the recently completed pavements in the Village:

Due to local geology, in almost all cases the coarse aggregates (dolomite) used by bituminous mix producers employed on our projects are of the highest quality and exceed IDOT's requirements. As such, the individual stones are not degraded as much as other aggregates if 'exposed' during plowing operations.

Also, as a function of resurfacing, the profile of the road is changed. Often a centerline joint, manhole elevations and butt joints are slightly 'high' making plowing with either underbelly or front mounted units more challenging the first season.

The asphalt coating the surface of the stone usually abrades off after the first year and the 'salt-and-pepper' visual is less dramatic in subsequent years.

Bituminous mixtures rely on the sand and asphaltic cement matrix to 'bind' the aggregates together from a structural standpoint and the effects of the plowing are more of an aesthetic concern than a pavement life issue.

If you would like any additional detail or information regarding any of the notes, please let me know.



To: Julia Cedillo, Village Manager  
From: Brendan McLaughlin, Public Works Director  
Date: Tuesday, February 24, 2016  
Re: Trustee Inquiry – Eliminating Underbelly Plows

---

An inquiry was received on 2/22/2016 requesting information on the cost to eliminate the use of underbelly plows in an effort to make newly paved streets last longer. The original message and a photo showing a road patch with a plow scrape are included below. This memo will respond to the inquiry regarding new front mount plow costs, the impact of plow blade type on road surface length and factors that influence pavement lifecycle.

"Hello,

*In regards to our under mount plows have we looked at the costs associated with attaching front mount plows to our three vehicles? If yes how much? With the amount of money that we are asking our residents for I feel strongly that this should be addressed. If the vote passes I want the roads to last a long time. Thanks. Upon canvassing my precinct (will turn out heavy on Election Day) I was made aware of many spots where our equipment is shaving off the top layer."*



#### 1230 Meadowcrest

DPW Commentary: It should be noted that the scraped patch in the photo is a newer patch from this summer. It was done with a focus on production (not perfection). Due to the high number of patch requests, time was not available to saw cut, remove poor material and repave this area. It is a stop gap measure to address a resident concern. This patch sits higher than the street pavement creating an uneven surface. As a result, the underbelly blade applies downward pressure and scrapes the high points on the patch discoloring the patch.

**DPW Response:** The goal of having the new pavement reach the longest lifecycle possible is a goal that all people should agree on. How to get to the longest lifecycle has a variety of variables and viewpoints. Incorporated in this response is operational feedback provided by the snow plow drivers and our mechanic.

It is important to recognize the many factors that impact pavement lifecycle. The number one factor is age. The wearing surface of the road should last fifteen years assuming the road base is solid and preventative maintenance is done. A strong second factor is traffic volume and truck traffic. The third factor to consider is freeze thaw cycles and our ability to keep water from getting under the surface pavement. Crack sealing road edges, centerlines, and refraction cracks are key to extending pavement life. Plow blades have a limited impact on determining how long

road pavement will last. There are a variety of blade materials out there and changing from steel blades to rubber blades is a possibility. Adjusting the down pressure of the under belly plow is another variable. Both of these factors would be incidental to the other factors when considering the lifecycle of road pavement.

There are tradeoffs when considering eliminating underbelly plows. Underbelly plows do a superior job of removing snow, especially snow pack. They leave far less residual snow than a front mounted plow. This greatly reduces the amount of salt used during each snow event. It also makes the roads cleaner and safer. Underbelly plows have better maneuverability as there is no plow extension on the front of the truck. This allows for more efficient plowing. Routes will take longer with front mount plows and they will not be able to turn around at the end of dead end streets. This will increase the route size for the four by four route. There are eighteen dead end streets in La Grange Park. Front mounted plows also result in reduced visibility as the snow is being pushed in advance of the windshield. This reduces safety and will increase route cycle time.

The underbelly plows do have the ability to mount a front plow. This is done during heavier snow events. If the snow is under four inches, the underbelly plows are more efficient. When you have to throw more snow, the front mount plows are better able to do that task. The front mount plows range from 17 to 27 years old. They did not come with the current plow trucks which are ten years old. If front mount plows were to be used exclusively, the front mount plows would have to be replaced. Replacement costs are estimated at \$15,000 for each of the three trucks. Front mount plows have a greater history of breakdown during a snow event. This results in lost driver time and increased repair costs. Having some streets that have really bad pavement condition at the curb line wreaks havoc on the front mounted plows. Underbelly plows have the ability to bounce up and then come back down when they hit uneven surfaces. If new front mounted plows are purchased, there would be less down time compared to the old front mounted plows but definitely more chance for breakage than using the underbelly plows.

Front mounted plows (and their drivers) experience more trauma when striking high manhole covers. The underbelly plow is more forgiving when it strikes a high manhole. If the decision is made to switch to front mounted plows, monies should be budgeted to adjust and professionally patch around many of the high manholes that are not on streets being resurfaced. Front mounted plows generally provide a little smoother ride for the driver as they blade is in front of the plow and not under the plow. There is a new dump truck proposed in the Water Fund. This will have a front mounted blade and salt spreader and will be integrated into our Winter Operations Plan. We will be seeking replacement of the other three plows in five years when they will be 15 years old. The cost benefit of various configurations will be part of that decision-making process.

Regardless of plow style, the material of the plow blade should be considered as part of this discussion. The village currently uses steel plow blades. Rubber blades have been used in the past. Steel blades last longer and leave a cleaner road surface in most snow situations. Rubber blades had problems with bolts sheering off due to vibration and possibly expansion and contraction. This resulted in more down time and repair costs. Rubber blades also wear down quicker and use up additional work time to replace the blades. Rubber blades do have benefits as they don't leave scrape marks and work better in clearing sloppier snow and slush.

In the end, all pavement life cycle factors and impacts to snow removal should be considered when making operational changes to the snow removal program. As always, Public Works will do our best with whatever equipment is provided.



To: Julia Cedillo, Village Manager  
From: Brendan McLaughlin, Public Works Director  
Date: Friday, February 26, 2016  
Re: Follow Up on Trustee Inquiry – Underbelly Plows

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***Summary of inquiry:***

- 1. There are numerous scratches on the streets in the northwest part of town, most noticeably on the newly paved streets such as Pine Tree Lane and Finsbury. What caused these scratches, can they be avoided? If so, what can be done?***

Response: The scratches on Pine Tree Lane and Finsbury most likely come from two sources. The straight segments were plowed with an underbelly plow and areas where the pavement is uneven can develop scrape marks. This is especially true in areas where the truck is turning from one road profile onto another road profile.

At the eyebrows (partial cul de sacs), the scrape marks are most likely from the 4x4 plow. In the last snow event, two 4x4s were used to plow areas the large plows cannot reach. One of those 4x4s had mechanical problems raising and lowering the plow blade at the end of their run. As a result, the blow blade stayed down and may have caused scratch marks going from forward to reverse in pushing back snow in the eyebrows.

The scratches at the eyebrows could be avoided by not plowing them with a plow stuck in the down position. The truck could have come in to the shop and left this area for the other truck to complete. They could have also spent the time to install a plow on a different truck, but that would have meant pulling another driver off of plowing their route to get the plow installed.

It is hard to say definitively if the scratches from the underbelly running on an uneven surface or transferring from one road profile to another can be avoided. One option could be lightening up on the down pressure on the underbelly plow. Another option would be using different blades on the underbelly plow. A third option would be to purchase new front mount plows (possibly with rubber blades) and not use the underbelly plow. Each of these options have pro's and con's related to the rest of the streets and snow removal.

- 2. After a plow went by in this area of town (noted above), there was a very noticeable scraping smell in the air. This noticeable smell was not present in the past after the plow went through the area. What caused this smell and should we be concerned? Can this smell be avoided?***

Response: If it was a scraping smell, the down pressure could be adjusted upward. These plows have been in operation for nine years, so if this was the first snowfall that the smell occurred, it is most likely blade pressure. It could also be that the street did not need plowing if the result was the plow scraping

the pavement so intensely without snow to cool the blade. In this circumstance with lighter snow amounts, maybe a heavy salt run would have been a better option.

In talking with the Village Mechanic, he thought the smell could also come from the brakes being hot as the brakes get a lot of use while plowing and have produced smells in the past. The oil heating up has also produced smells in the past.

**3. Please provide a list of other towns that use underbody plows.**

Communities\*

Tinley Park	West Chicago
Libertyville	Brookfield (1)
Wilmette	Arlington Heights
Milwaukee	Mount Prospect
Minneapolis	Des Plaines
Palatine	Flossmoor
Hoffman Estates	Wheaton
Novi, Michigan	Orland Park
Homewood	Hanover Park
Glen Ellyn	Oak Brook
Westmont	Lisle
Oak Park	Bolingbrook

*\*There are likely many more, the list is compiled from towns who returned our phone calls and board packet research.*

**4. Is the same person or crew assigned to a particular area of town for snow plowing?**

Response: Mostly yes, the same operator generally does the same area each snowfall. We have three operators on Team A and four operators on Team B. Each is responsible for a twelve hour shift – generally 11:00 to 11:00. One week is nights, the next week is days. There are three plow routes and one 4x4 route. Team A has Larry Leonard in the west, Clarence Angion in the center, and Gary Moore in the east. Team B has Corey Noble in the west, John Jandak in the center, and Casey Schuenemann in the east. In heavier or longer snows, we can supplement with other employees from building, fire or the DPW director. In a simple snow event, the driver would be the same for each section.

Operations can change as each snow event is different in timing, staff available, equipment breakage, duration and accumulation. As a result, the same plow and same driver may not do the same section each time. If we shift to tandem plowing someone from the other team or an alternate driver comes in to assist. In that situation the west driver and a partner plow the west side plus the center section south of 31<sup>st</sup> plus all of Forest. The east side driver and a partner will plow the east side plus the center section north of 31<sup>st</sup>. If one crew completes their work faster, they will coordinate with the other crew to finish some of the remaining streets.

**Commercial Revitalization Committee  
Divider**

**James Kucera, Chairman  
Jamie Zaura  
Patricia Rocco**

# Village Board Agenda Memo

**Date:** October 11, 2016

**To:** Village President & Board of Trustees

**From:** Emily Rodman, Assistant Village Manager 

Julia Cedillo, Village Manager 

**RE: TIF District Implementation – Introduction of TIF Eligibility Reports & Redevelopment Project Area Plans**

---

## **GENERAL BACKGROUND**

In accordance with the TIF Act, the Village is required to formally introduce the draft Tax Increment Financing Eligibility Report and Project Redevelopment Area Plans at public meeting of the Village Board. As required by the Act, the plans have been on file with the Village Clerk since October 1, 2016 and available for public review.

The draft Eligibility Study and Redevelopment Plan and Project Area for the Village Market and the draft Eligibility Study and Redevelopment Plan and Project Area for 31<sup>st</sup> Street/Barnsdale are attached.

## **MOTION/ACTION REQUESTED**

No action is required. This item is for informational purposes only.

## **DOCUMENTATION**

- Village Market Eligibility Study and Redevelopment Plan and Project Area
- 31st Street/Barnsdale Eligibility Study and Redevelopment Plan and Project Area

**VILLAGE OF LA GRANGE PARK, IL  
Village Market  
Redevelopment Project Area  
Tax Increment Financing Eligibility Study and  
Redevelopment Plan and Project**

**September 30, 2016**

**S. B. FRIEDMAN & COMPANY**  
221 N. LaSalle St. Suite 820 Chicago, IL 60601  
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

**Contact:** Lance Dorn  
T: 312.424.4255 E: ldorn@sbfriedman.com

**VILLAGE OF LA GRANGE PARK, IL  
 Village Market Redevelopment Project Area  
 Tax Increment Financing Eligibility Study and Redevelopment Plan and Project**

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# 1. Executive Summary

*SB Friedman Development Advisors ("SB Friedman")* was engaged by the Village of La Grange Park (the "Village") to conduct a Tax Increment Financing ("TIF") Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan"). The establishment of a TIF district would serve as an economic development tool and support the Village's desire to revitalize the area including the Village Market commercial corridor, as defined below.

The proposed Village Market Redevelopment Project Area ("Village Market RPA" or the "RPA") consists of approximately 26 tax parcels and 26 buildings. It comprises approximately 46.9 acres of land of which approximately 37.3 acres are improved and approximately 9.6 acres are right-of-way. The proposed RPA is roughly bounded by North La Grange Road on the west and East Oak Avenue on the north, with portions of the RPA extending to Barnsdale Road on the east and Plymouth Place on the south. The RPA currently consists of a mix of commercial, residential and park/open space uses (See **Maps 1** and **2** on Pages 6 and 7).

This report details the eligibility factors found within the proposed Village Market RPA in support of its designation as a "conservation area," within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

## Determination of Eligibility

This report concludes that the proposed Village Market RPA is eligible for TIF designation as a "conservation area." Ninety-six percent (96%) of structures on the RPA's improved land are aged 35 years or older and the following four eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value ("EAV")
2. Deterioration
3. Presence of Structures below Minimum Code Standards
4. Inadequate Utilities

The factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described herein.

## Redevelopment Plan Goal, Objectives and Strategies

The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed Village Market RPA as a conservation area, and to provide the direction and mechanisms necessary to establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of underutilized and deteriorated parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the area around Village Market, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing (“TIF”), as well as other funding sources, to reinforce and encourage new private investment.

**OBJECTIVES.** Five (5) objectives support the overall goal of area-wide revitalization of the Village Market RPA. These objectives include:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the Village Market RPA, and encourage the construction of new commercial, civic/cultural and recreational development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, including public utilities, public park and recreational facilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment;
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
4. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the RPA for redevelopment and new development by providing resources as allowed by the Act; and
5. Support the goals and objectives of other overlapping plans, including the Village of La Grange Park Comprehensive Strategic Plan published in 2006 (the “2006 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition and Site Preparation.** The Village may acquire and assemble property throughout the RPA to attract future private investment and development, and to meet the goals, policies or objectives of this Redevelopment Plan. In addition, financial

assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

Land assemblage by the Village may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of: (a) public use; (b) sale, lease or conveyance to private developers; or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. The Village may require written development agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

2. **Implement Public Improvements.** A series of public improvements throughout the Village Market RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development as they send a message that the public sector is willing to invest in the area; such improvements can also motivate existing building owners to improve their properties. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
4. **Assist Existing Businesses and Property Owners.** The Village may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, demolition, façade improvements, leasehold improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities, that are consistent with the goals of this Redevelopment Plan and Project.

## Required Findings and Tests

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the Village Market RPA.

### **FINDING 1:**

*The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.*

Limited private investment has occurred in the RPA over the last five years. One key indicator of private investment is construction-related permit activity. According to the Village of La Grange Park, there have been no new construction permits during the last five years between 2010 and 2015, though five (5) renovation/remodel and/or interior remodel permits were issued. Furthermore, despite renovation or maintenance of certain properties, overall equalized assessed value (EAV) has declined over the five-year period. Thus, the RPA has not been subject to growth and private investment.

### **FINDING 2:**

*The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the Village Market RPA.*

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Infill redevelopment and the area-wide infrastructure improvements needed to redevelop and revitalize the Village Market RPA as a mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and Village-wide redevelopment, are unlikely to occur.

### **FINDING 3:**

*No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.*

The Village Market RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project.

### **FINDING 4:**

*The Redevelopment Plan must conform to the Village's comprehensive plan and other Village strategic plans, or include land uses that have been approved by the Village.*

Based on a review of the 2006 Comprehensive Plan, this Redevelopment Plan for the Village Market RPA conforms to and proposes predominant land uses that are consistent with the Village's Plan.

## 2. Introduction

### The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the Village Market RPA. The proposed Village Market RPA is located within the Village of La Grange Park (the “Village”) in Cook County (the “County”). *SB Friedman* was engaged by the Village to conduct a study of the properties in the RPA to determine whether said properties qualified for TIF designation under the Act.

The location of the proposed Village Market RPA is shown on **Map 1** on the following page. The Village Market RPA consists of approximately 26 tax parcels and 26 buildings. The RPA comprises approximately 46.9 acres of land of which approximately 37.3 acres are improved and approximately 9.6 acres are right-of-way. The parcels included in the RPA are roughly bounded by North La Grange Road on the west and East Oak Avenue on the north, with portions of the RPA extending to Barnsdale Road on the east and Plymouth Place on the south. **Map 2** on page 7 details the boundaries of the Village Market RPA, which include only those contiguous parcels of real property that are expected to benefit substantially by the redevelopment improvements discussed herein.

*SB Friedman* has found that the RPA suffers from declining equalized assessed value; deterioration; inadequate utilities; and presence of structures below minimum code standards. These conditions hinder the potential to redevelop the area and capitalize on its unique attributes.

In order to establish the Village Market RPA as a vibrant mixed-use district, it is critical that the appearance and functionality of the RPA be improved. Without the rehabilitation of structures and the encouragement of higher intensity uses appropriate for La Grange Park, the RPA could fall into further disrepair and potential development opportunities will not be realized. The Village Market RPA will benefit from a strategy that addresses the conditions of aged buildings and associated infrastructure while improving its overall physical condition.

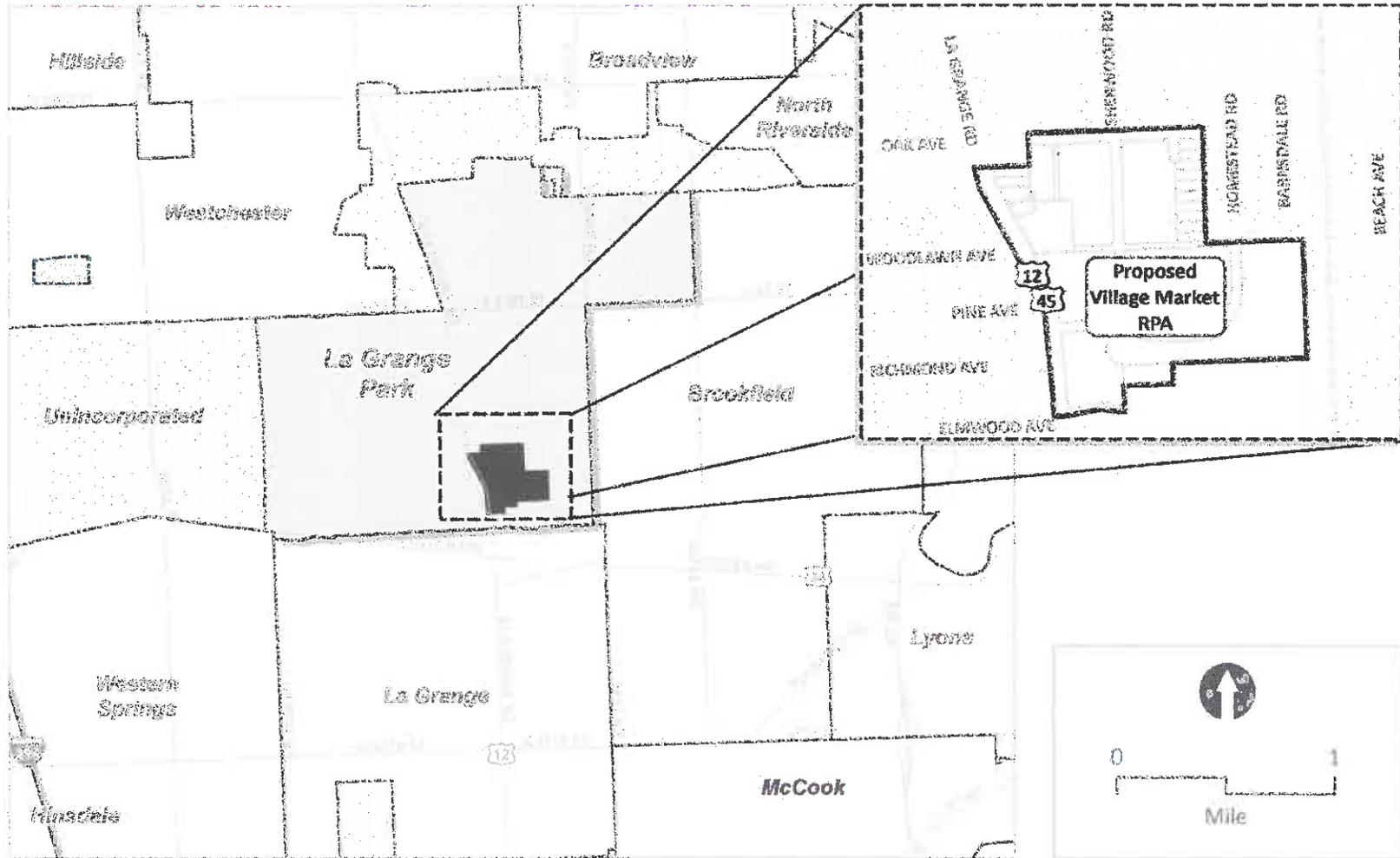
### Existing Land Use

Based upon *SB Friedman's* research, three (3) primary land uses have been identified within the Village Market RPA:

- Commercial
- Residential
- Park/Open Space

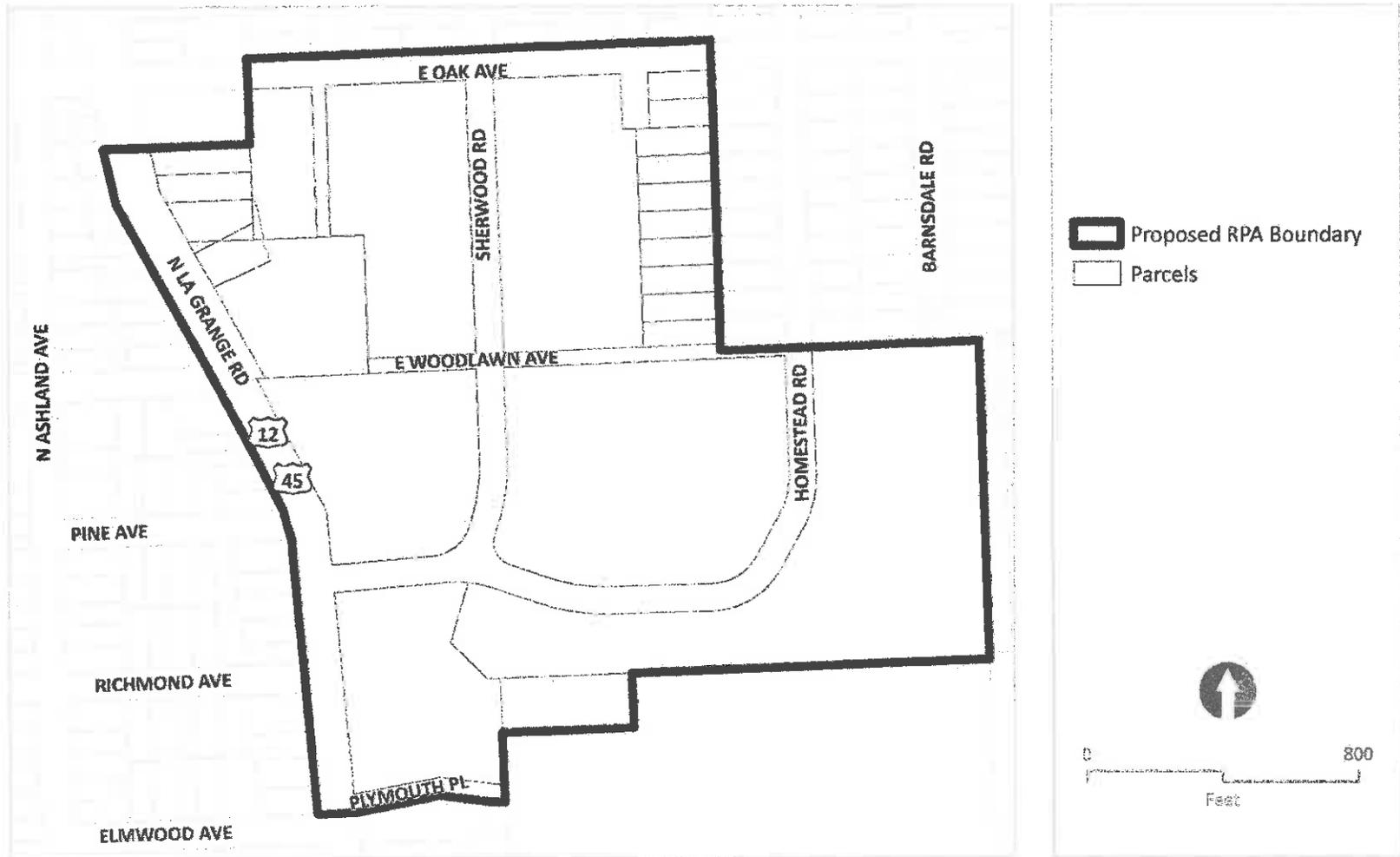
The overall pattern of land use in the Village Market RPA is shown in **Map 3** on page 8.

Map 1: Context Map



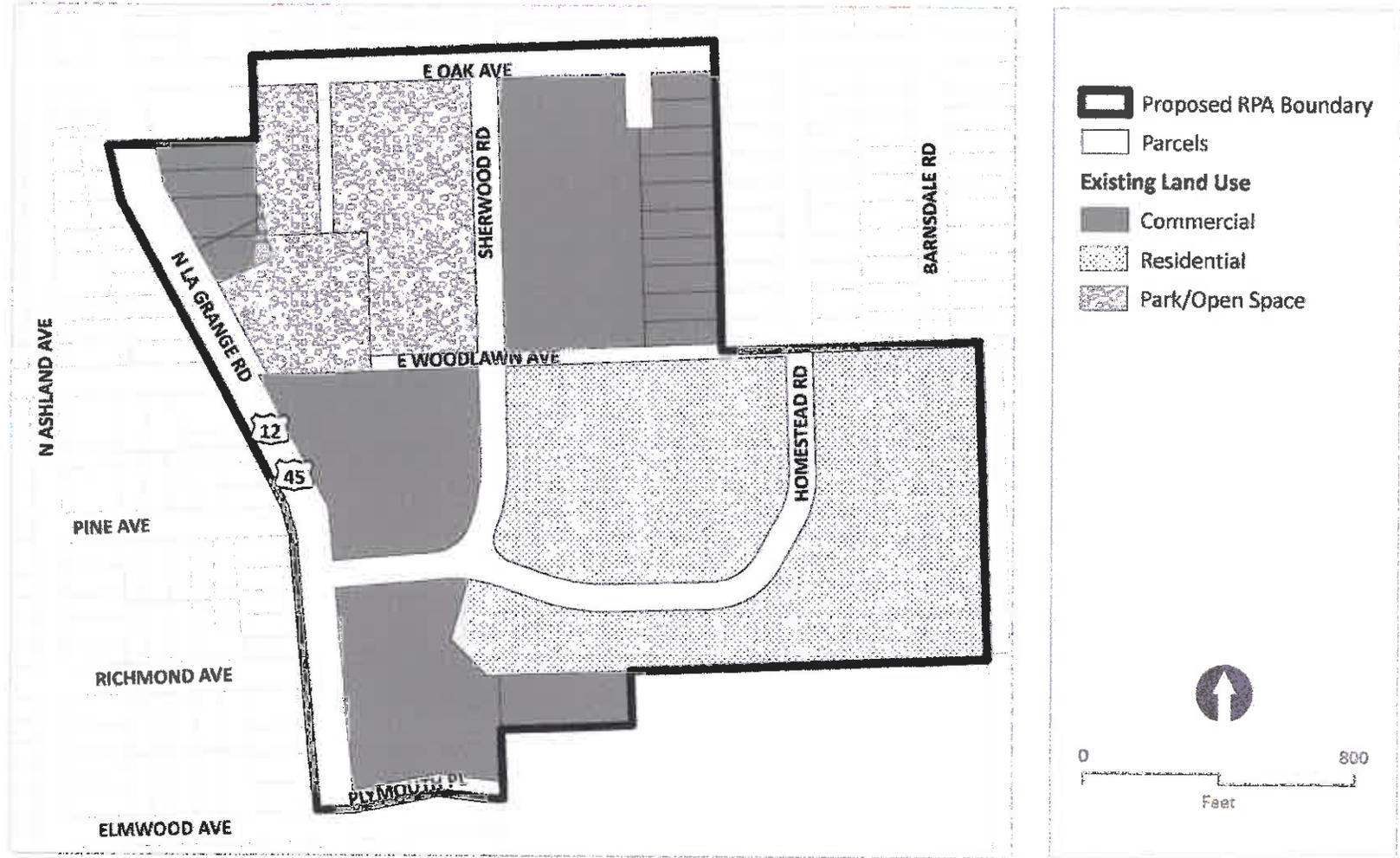
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 2: Proposed RPA Boundary Map



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 3: Existing Land Use



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the designation of the Village Market RPA as a “conservation area” under the Act at the completion of our field research in January 2016 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan and Project document summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Village Market RPA as a redevelopment project area under the Act. *SB Friedman* has prepared this Redevelopment Plan with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of Village Market RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that *SB Friedman* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Village Market RPA, so that this Redevelopment Plan will comply with the Act and that the Village Market RPA can be designated as a redevelopment project area in compliance with the Act.

## 3. Eligibility Analysis

### Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Village Market RPA at the completion of *SB Friedman's* research, it has been determined that the Village Market RPA meets the eligibility requirements of the Act as a "conservation area" for improved land. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of Tax Increment Financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how an improved area can be designated as a "conservation area" and/or "blighted area," based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, "blighted areas" for improved land must have a combination of five (5) or more of these eligibility factors acting in concert, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a "conservation area."

### Factors for Improved Areas

**Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

**Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

**Deterioration.** With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface

cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

**Presence of Structures below Minimum Code Standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

**Excessive Vacancies.** The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

**Lack of Ventilation, Light or Sanitary Facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

**Inadequate Utilities.** Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

**Excessive Land Coverage and Overcrowding of Structures and Community Facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

**Deleterious Land Use or Layout.** The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

**Environmental Clean-Up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Community Planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As explained, “blighted areas” must have a combination of five (5) or more of these eligibility factors and “conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

## Methodology Overview and Determination of Eligibility

*SB Friedman* conducted the following analysis to determine whether the proposed RPA qualifies for TIF designation:

- Parcel-by-parcel fieldwork documenting external property conditions;
- Analysis of historic trends in equalized assessed value (EAV) for the last six years (five year-to-year periods) for which data are available and final (2010-2015) from the Cook County Assessor’s Office;
- Review of building age data from the Cook County Assessor’s Office, supplemented with discussions with Village Building Department staff;
- Review of GIS parcel shape file data made available by Cook County;
- Review of municipal and county codes, building permit records (2010-2015), and code violation records as of August 2016;
- Review of utility data provided by the Village regarding present service locations, and ages and conditions of water, storm water and sanitary sewer infrastructure;
- Review of the Village of La Grange Park Combined Sewer Overflows Operational and Maintenance Plan (revised August 2009);
- Interviews with Village staff regarding the presence of building code violations;
- Interviews with the Village’s engineering consultant, Hancock Engineering, regarding the condition of existing utilities; and
- Review of current and prior comprehensive plans provided by the Village (from 1930, 1971, 1976, 1977, and the current plan from 2006).

All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, *SB Friedman* concluded that the

properties within the Village Market RPA contain the necessary eligibility factors to qualify for TIF district designation as a “conservation area” for improved parcels, as defined by the Act.

To arrive at this designation, *SB Friedman* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the Village Market RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent and reasonably distributed throughout the RPA.

## Conservation Area Findings – Improved Parcels

As required by the Act, in order to be designated as a “conservation area,” 50% or more of the structures within the RPA must be 35 years of age or older, and at least three (3) of the thirteen (13) eligibility factors must be found present to a meaningful extent within the RPA.

Of the 26 buildings in the Village Market RPA, 25 buildings (96%) are 35 years of age or older, as they were constructed before 1981. **Map 4** on the following page shows the location of buildings that are 35 years or older.

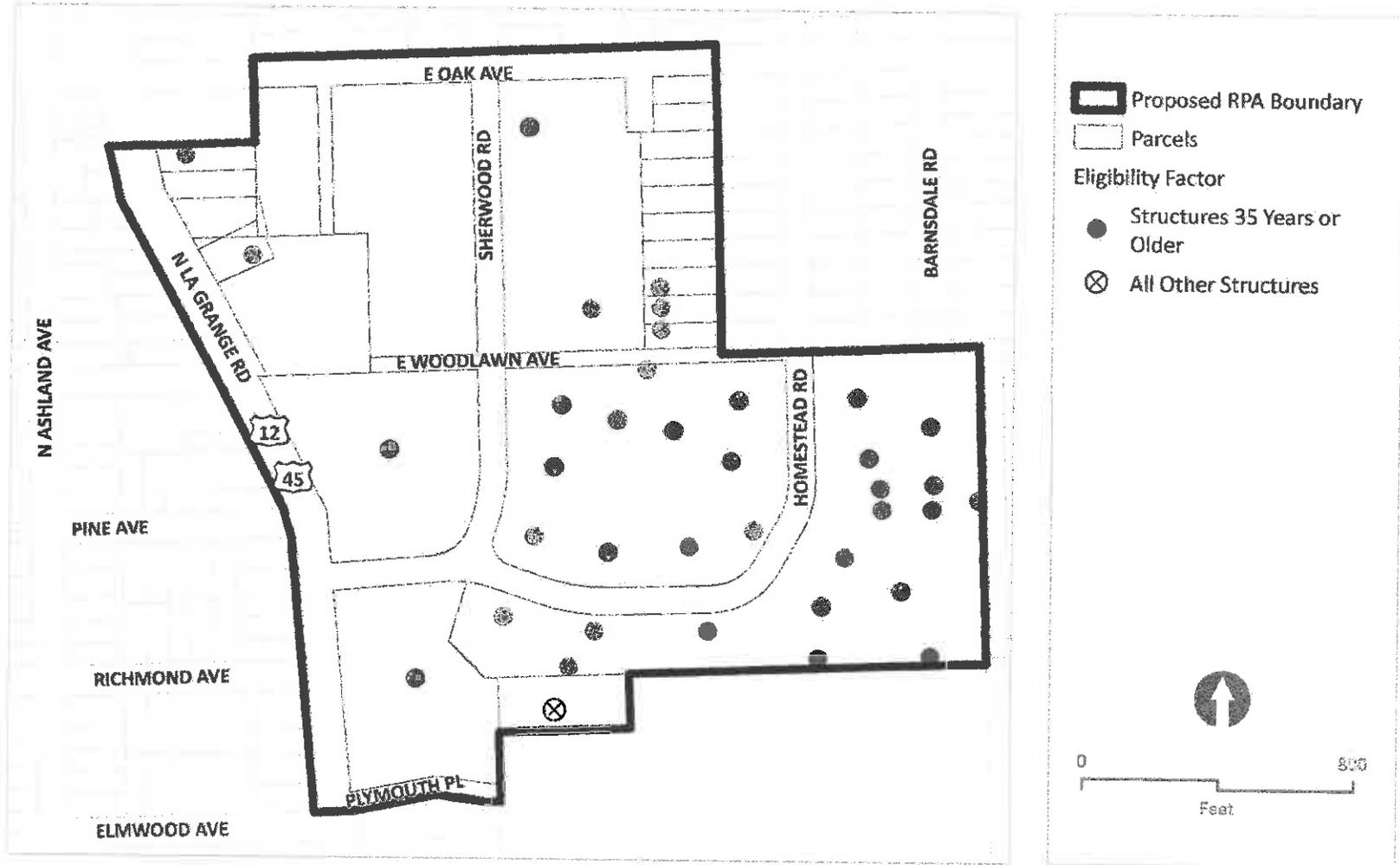
In addition, our research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”)
2. Deterioration
3. Presence of Structures below Minimum Code Standards
4. Inadequate Utilities

Based on the presence of these factors, the RPA’s improved parcels meet the requirements of a “conservation area” under the Act.

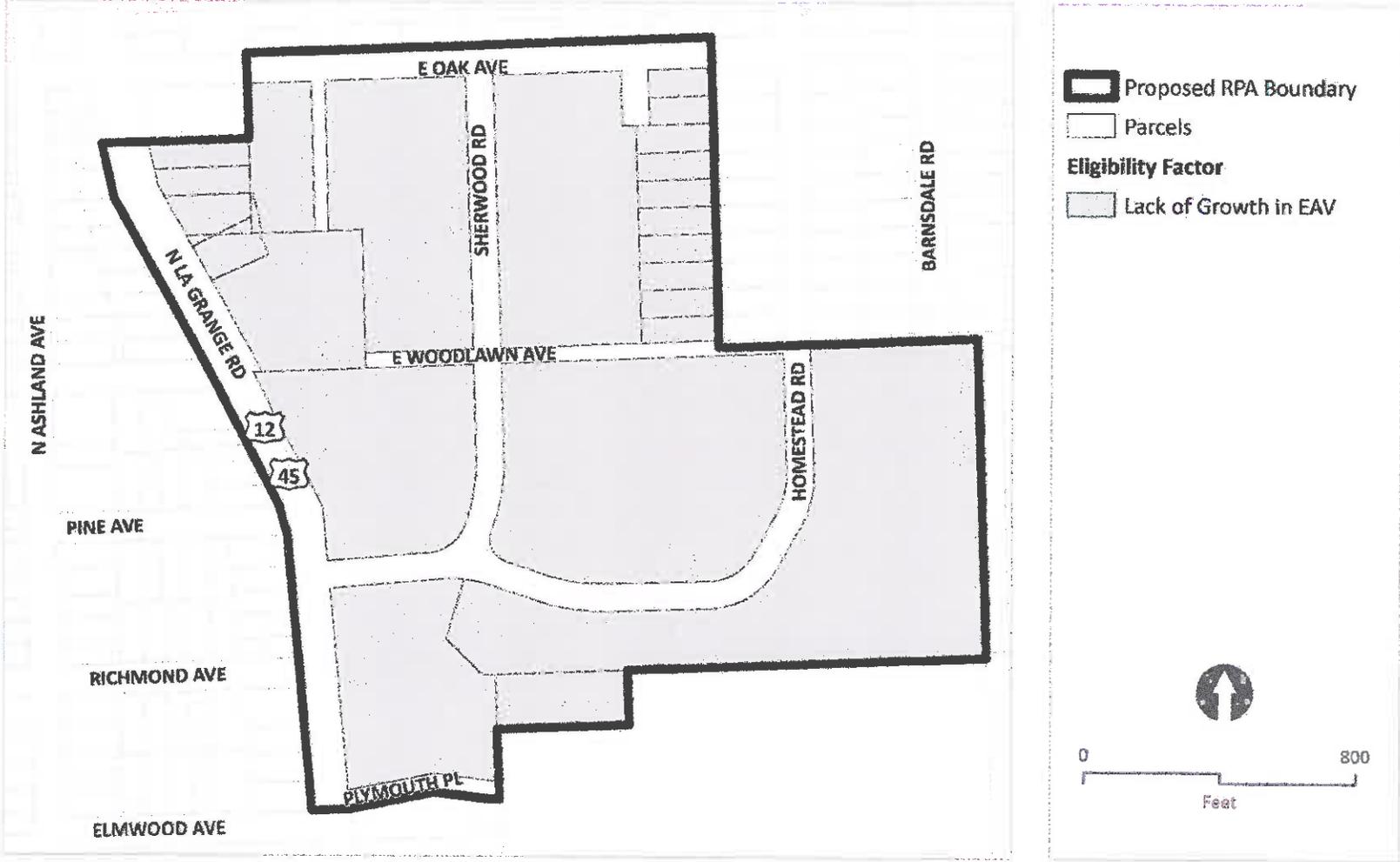
**Maps 5A** through **5D** illustrate the distribution of eligibility factors found within the RPA by highlighting each parcel where the respective factors were found to be present to a meaningful degree. The sections that follow **Maps 5A** through **5D** summarize our research as it pertains to each of the identified eligibility factors found within the Village Market RPA.

Map 4: Age



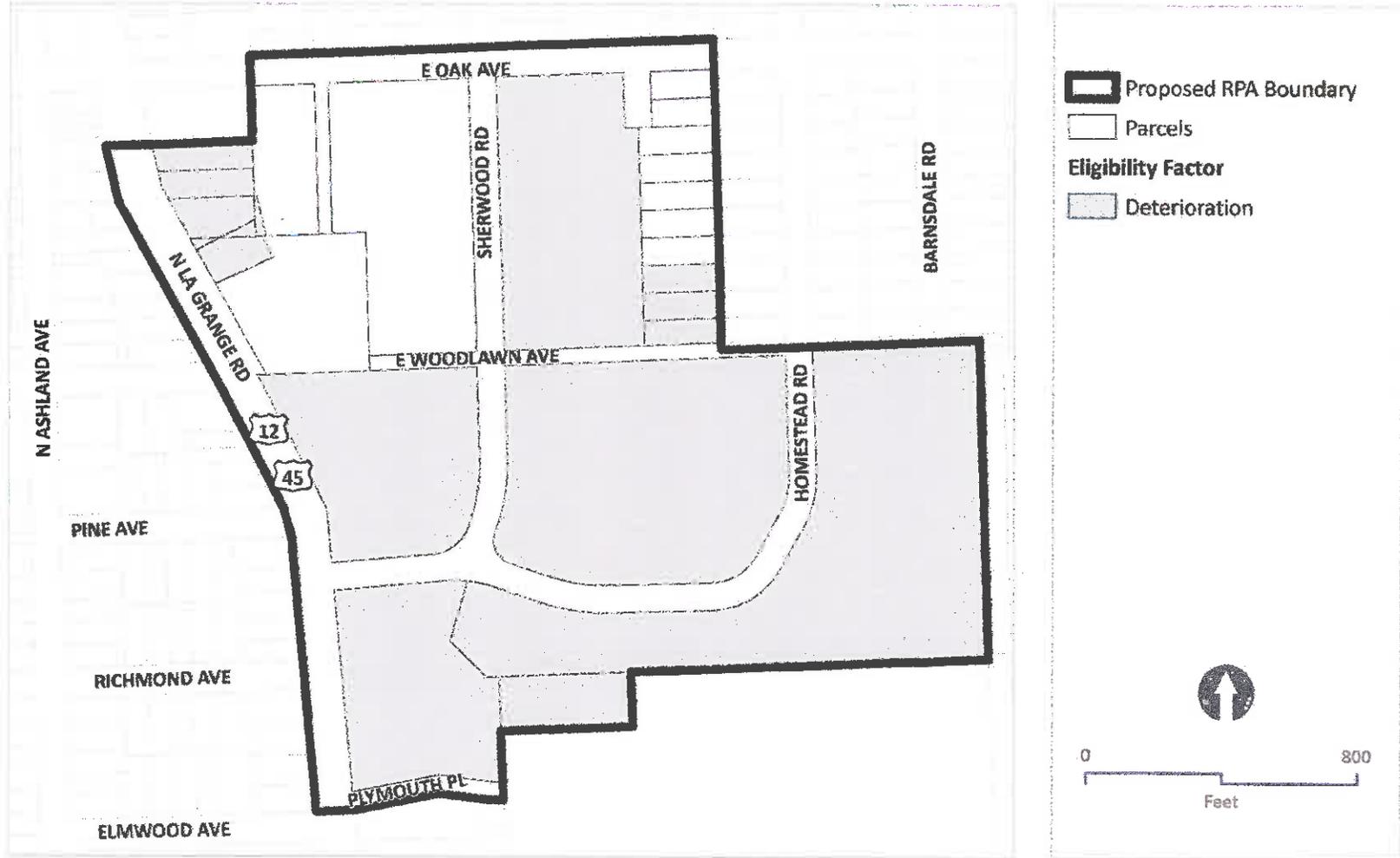
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5A: Lack of Growth in Equalized Assessed Value



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5B: Deterioration



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5C: Presence of Structures below Minimum Code Standards



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5D: Inadequate Utilities



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

**1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE**

The total equalized assessed value (“EAV”) is a measure of the property value in the Village Market RPA. The EAV history of all the included improved tax parcels in the RPA was tabulated for the last six years (five year-to-year periods) for which assessed values and EAV were available. The most recent year for which final information was available is 2015. A lack of growth in EAV has been identified for the RPA in that:

- 1) The total EAV of improved parcels within the area has declined for four (4) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of La Grange Park for three (3) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

The basis for these findings is summarized in **Table 1** below. Lack of growth in EAV within the RPA is one of the strongest indicators that the area as a whole has lacked growth and investment. This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for all parcels within the Village Market RPA.

**Table 1: Percent Change in Annual Equalized Assessed Value**

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
<b>RPA Parcels</b>	-11.7%	-4.8%	-6.7%	0.2%	-4.2%
<b>Decline</b>	YES	YES	YES	NO	YES
<b>Village EAV less RPA Parcels</b>	-23.3%	-6.3%	-5.8%	0.6%	0.0%
<b>RPA Parcels Growth Less than Village</b>	NO	NO	YES	YES	YES
<b>Consumer Price Index (CPI)</b>	2.7%	1.5%	1.1%	1.7%	-0.3%
<b>RPA Parcels Growth Less than CPI</b>	YES	YES	YES	YES	YES

Source: Cook County Assessor; Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; *SB Friedman*

**2. DETERIORATION**

Of the 26 total parcels in the RPA, physical deterioration was observed on 16 parcels (62%). The most common form of deterioration was on surface improvements, including parking, alleys and storage areas; catalogued deterioration included cracks, depressions, potholes, alligating and protruding weeds. Building deterioration included stair-stepping in brick, broken downspouts, and crumbling foundation. This factor was found to be meaningfully present and reasonably distributed throughout the RPA.

**3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS**

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public. As such, structures below minimum code standards may jeopardize the health and safety of building occupants, pedestrians, or occupants of neighboring structures.

According to a review of building age data and interviews with the Village’s Building Department, all of the structures in the RPA were constructed prior to the adoption of the Village’s current Building Code (adopted in 1995 and amended in 2001, 2003, 2004 and 2013) and thus do not meet all current code requirements. This factor is present on 11 of 26 parcels (42%) and in 26 of 26 buildings (100%). Although the development of these properties predates current code standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been “grandfathered in.” However, those structures developed without the benefit of current development standards may present a health or safety hazard. They may also reduce the overall competitiveness and economic viability of the area. Thus, we have concluded that this factor is present to a meaningful extent for 42% of parcels and 100% of buildings and is reasonable distributed throughout the RPA.

#### **4. INADEQUATE UTILITIES**

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

- 1) Of insufficient capacity to serve the uses in the redevelopment project area;
- 2) Deteriorated, antiquated, obsolete, or in disrepair; or
- 3) Lacking within the redevelopment project area.

Based on information outlined in the Village of La Grange Park Combined Sewer Overflows Operational and Maintenance Plan (revised August 2009), as well as discussions with Village staff, twenty-six (26) of 26 (100%) of improved parcels have inadequate utilities, including inadequate size of the storm sewer main, resulting in flooding (area-wide), and a lack of stormwater management facilities on many parcels.

Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent for 100% of the parcels in the RPA.

## 4. Redevelopment Plan and Project

### Redevelopment Needs of the Village Market RPA

The land use and existing conditions for the RPA suggest six (6) major redevelopment needs of the area:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and storm water management;
3. Redevelopment of underutilized parcels;
4. Streetscape and infrastructure improvements, including utilities and burying overhead power lines;
5. Rehabilitation of existing buildings; and
6. Resources for commercial, residential and public development.

Currently, the RPA is characterized by aging buildings that are characterized by failure to meet current code standards, a lack of growth in property values, deterioration, and inadequate utilities. These conditions reduce the value of the commercial properties in the area and make the RPA less competitive, overall, with commercial property in other communities, thus limiting local area employment opportunities, and contributing to the lack of new investment in the RPA.

The public improvements outlined in this Redevelopment Plan will create an environment conducive to private investment and redevelopment within the Village Market RPA. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Village Market RPA.

### Goals, Objectives and Strategies

Goals, objectives and strategies, designed to address the needs of the community, form the overall framework of this Redevelopment Plan and consider the use of anticipated tax increment funds generated within the Village Market RPA.

**GOAL.** The overall goal of this TIF Eligibility Study and Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the Village Market RPA as a “conservation area,” and to provide the direction and mechanisms necessary to re-establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of obsolete, ill-configured and underutilized parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the area around Village Market, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing, as well as other funding sources, to reinforce and encourage further private investment.

**OBJECTIVES.** Five (5) objectives support the overall goal of area-wide revitalization of the Village Market RPA. These objectives include:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the Village Market RPA, and encourage the construction of new commercial, civic/cultural and recreational development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, including public utilities, public park and recreational facilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment;
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
4. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the RPA for redevelopment and new development by providing resources as allowed by the Act; and
5. Support the goals and objectives of other overlapping plans, including the Village of La Grange Park Comprehensive Strategic Plan published in 2006 (the “2006 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition, and Site Preparation.** The Village may acquire and assemble property throughout the RPA to attract future private investment and development, and to meet the goals, policies or objectives of this Redevelopment Plan. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

Land assemblage by the Village may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of: (a) public use; (b) sale, lease or conveyance to private developers; or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. The Village may require written development agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

2. **Implement Public Improvements.** A series of public improvements throughout the Village Market RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development as they send a message that the public sector is

willing to invest in the area; such improvements can also motivate existing building owners to improve their properties as well. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
4. **Assist Existing Businesses and Property Owners.** The Village may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, façade improvements, leasehold improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities, that are consistent with the goals of this Redevelopment Plan and Project.

## Proposed Future Land Use

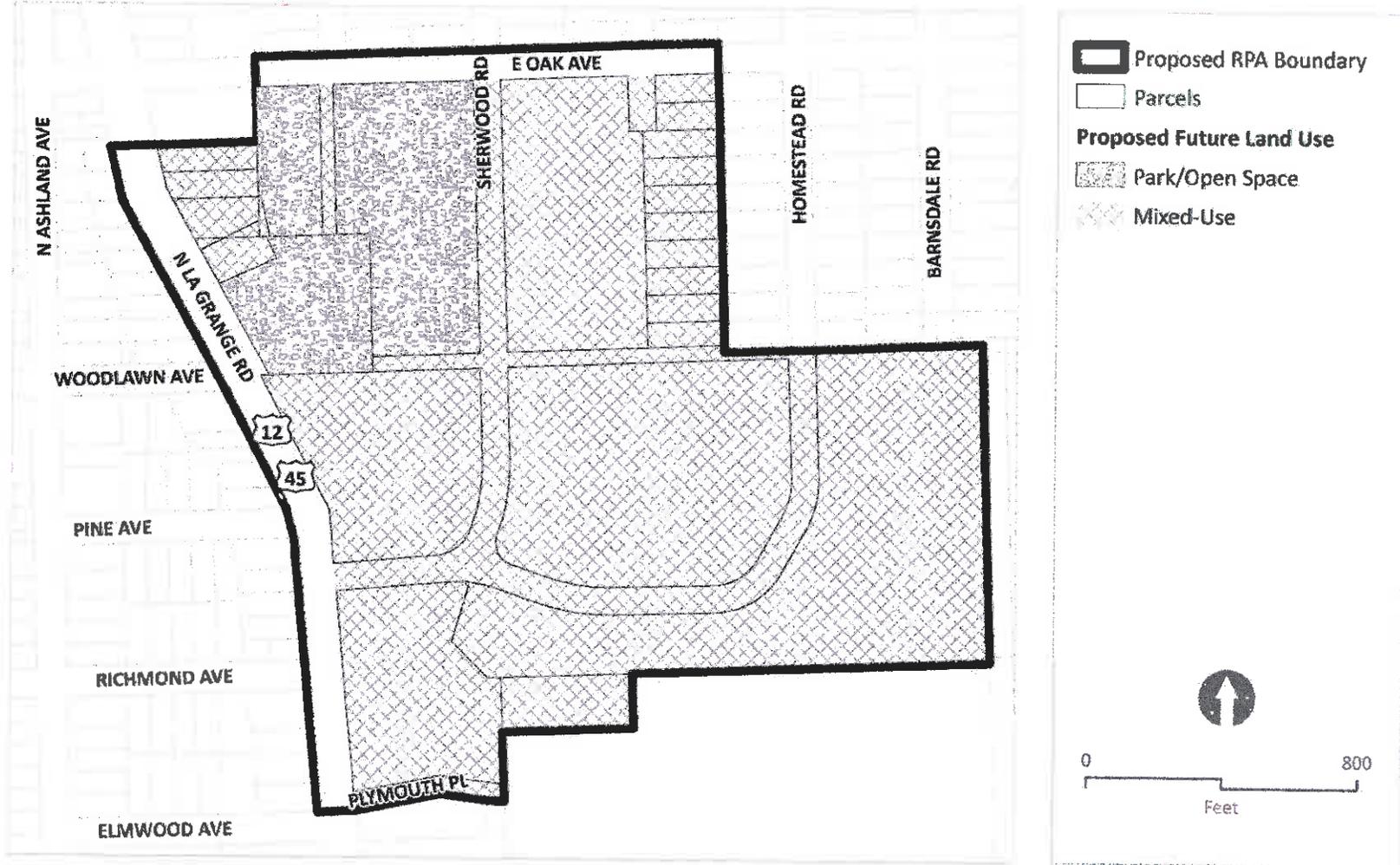
The future land use of the proposed Village Market RPA reflects the objectives of this Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use district and to support other improvements that serve the redevelopment interests of the local community, current business owners and the Village. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

The proposed land uses are detailed in **Map 6**, which shows park/open space and mixed-use designations throughout the RPA. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the RPA, in a manner that is consistent with the 2006 Comprehensive Plan and other Village Board-approved planning documents guiding land use. The mixed-use designation allows for the following land uses within the RPA:

- Commercial
- Residential
- Institutional (including Public Facilities)
- Community Facilities
- Park/Open Space
- Right-of-Way

It is anticipated that the majority of new development will be mixed-use in nature. Institutional facilities and parks/open space may also be developed or redeveloped throughout the RPA. The uses listed above are to be predominant uses for the area indicated and are not exclusive of any other uses. The future land uses outlined above are consistent with the 2006 Comprehensive Plan and the future land use designation does not supersede the area's underlying zoning.

Map 6: Proposed Future Land Use



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## Housing Impact and Related Matters

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

The consultant's field survey found that there are 360 housing units within the RPA. The Village of La Grange Park hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.

## 5. Financial Plan

### Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, Tax Increment Financing, and by undertaking certain activities and incurring certain costs. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, and such proposals that feature a community-based training program, which ensures maximum reasonable opportunities for residents of the Village, with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and that may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto.
8. To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.
9. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes as defined in the Act.
11. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the

- redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village, pursuant to the Act;
- e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
  - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
14. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

## Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in **Table 2** on the following page. The total of eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities, which are of benefit to the general community.

**Table 2: Estimated TIF-Eligible Redevelopment Project Costs**

Project/Improvement	Estimated Project Costs
Administration and Professional Service Costs	\$500,000
Costs of Studies, Surveys, Plans, etc. as Authorized in the Act	\$250,000
Site Marketing Costs	\$200,000
Property Assembly Costs (including acquisition and site preparation)	\$1,000,000
Costs of Building Rehabilitation	\$3,000,000
Costs of Construction of Public Works or Improvements	\$12,500,000
Costs of Job Training or Retraining (Businesses)	\$50,000
Financing Costs	\$100,000
Taxing District Capital Costs [1]	\$50,000
Relocation Costs	\$100,000
Payments in Lieu of Taxes	\$100,000
Costs of Job Training (Community College)	\$50,000
Interest Costs (Developer or Property Owner)	\$500,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]</b>	<b>\$18,400,000</b>

[1] This category may include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of Redevelopment Project Costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced by the amount of Redevelopment Project Costs incurred in the RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

[4] All costs are in 2016 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers in U.S. Cities, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in **Table 2** are expected and may be made by the Village without amendment to this Redevelopment Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs.

## Phasing and Scheduling of the Redevelopment

Each private project within the Village Market RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village Finance Director provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2041, if the ordinances establishing the RPA are adopted during 2017).

## Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed value of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Village Market RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the Village Market RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Village Market RPA made available to support such contiguous redevelopment project areas, or

those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Village Market RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

## Issuance of Obligations

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Village Market RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

## Most Recent Equalized Assessed Value of Properties in the RPA

The purpose of identifying the most recent EAV of the Village Market RPA is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Village Market RPA. The 2015 EAV (the most recent year in which assessed values and the equalizer were available) of all taxable parcels in the Village Market RPA is \$14,157,129. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by the Cook County Assessor. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the “Certified Initial EAV” from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

## Anticipated Equalized Assessed Value

By tax year 2040 (collection year 2041), the total taxable EAV for the Village Market RPA is anticipated to be approximately \$24 million. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.0% per year on the EAV of all properties within the Village Market RPA; (2) an equalization factor of 2.6685; and (3) development occurring within the RPA.

## 6. Required Findings and Tests

### Lack of Growth and Private Investment

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.

Limited private investment has occurred in the Village Market RPA during the past five years (2010-2015). One key indicator of private investment is construction-related permit activity. An analysis of building permits data provided by the Village of La Grange Park shows there have been no new construction permits during the last five years between 2010 and 2015, though five (5) renovation/remodel and/or interior remodel permits were issued. Furthermore, despite renovation or maintenance of certain properties, overall equalized assessed value (EAV) has declined over the five-year period. Overall, the redevelopment activity has been piecemeal and isolated.

As outlined in the preceding sections and shown in **Table 3** below, the RPA as a whole has lagged behind the growth and development experienced elsewhere in the Village. This conclusion is demonstrated by the following:

- 1) The total EAV of improved parcels within the area has declined for four (4) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of La Grange Park for three (3) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

Lack of growth in EAV is one of the strongest indicators that an area is suffering from decline and a lack of private investment.

**Table 3: Percent Change In EAV**

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
RPA Parcels	-11.7%	-4.8%	-6.7%	0.2%	-4.2%
Decline	YES	YES	YES	NO	YES
Village EAV less RPA Parcels	-23.3%	-6.3%	-5.8%	0.6%	0.0%
RPA Parcels Growth Less than Village	NO	NO	YES	YES	YES
Consumer Price Index (CPI)	2.7%	1.5%	1.1%	1.7%	-0.3%
RPA Parcels Growth Less than CPI	YES	YES	YES	YES	YES

Source: Cook County Assessor; Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; *SB Friedman*

**Finding:** *The Village Market RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.*

## But for...

The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the Village Market RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Infill redevelopment and the area-wide infrastructure improvements needed to redevelop and revitalize the Village Market RPA as a vibrant mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs.

The inadequate public utilities infrastructure, deterioration, and presence of structures below minimum code standards in sections of the RPA affect all of La Grange Park, as the area is a central commercial node for the community, and negatively impact the redevelopment potential of the RPA. Public resources to assist with rehabilitation of aged buildings and public infrastructure improvements are needed to leverage private investment. Public infrastructure investments are costly and necessary pre-conditions to bringing private development. The Village's general fund has not been able to fund all of the needed improvements. TIF funds can be used to fund infrastructure and streetscape improvements, site assembly and preparation, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

***Finding:*** *But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Village Market RPA, and the Village Market RPA would not reasonably be anticipated to be developed.*

## Conformance to the Plans of the Village

The Village Market RPA and Redevelopment Plan must conform to the comprehensive plan for the Village, conform to the strategic plans, or include land uses that have been approved by the Village Council.

The 2006 Comprehensive Plan identifies the RPA as “one of two major commercial areas, serving as a town center.” As indicated in the vision statement, the “redeveloped Village Market will serve as the Village’s business center, an attractive and vibrant district with quality businesses that meet the demands of local residents.” Further detail recommends that the RPA remain with a mixture of land uses. Those land uses include: retail, office, medical businesses, residential and open space. Thus, the Redevelopment Plan conforms to this vision.

## Estimated Dates of Completion

The estimated dates of completion of a project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” in Section 5 above. This Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2041, if the ordinances establishing the RPA are adopted during 2017.

## Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and Tax Increment Financing, the Village Market RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that the conservation area may become blighted, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the Village Market RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Village Market RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when Tax Increment Financing is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the Village Market RPA. At the time when the Village Market RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

## Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any particular development.

Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. The following major taxing districts presently levy taxes on properties within the Village Market RPA:

- Cook County
- Forest Preserve District of Cook County
- Proviso Township
- Village of La Grange Park
- School District 102
- Lyons Township High School District 204
- DuPage Community College District 502

- Community Park District of La Grange Park
- La Grange Park Public Library District
- Metropolitan Water Reclamation District of Greater Chicago
- Des plaines Village Mosquito Abatement District

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the Village will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

## 7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

## **8. Commitment to Fair Employment Practices and Affirmative Action Plan**

The Village of La Grange Park hereby affirms its commitment to fair employment practices and an affirmative action plan. All agreements with outside contractors and/or developers and partners will be required to follow all applicable laws concerning these issues.

# Appendix 1: Boundary Legal Description

## Of Property Described As:

1. THAT PART OF SECTION 33 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID AND THE NORTH LINE OF OAK AVENUE;
3. THENCE EAST ALONG SAID NORTH LINE OF OAK AVENUE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID, BEING ALSO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOTS 114 TO 119, INCLUSIVE, IN WILSON'S ADDITION TO LA GRANGE IN SECTION 33 AFORESAID;
4. THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, AND SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOTS 114 TO 119, INCLUSIVE, IN WILSON'S ADDITION TO LA GRANGE, TO THE CENTER LINE OF VACATED WOODLAWN AVENUE;
5. THENCE EAST ALONG SAID CENTER LINE OF VACATED WOODLAWN AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE SUBURBAN ELECTRIC RAILWAY;
6. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE SUBURBAN ELECTRIC RAILWAY TO THE NORTH LINE OF THE SOUTH 650 FEET OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
7. THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 650 FEET OF THE SOUTHEAST QUARTER OF SECTION 33 TO A LINE 1860.93 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
8. THENCE SOUTH ALONG SAID PARALLEL LINE 120 FEET TO A LINE 530 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
9. THENCE WEST ALONG SAID PARALLEL LINE 290 FEET TO A LINE 2150.93 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
10. THENCE SOUTH ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF PLYMOUTH PLACE;
11. THENCE WEST ALONG SAID SOUTH LINE OF PLYMOUTH PLACE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF LA GRANGE ROAD;
12. THENCE NORTHWESTERLY ALONG SAID WEST LINE OF LA GRANGE ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
13. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION TO THE EAST LINE THEREOF, BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;

14. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN LIBRARY CONSOLIDATION AND THE NORTHERLY EXTENSION THEREOF, AND WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID, TO ITS INTERSECTION WITH THE NORTH LINE OF OAK AVENUE, AND THE POINT OF BEGINNING;
15. IN COOK COUNTY, ILLINOIS.

## Appendix 2: Summary of EAV (by PIN)

Record #	PIN	2015 EAV
1	15-33-315-003-0000	209,531
2	15-33-315-004-0000	90,796
3	15-33-315-005-0000	98,107
4	15-33-315-006-0000	8,374
5	15-33-315-007-0000	209,902
6	15-33-315-018-0000	7,480
7	15-33-315-019-0000	-
8	15-33-315-020-0000	5,719
9	15-33-315-022-0000	-
10	15-33-407-016-0000	-
11	15-33-408-021-0000	2,035,174
12	15-33-409-001-0000	66,710
13	15-33-409-002-0000	65,840
14	15-33-409-003-0000	79,481
15	15-33-409-004-0000	81,045
16	15-33-409-005-0000	81,045
17	15-33-409-006-0000	80,258
18	15-33-409-007-0000	80,258
19	15-33-409-008-0000	147,296
20	15-33-409-009-0000	235,999
21	15-33-409-010-0000	130,722
22	15-33-414-034-0000	2,613,468
23	15-33-414-035-0000	2,753,220
24	15-33-414-040-0000	2,236,891
25	15-33-414-042-0000	1,963,957
26	15-33-414-043-0000	875,858
<b>TOTAL</b>		<b>14,157,129</b>

Source: Cook County

**VILLAGE OF LA GRANGE PARK, IL**

**31<sup>st</sup> Street/Barnsdale**

**Redevelopment Project Area**

**Tax Increment Financing Eligibility Study and  
Redevelopment Plan and Project**

**September 30, 2016**

**VILLAGE OF LA GRANGE PARK, IL  
31<sup>st</sup> Street/Barnsdale  
Redevelopment Project Area  
Tax Increment Financing Eligibility Study and  
Redevelopment Plan and Project**

**September 30, 2016**

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**VILLAGE OF LA GRANGE PARK, IL**  
**31<sup>st</sup> Street/Barnsdale Redevelopment Project Area**  
**Tax Increment Financing Eligibility Study and Redevelopment Plan and Project**

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# 1. Executive Summary

*SB Friedman Development Advisors ("SB Friedman")* was engaged by the Village of La Grange Park (the "Village") to conduct a Tax Increment Financing ("TIF") Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan"). The establishment of a TIF district would serve as an economic development tool and support the Village's desire to revitalize the area including the 31<sup>st</sup> Street and Barnsdale Road commercial and industrial corridors, as defined below.

The proposed 31<sup>st</sup> Street/Barnsdale Redevelopment Project Area ("31<sup>st</sup> Street/Barnsdale RPA" or the "RPA") consists of approximately 94 tax parcels, 67 buildings, and a total of 163 PINs, including one commercial condominium building and several residential condominium buildings. Four parcels comprise railroad right-of-way and are exempt from eligibility analysis. The proposed RPA consists of approximately 56.4 acres of land, of which approximately 40.0 acres are improved, 5.1 acres are vacant, and 11.3 acres are rights-of-way. The proposed RPA is generally located:

- Along East 31<sup>st</sup> Street, from Homestead Road on the west to Blanchan Avenue on the east; and
- Along Homestead Road and Barnsdale Road, from East 31<sup>st</sup> Street on the south to just north of East 26<sup>th</sup> Street.

The RPA currently consists of commercial, residential, industrial, vacant, public/park, and utility uses (see **Maps 1 and 2** on pages 8 and 9).

This report details the eligibility factors found within the proposed 31<sup>st</sup> Street/Barnsdale RPA in support of its designation as a "conservation area" for improved land and as a "blighted area" for vacant land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

## Determination of Eligibility

This report concludes that the proposed 31<sup>st</sup> Street/Barnsdale RPA is eligible for TIF designation as a "conservation area" for improved parcels and a "blighted area" for vacant parcels.

Ninety-four percent (94%) of structures on the RPA's improved land are aged 35 years or older and the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value ("EAV")
2. Deterioration
3. Inadequate Utilities
4. Presence of Structures below Minimum Code

The RPA's vacant land was analyzed under the Act's two-factor test. The vacant land was found to have the following factors present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value ("EAV")
2. Obsolete Platting

The factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described herein.

## Redevelopment Plan Goal, Objectives and Strategies

The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed 31<sup>st</sup> Street/Barnsdale RPA as a combination of both a “conservation area” and “blighted area,” and to provide the direction and mechanisms necessary to establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of vacant, obsolete, ill-configured and underutilized parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the 31<sup>st</sup> Street and Barnsdale Road corridors, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing (“TIF”), as well as other funding sources, to reinforce and encourage new private investment.

**OBJECTIVES.** Five (5) objectives support the overall goal of area-wide revitalization of the 31<sup>st</sup> Street/Barnsdale RPA. These objectives include:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the 31<sup>st</sup> Street/Barnsdale RPA, and encourage the construction of new commercial, civic/cultural and recreational development, where appropriate;
2. Facilitate and encourage development of vacant and underutilized property within the RPA, including assembly, site preparation, environmental clean-up where necessary, and marketing of available sites, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to public improvements, demolition, environmental remediation and site preparation;
3. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, including public utilities, public park and recreational facilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas; and
5. Support the goals and objectives of other overlapping plans, including the Village of La Grange Park Comprehensive Strategic Plan published in 2006 (the “2006 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition and Site Preparation.** The Village may acquire and assemble property throughout the RPA to attract future private investment and development, and to meet the goals, policies or objectives of this Redevelopment Plan. Consolidating the ownership of these sites will enhance marketability to potential developers and streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

Land assemblage by the Village may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of: (a) public use; (b) sale, lease or conveyance to private developers; or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Before acquiring any properties, the Village may require written development agreements with developers. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

2. **Implement Public Improvements.** A series of public improvements throughout the 31<sup>st</sup> Street/Barnsdale RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development, as they send a message that the public sector is willing to invest in the area; such improvements can also motivate existing building owners to improve their properties. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
4. **Assist Existing Businesses and Property Owners.** The Village may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, demolition, façade improvements, leasehold

improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities, that are consistent with the goals of this Redevelopment Plan and Project.

## Required Findings and Tests

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the 31<sup>st</sup> Street/Barnsdale RPA.

### **FINDING 1:**

*The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.*

Limited private investment has occurred in the RPA over the last five years. One key indicator of private investment is construction-related permit activity. According to the Village of La Grange Park, there have been no new construction permits during the last five years between 2010 and 2015, though 11 properties within the RPA were issued renovation/remodel and/or alteration/addition permits. Furthermore, despite renovation or maintenance of certain properties, overall equalized assessed value (“EAV”) has declined over the five-year period. Thus, the RPA has not been subject to growth and private investment.

### **FINDING 2:**

*The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the proposed 31<sup>st</sup> Street/Barnsdale RPA.*

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Infill redevelopment and the area-wide infrastructure improvements needed to redevelop and revitalize the 31<sup>st</sup> Street/Barnsdale RPA as a mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and Village-wide redevelopment, are unlikely to occur.

**FINDING 3:**

*No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.*

The 31<sup>st</sup> Street/Barnsdale RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project.

**FINDING 4:**

*The Redevelopment Plan must conform to the Village’s comprehensive plan and other Village strategic plans, or include land uses that have been approved by the Village.*

Based on a review of the 2006 Comprehensive Plan, the Redevelopment Plan for the proposed 31<sup>st</sup> Street/Barnsdale RPA conforms to and proposes predominant land uses that are consistent with the Village’s Plan.

## 2. Introduction

### The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the proposed 31<sup>st</sup> Street/Barnsdale RPA. The 31<sup>st</sup> Street/Barnsdale RPA is located within the Village of La Grange Park (the “Village”) in Cook County (the “County”). *SB Friedman* was engaged by the Village to conduct a study of the properties in the RPA to determine whether said properties qualify for TIF designation under the Act.

The location of the proposed 31<sup>st</sup> Street/Barnsdale RPA is shown on **Map 1** on Page 8. The 31<sup>st</sup> Street/Barnsdale RPA consists of approximately 94 tax parcels and 67 buildings. Four parcels comprise railroad right-of-way and are exempt from eligibility analysis. The RPA consists of approximately 56.4 acres of land, of which approximately 40.0 acres are improved, 5.1 acres are vacant, and 11.3 acres are rights-of-way. The proposed RPA is generally located:

- Along East 31<sup>st</sup> Street, from Homestead Road on the west to Blanchan Avenue on the east; and
- Along Homestead Road and Barnsdale Road, from East 31<sup>st</sup> Street on the south to just north of East 26<sup>th</sup> Street.

**Map 2** on page 9 details the boundaries of the 31<sup>st</sup> Street/Barnsdale RPA, which include only those contiguous parcels of real property that are expected to benefit substantially by the redevelopment improvements discussed herein.

*SB Friedman* has found that the improved portions of the RPA suffer from declining equalized assessed value, deterioration, inadequate utilities, and the presence of structures below minimum code standards. The vacant land is characterized by declining equalized assessed value and obsolete platting. These conditions hinder the potential to redevelop the area and capitalize on its unique attributes. In order to establish the 31<sup>st</sup> Street/Barnsdale RPA as a vibrant mixed-use district, it is critical that the appearance and functionality of the RPA be improved. Without the rehabilitation of structures, the encouragement of higher intensity uses appropriate for La Grange Park, and redevelopment of vacant properties, the RPA could fall into further disrepair and potential development opportunities will not be realized. The 31<sup>st</sup> Street/Barnsdale RPA will benefit from a strategy that addresses the conditions of aged buildings and associated infrastructure while improving its overall physical condition.

### Existing Land Use

Based upon *SB Friedman’s* research, eight (8) primary land uses have been identified within the 31<sup>st</sup> Street/Barnsdale RPA:

- Commercial
- Residential
- Public/Institutional
- Park/Open Space

- Industrial
- Vacant Land
- Right-of-Way
- Utility

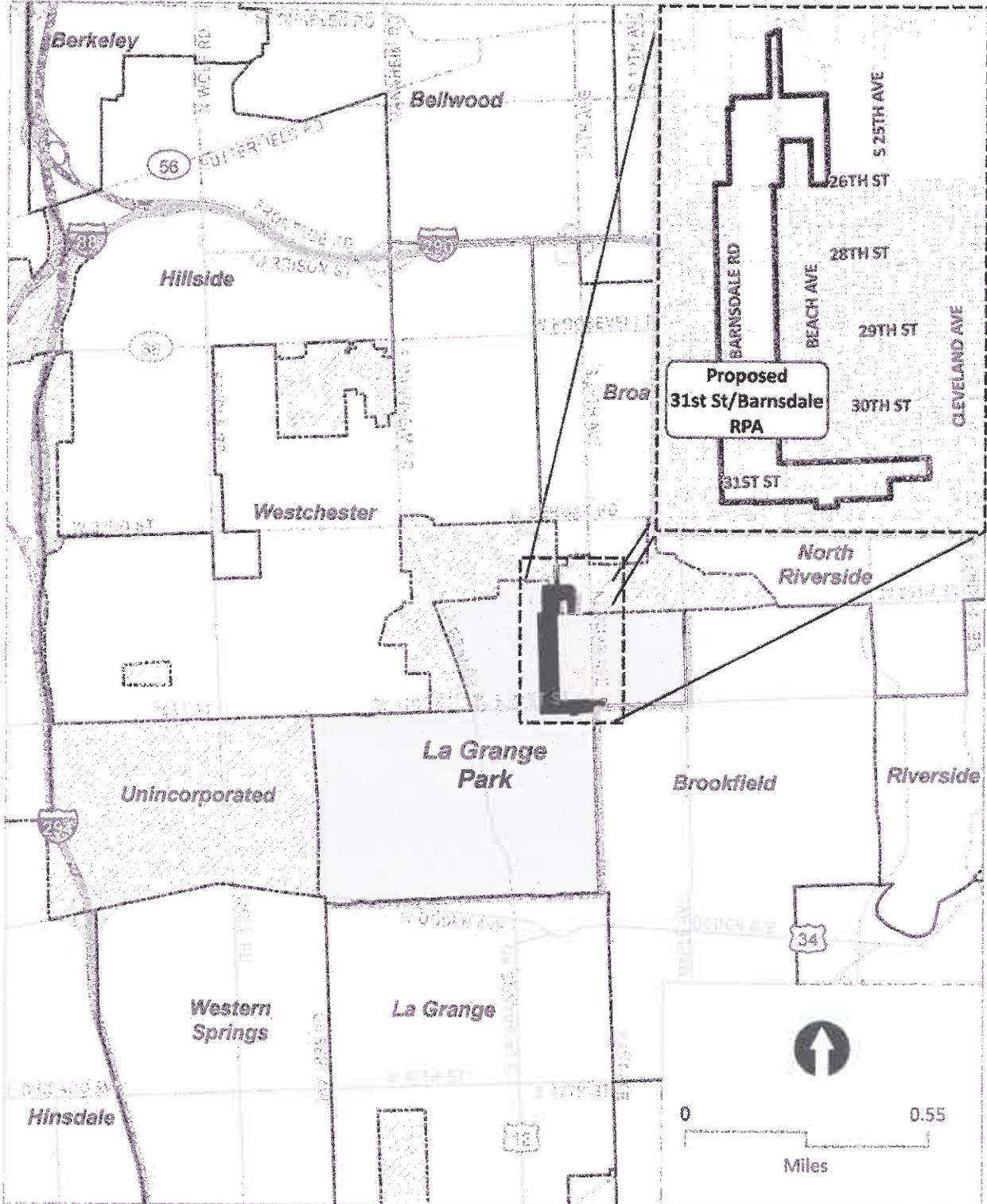
The overall pattern of land use in the 31<sup>st</sup> Street/Barnsdale RPA is shown in **Map 3** on page 10.

## Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the designation of the 31<sup>st</sup> Street/Barnsdale RPA as a combination of both a “conservation area” and “blighted area” under the Act at the completion of our field research in June of 2016 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

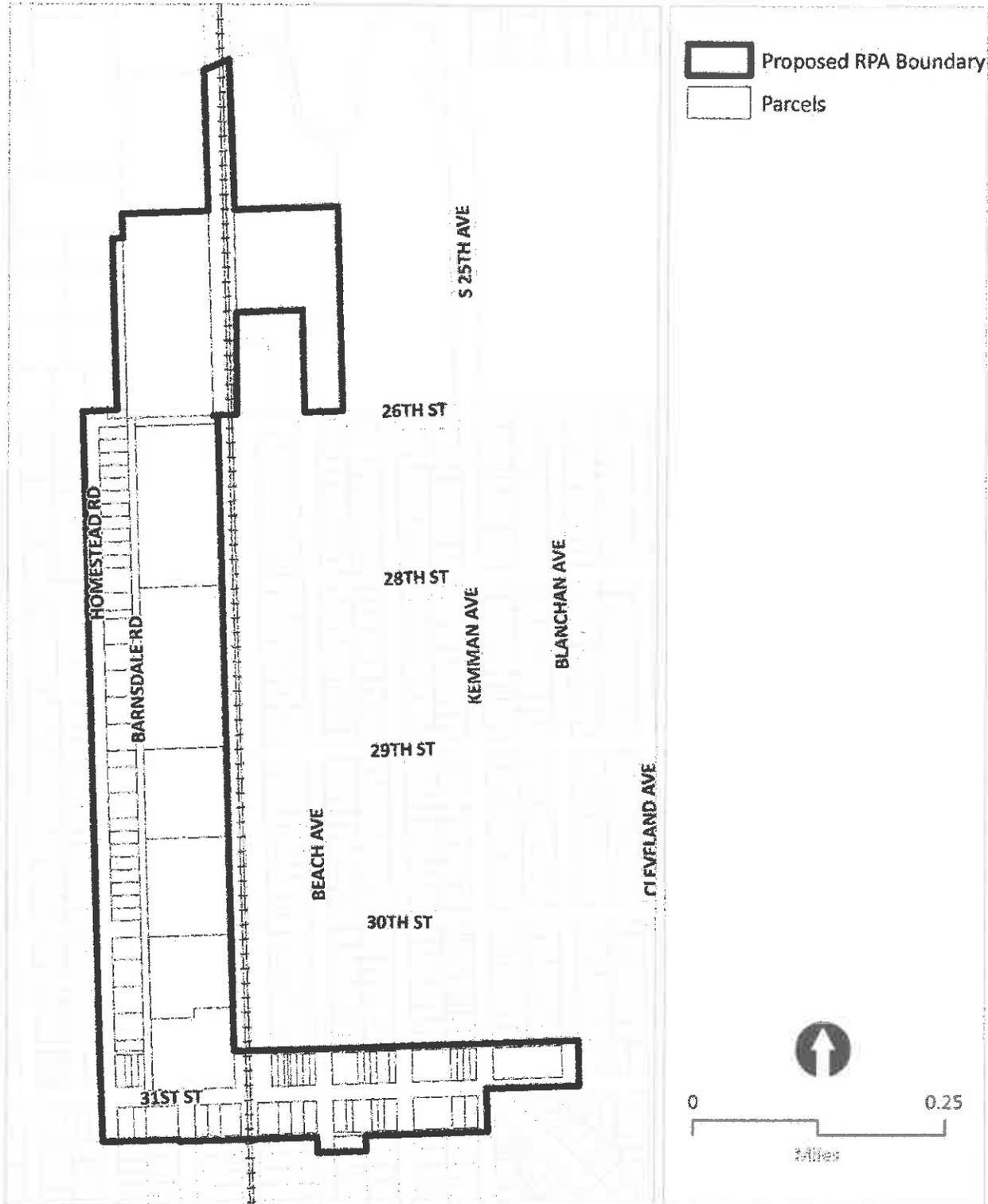
This Eligibility Study and Redevelopment Plan and Project document summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the 31<sup>st</sup> Street/Barnsdale RPA as a redevelopment project area under the Act. *SB Friedman* has prepared this Redevelopment Plan with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of 31<sup>st</sup> Street/Barnsdale RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that *SB Friedman* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the 31<sup>st</sup> Street/Barnsdale RPA, so that this Redevelopment Plan will comply with the Act, and that the 31<sup>st</sup> Street/Barnsdale RPA can be designated as a redevelopment project area in compliance with the Act.

Map 1: Context Map



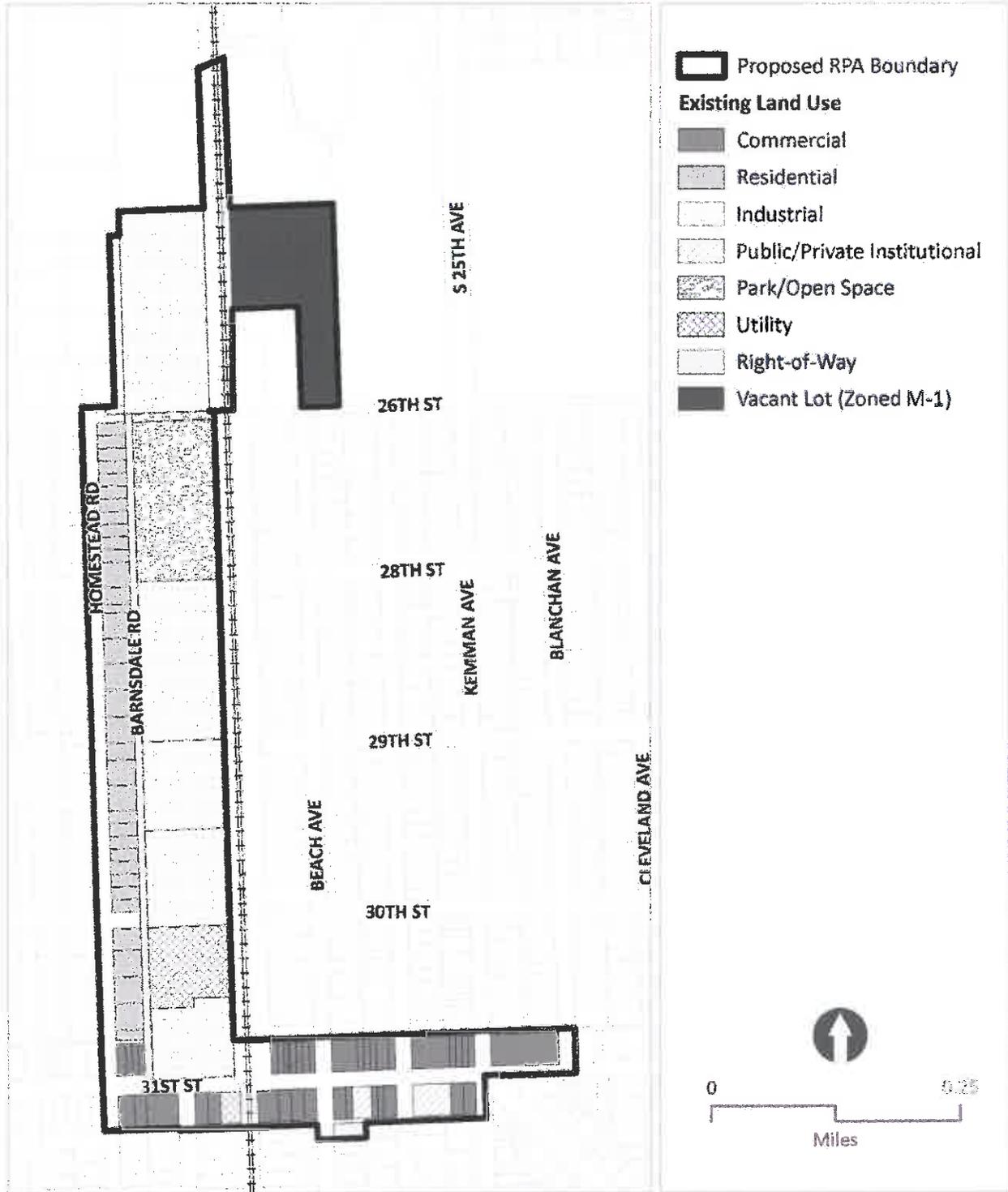
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 2: Proposed RPA Boundary Map



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 3: Existing Land Use



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## 3. Eligibility Analysis

### Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the proposed 31<sup>st</sup> Street/Barnsdale RPA at the completion of *SB Friedman's* research, it has been determined that the 31<sup>st</sup> Street/Barnsdale RPA meets the eligibility requirements of the Act as a "conservation area" for improved land and "blighted area" for vacant land. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of Tax Increment Financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

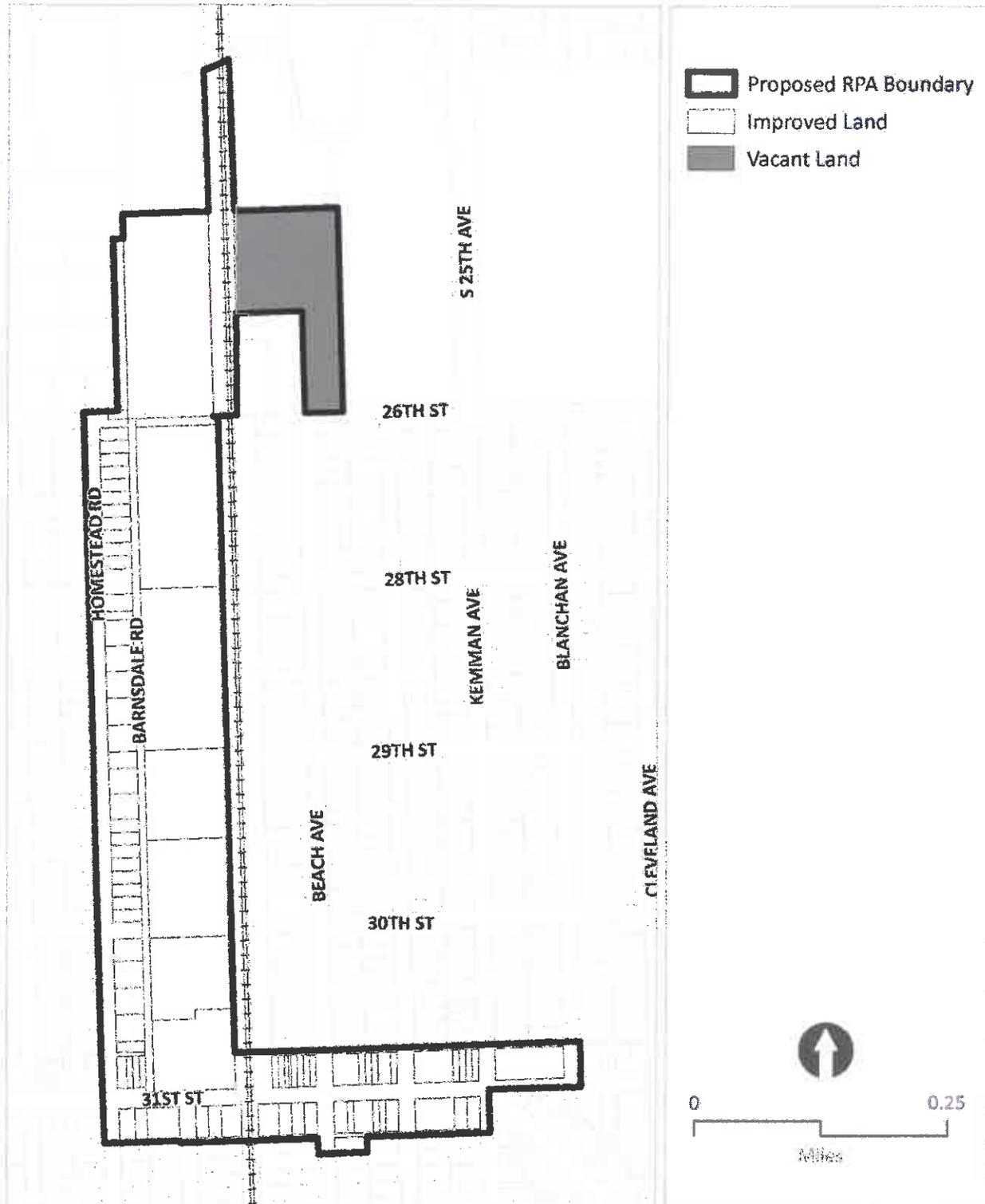
"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how an improved area can be designated as a "conservation area" and/or "blighted area," based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, "blighted areas" for improved land must have a combination of five (5) or more of these eligibility factors acting in concert, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a "conservation area."

**Map 4** on the following page shows which parcels within the RPA are improved and which are vacant.

Map 4: Improved versus Vacant Parcels



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## Factors for Improved Areas

**Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

**Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

**Deterioration.** With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

**Presence of Structures below Minimum Code Standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

**Excessive Vacancies.** The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

**Lack of Ventilation, Light or Sanitary Facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

**Inadequate Utilities.** Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

**Excessive Land Coverage and Overcrowding of Structures and Community Facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels

must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

**Deleterious Land Use or Layout.** The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

**Environmental Clean-Up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Community Planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As explained, “blighted areas” must have a combination of five (5) or more of these eligibility factors and “conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

## Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two (2) of six (6) factors from the list discussed below under the “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the RPA. The second way is to find that at least one (1) of the six (6) factors discussed under the “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the RPA.

## ONE-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

## TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the redevelopment project area.

**Obsolete Platting of Vacant Land.** This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development has not previously occurred on the vacant parcels.

**Environmental Contamination.** The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation, has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value (“EAV”) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban

Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

## Methodology Overview and Determination of Eligibility

*SB Friedman* conducted the following analysis to determine whether the RPA qualifies for TIF designation:

- Parcel-by-parcel fieldwork documenting external property conditions;
- Analysis of historic trends in equalized assessed value (EAV) for the last six years (five year-to-year periods) for which data are available and final (2010-2015) from the Cook County Assessor's Office;
- Review of municipal and county codes, building permit records (2010-2015), and code violation records as of January 2016;
- Review of GIS parcel shape file data made available by Cook County;
- Review of municipal and county codes, building permit records, and code violation records;
- Review of utility data provided by the Village regarding present service locations, and ages and conditions of water, storm water and sanitary sewer infrastructure;
- Review of the Village of La Grange Park Combined Sewer Overflows Operational and Maintenance Plan (revised August 2009);
- Interviews with Village staff and its engineering consultants, Hancock Engineering, regarding the conditions of existing utilities and presence of building code violations; and
- Review of current and prior comprehensive plans provided by the Village (from 1930, 1971, 1976, 1977, and the current plan from 2006).

All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, *SB Friedman* concluded that the properties within the 31<sup>st</sup> Street/Barnsdale RPA contain the necessary eligibility factors to qualify for TIF district designation as a "conservation area" for improved parcels and "blighted area" for vacant parcels, as defined by the Act.

To arrive at this designation, *SB Friedman* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the 31<sup>st</sup> Street/Barnsdale RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent and reasonably distributed throughout the RPA.

## Conservation Area Findings – Improved Parcels

As required by the Act, in order to be designated as a "conservation area," 50% or more of the structures within the RPA must be 35 years of age or older, and at least three (3) of the thirteen (13) eligibility factors must be found present to a meaningful extent within the RPA.

Of the 67 buildings in the 31<sup>st</sup> Street/Barnsdale RPA, 63 buildings (94%) are 35 years of age or older, as they were constructed before 1981. **Map 5** shows the location of buildings that are 35 years or older.

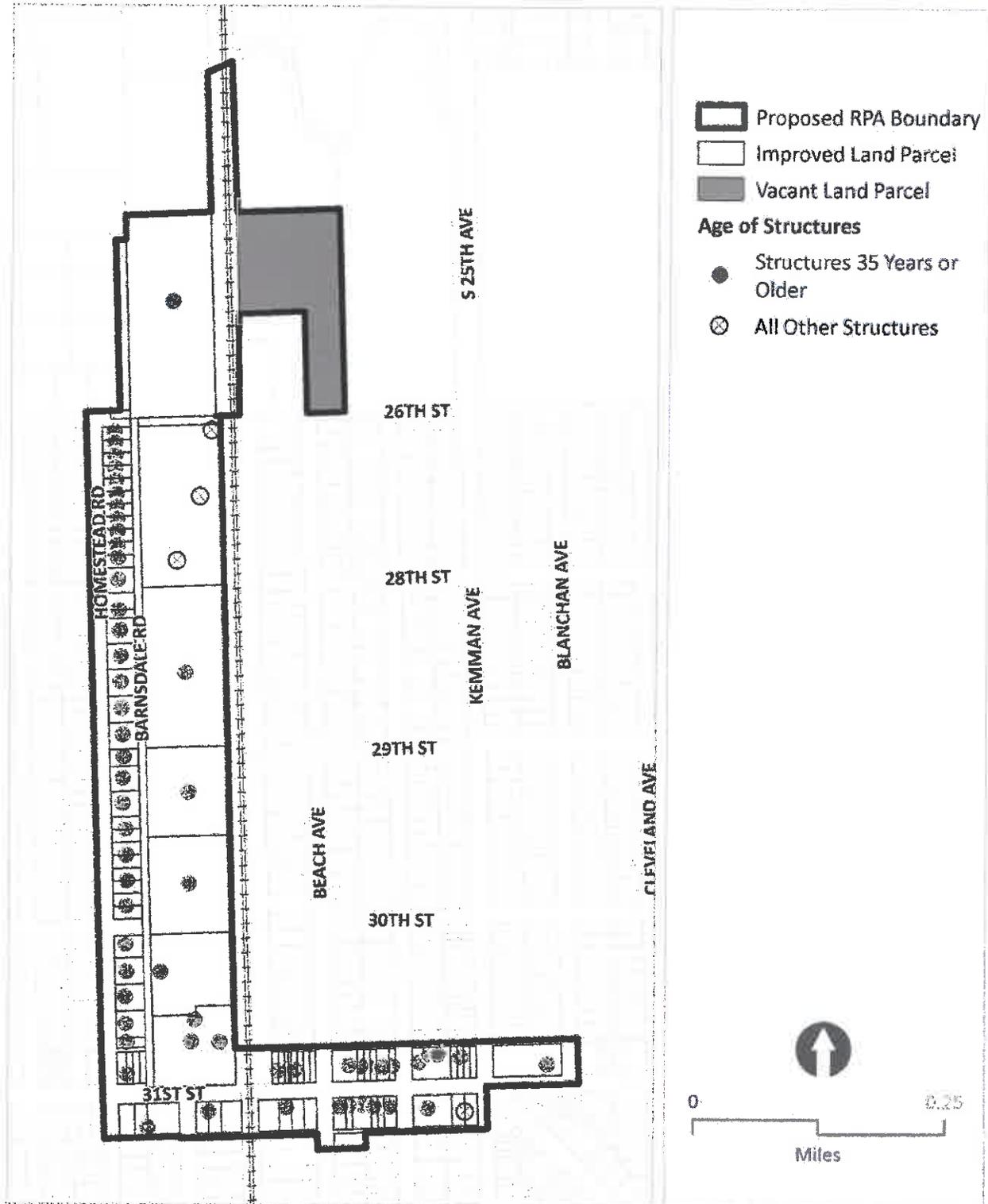
In addition, our research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”)
2. Deterioration
3. Inadequate Utilities
4. Presence of Structures below Minimum Code Standards

Based on the presence of these factors, the RPA’s improved parcels meet the requirements of a “conservation area” under the Act.

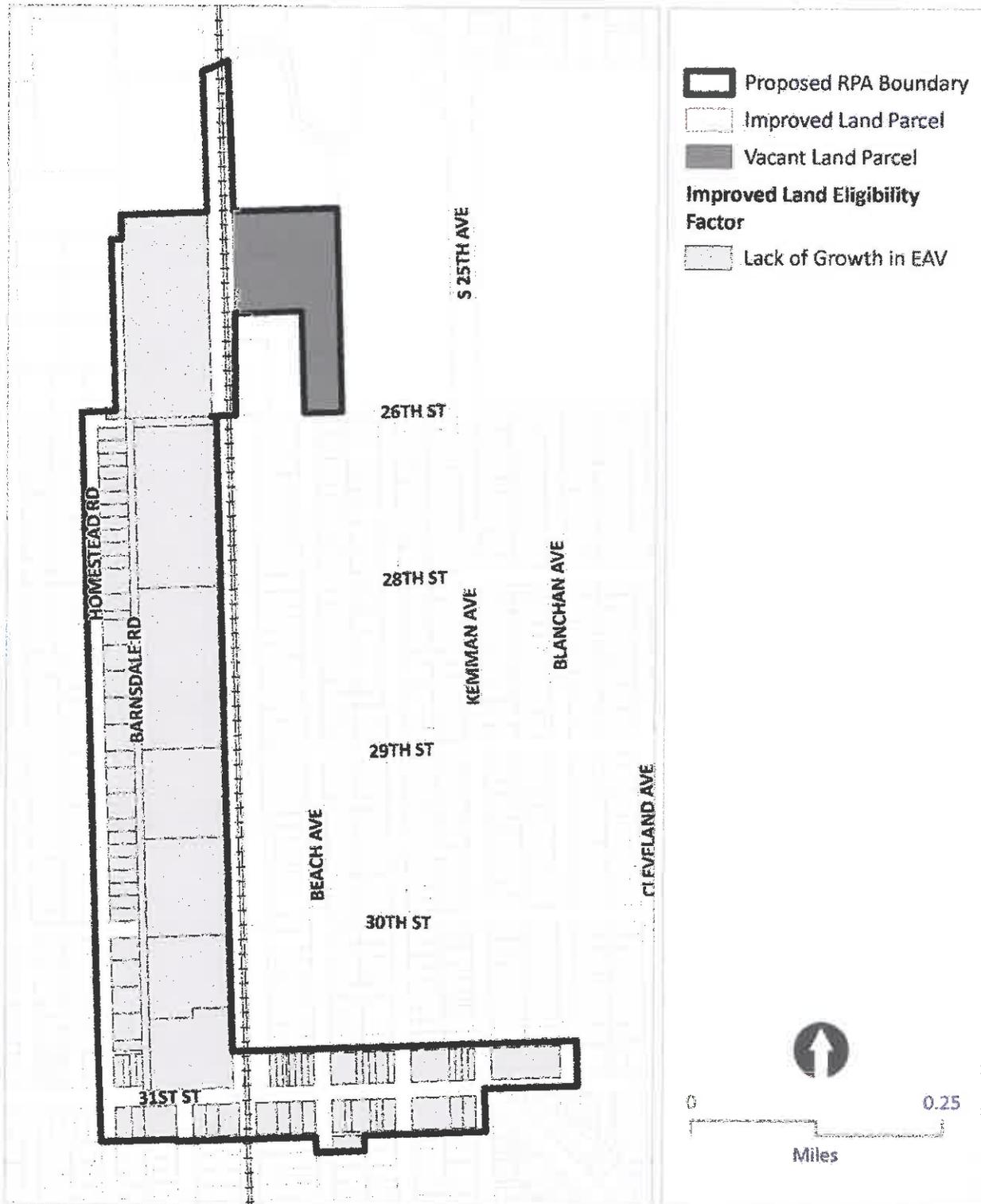
**Maps 6A through 6D** illustrate the distribution of eligibility factors found within the RPA by indicating each parcel where the respective factors were found to be present to a meaningful degree. The sections that follow **Maps 6A through 6D** summarize our research as it pertains to each of the identified eligibility factors found within the 31<sup>st</sup> Street/Barnsdale RPA.

Map 5: Improved Factor - Age



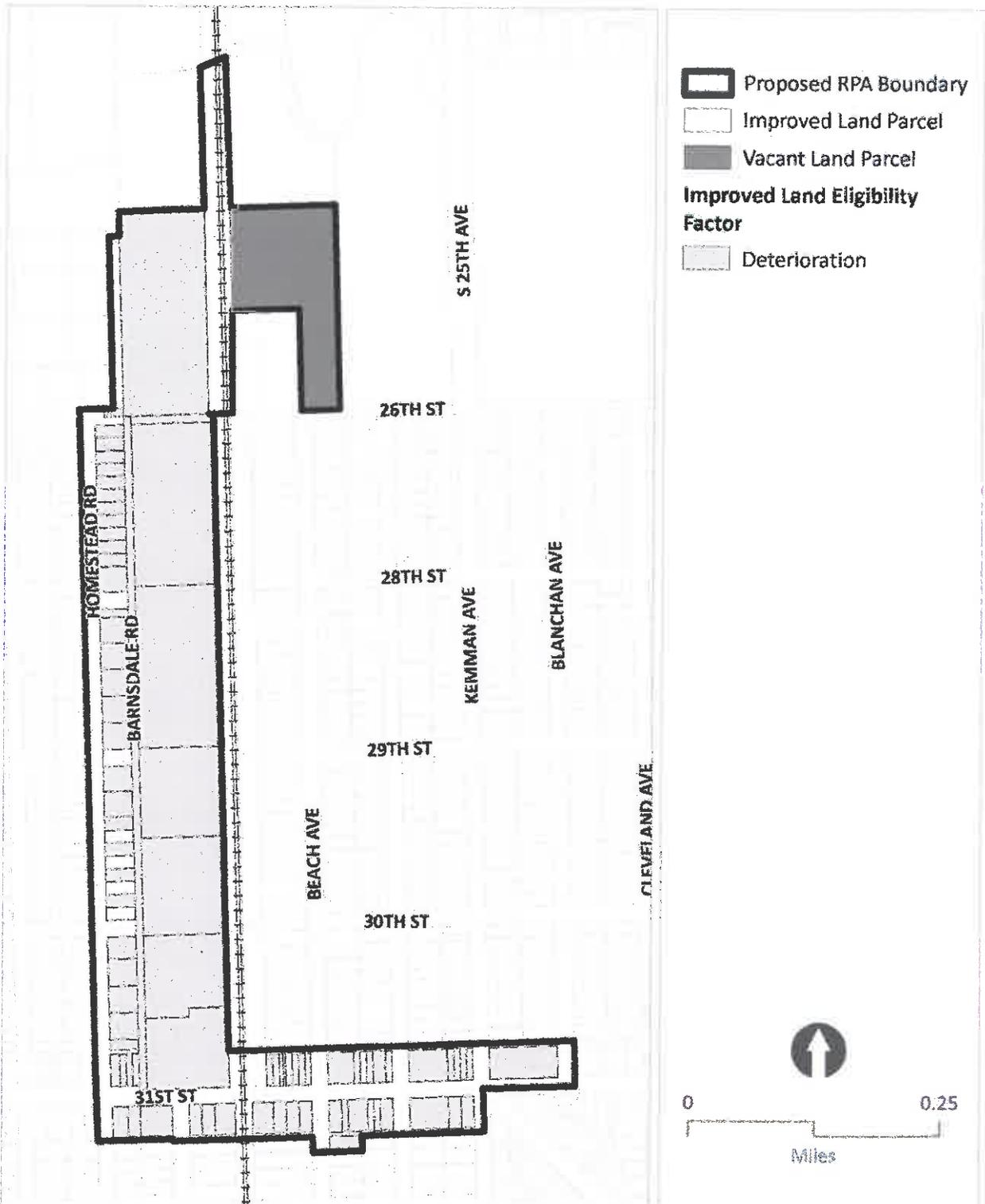
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6A: Improved Factor - Lack of Growth in Equalized Assessed Value



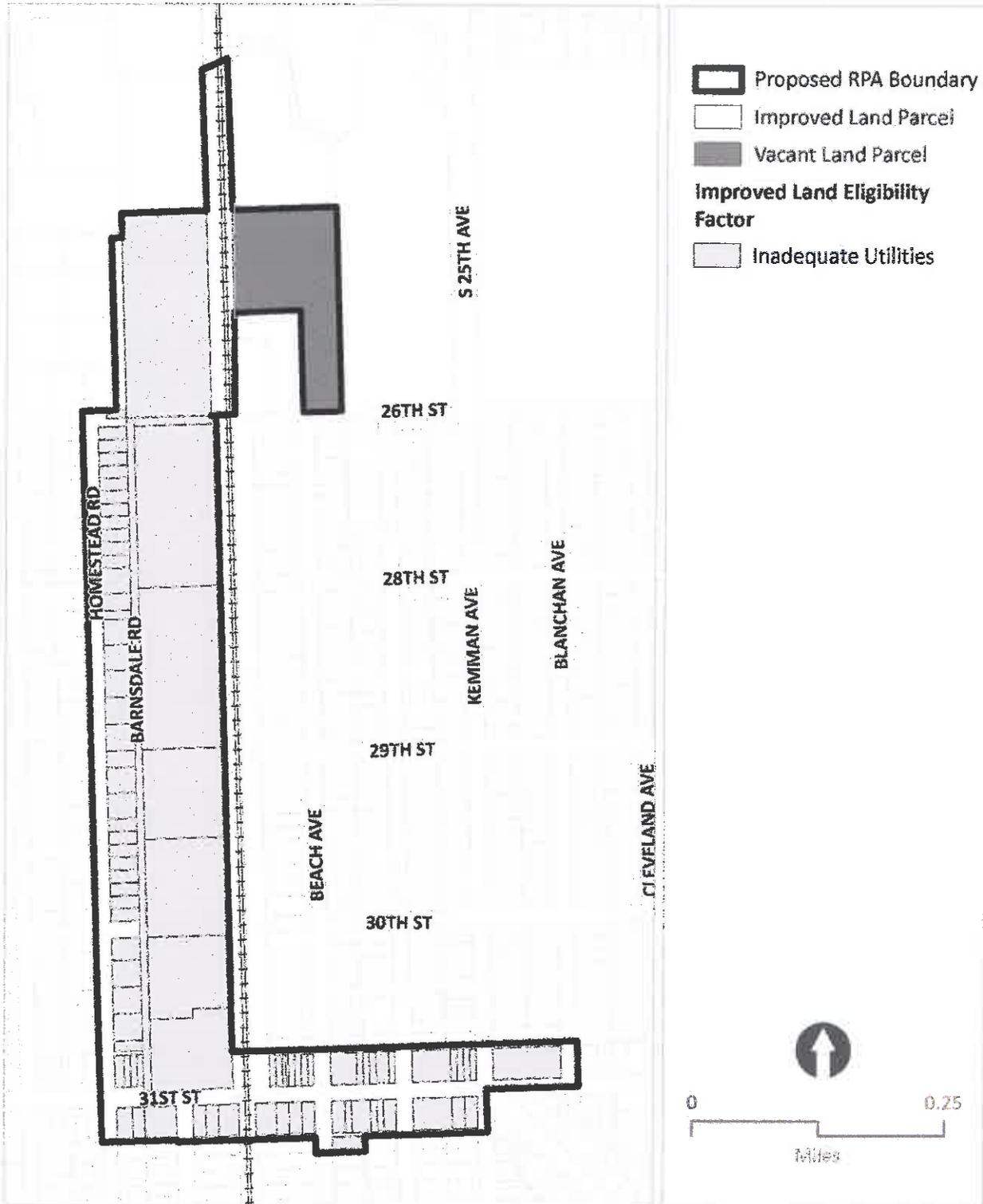
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6B: Improved Factor – Deterioration



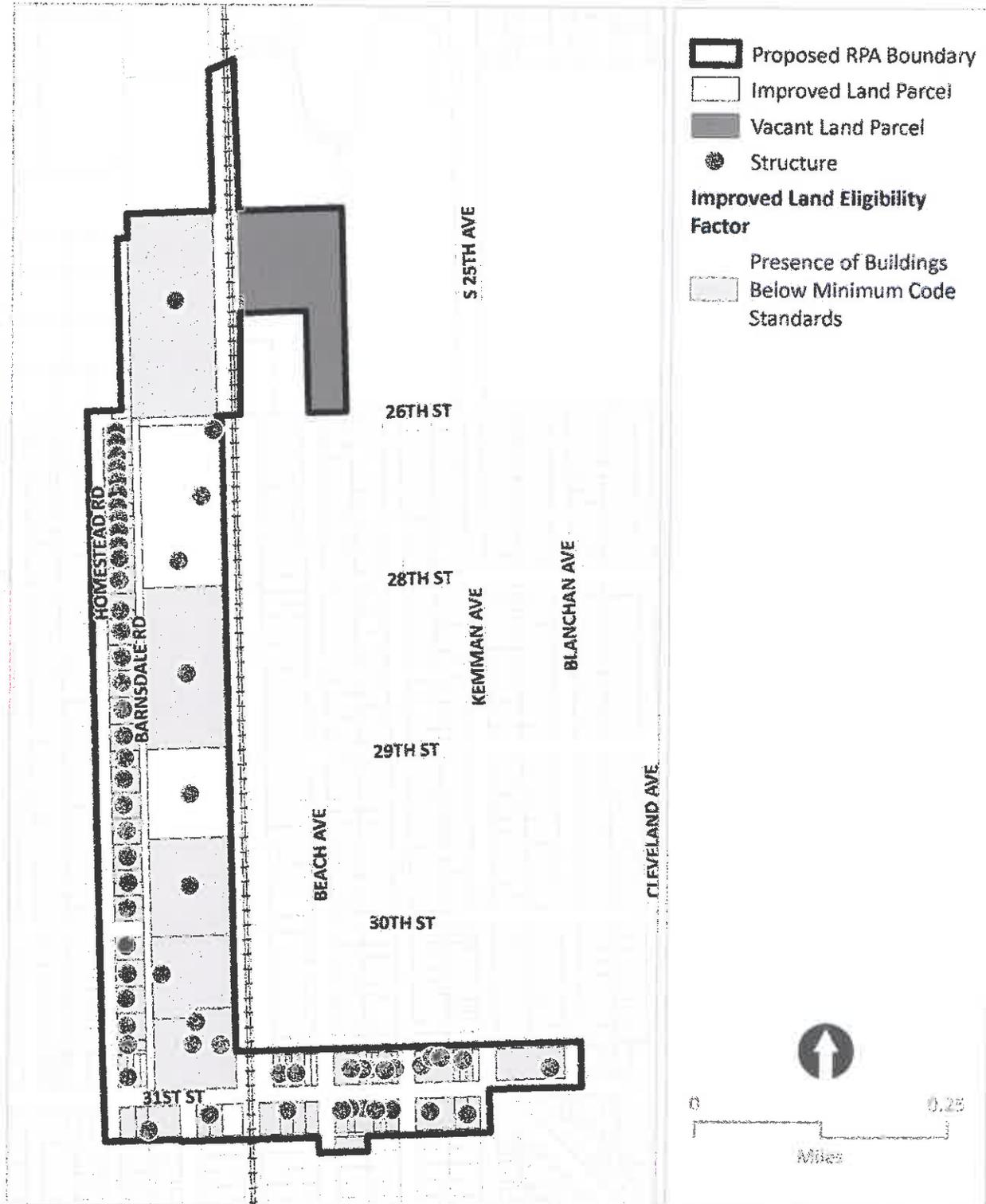
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6C: Improved Factor - Inadequate Utilities



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6D: Improved Factor – Presence of Structures below Minimum Code Standards



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## 1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

The total equalized assessed value (“EAV”) is a measure of the property value in the 31<sup>st</sup> Street/Barnsdale RPA. The EAV history of all the included improved tax parcels in the RPA was tabulated for the last six years (five year-to-year periods) for which assessed values and EAV were available. The most recent year for which final information was available is 2015. A lack of growth in EAV has been identified for the RPA in that:

- 1) The total EAV of improved parcels within the area has declined for five (5) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of La Grange Park for four (4) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

The basis for these findings is summarized in **Table 1** below. Lack of growth in EAV within the RPA is one of the strongest indicators that the area as a whole has lacked growth and investment. This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for all parcels within the 31<sup>st</sup> Street/Barnsdale RPA.

**Table 1: Percent Change in Annual Equalized Assessed Value for Improved Parcels**

	2010 - 2011	2011 - 2012	2012 - 2013	2013-2014	2014-2015
<b>RPA Parcels</b>	-14.3%	-11.2%	-6.2%	-0.01%	-3.9%
<b>Decline</b>	YES	YES	YES	YES	YES
<b>Village EAV less RPA Parcels</b>	-23.2%	-6.0%	-5.9%	0.6%	-2.8%
<b>RPA Parcels Growth Less than Village</b>	NO	YES	YES	YES	YES
<b>Consumer Price Index (CPI)</b>	2.7%	1.5%	1.1%	1.7%	-0.3%
<b>RPA Parcels Growth Less than CPI</b>	YES	YES	YES	YES	YES

Source: Cook County Assessor; Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; *SB Friedman*

## 2. DETERIORATION

Of the 89 total parcels (90 less the parcel containing the railroad right-of-way) in the RPA, physical deterioration was observed on 83 parcels (93%). The most common form of deterioration was on surface improvements, including parking, alleys and storage areas. Catalogued deterioration included cracks, alligating, crumbling curbs and protruding weeds. Building deterioration included stair stepping in brick, missing tuck-pointing, cracked foundations, deterioration to roof shingles, and leaking gutters. This factor was found to be meaningfully present and reasonably distributed throughout the RPA.

## 3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public. As such, structures below minimum code standards may

jeopardize the health and safety of building occupants, pedestrians, or occupants of neighboring structures.

According to a review of building age data and interviews with the Village’s Building Department, all of the structures in the RPA were constructed prior to the adoption of the Village’s current Building Code (adopted in 1995 and amended in 2001, 2003, 2004 and 2013) and thus do not meet current codes. This factor is present on 78 of 89 improved parcels (88%) and in 63 of 67 buildings (94%). Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been “grandfathered in.” However, those structures developed without the benefit of current development standards may present a health or safety hazard. They may also reduce the overall competitiveness and economic viability of the area. Thus, we have concluded that this factor is present to a meaningful extent for 88% of parcels and 94% of buildings and is reasonably distributed throughout the RPA.

#### 4. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

- 1) Of insufficient capacity to serve the uses in the redevelopment project area;
- 2) Deteriorated, antiquated, obsolete, or in disrepair; or
- 3) Lacking within the redevelopment project area.

Based on information provided by the Village in the Village of La Grange Park Combined Sewer Overflows Operational and Maintenance Plan (revised August 2009), as well as discussions with Village staff, eighty-nine (89) of 89 (100%) of improved parcels have inadequate utilities, including inadequate size of storm sewer main, resulting in flooding (area-wide) and a lack of stormwater management facilities on many parcels.

Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent for 100% of the improved parcels in the RPA.

### Blighted Area Findings – Vacant Parcels

To qualify as a “blighted area” under the Act, either one of the one-factor vacant land eligibility factors or two of the two-factor eligibility factors must be found present to a meaningful extent on the vacant parcel within the 31<sup>st</sup> Street/Barnsdale RPA. We have found the following factors under the two-factor eligibility test that meet these criteria:

1. Lack of Growth in Equalized Assessed Value
2. Obsolete Platting

**Maps 7A and 7B** illustrate the vacant eligibility factors found to be present within the RPA, as a whole, by indicating each parcel where the respective factors were found to be present to a meaningful degree.

### 1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

Similar to the improved parcels within the RPA boundary, the vacant parcel within the RPA has also experienced lack of growth in EAV. The vacant parcel in the RPA meets the relevant criteria in the following ways:

- 1) The EAV for the vacant parcel has declined in absolute terms for four (4) of the last five (5) year-to-year periods; and
- 2) The growth rate in EAV for the vacant parcel has been less than that of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

**Table 2** below displays the trends in EAV growth for vacant property over the last six years (five year-to-year periods). This eligibility factor is present to a meaningful extent for the one vacant parcel within the 31<sup>st</sup> Street/Barnsdale RPA.

**Table 2: Percent Change in Annual EAV for Vacant Parcels**

	2011	2012	2013	2014	2015
Vacant EAV	267,069	252,235	239,333	245,015	239,909
Annual Change in EAV	-72.9%	-5.6%	-5.1%	2.4%	-2.1%
Decline in EAV	YES	YES	YES	NO	YES
Consumer Price Index (CPI)	2.7%	1.5%	1.1%	1.7%	-0.3%
Growth Less than CPI	YES	YES	YES	NO	YES

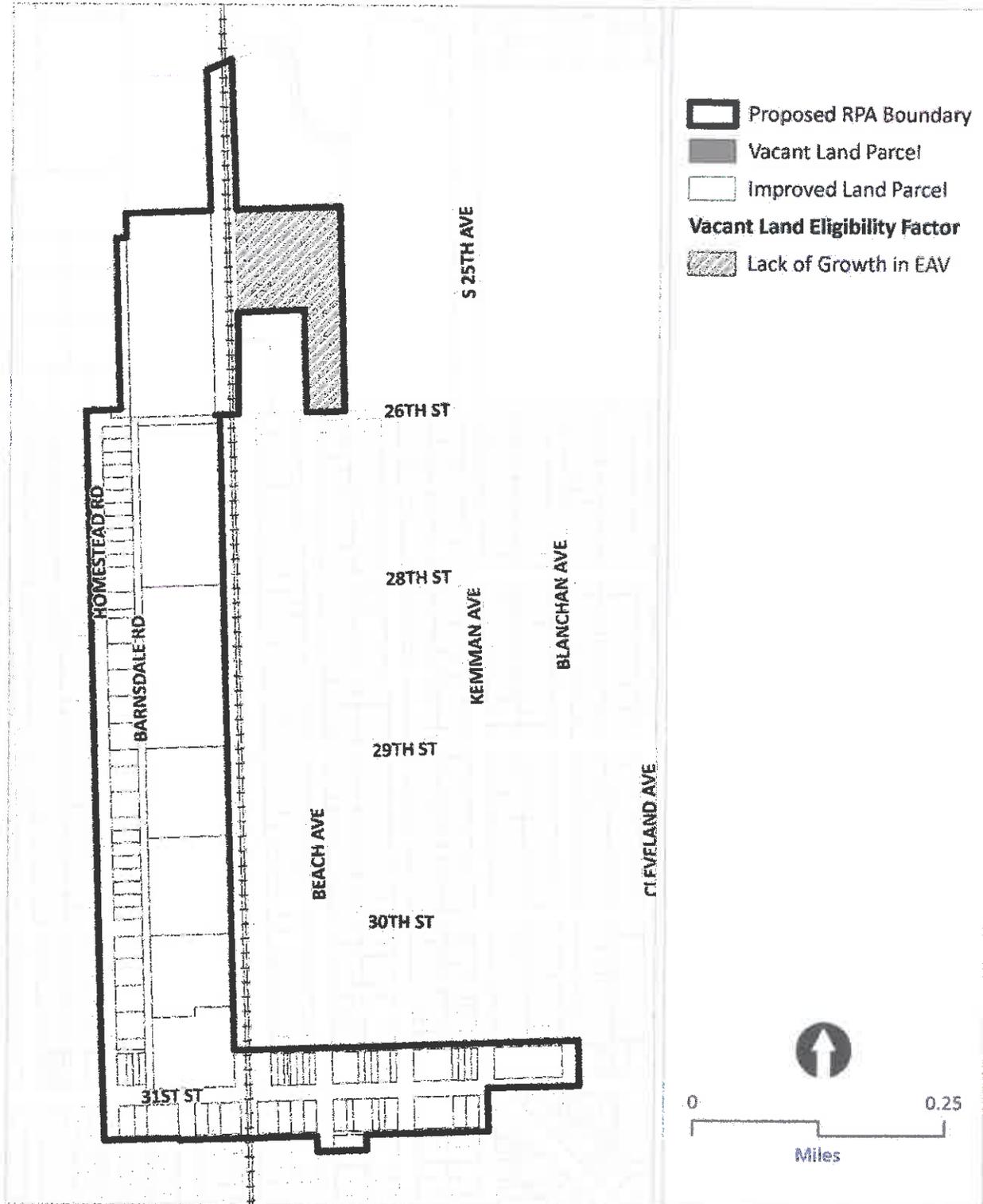
Source: Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; Cook County Assessor’s Office; SB Friedman

### 2. OBSOLETE PLATTING

The one vacant land parcel within the RPA is characterized by obsolete platting and has remained vacant without plans for redevelopment. The existing platting does not meet the needs of the contemporary industrial users, particularly given that this parcel is accessible from only residential streets, does not allow for sufficient access to and frontage along the nearest right-of-way, and is largely located behind structures on adjacent parcels, which limits visibility. Therefore, this parcel is not compatible with contemporary development standards.

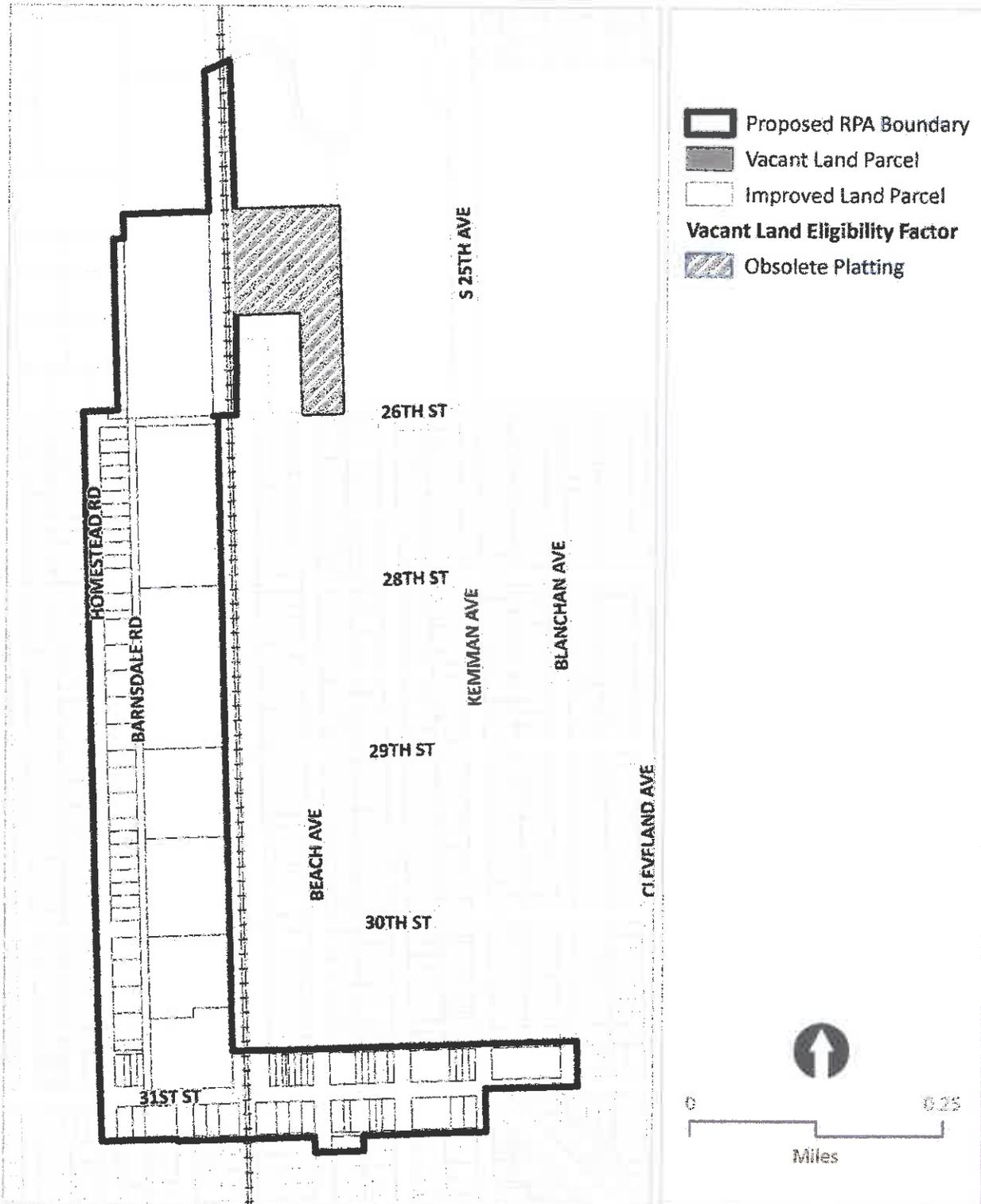
This factor was found to be present on the one vacant land parcel, or 100% of the vacant land area within the RPA.

Map 7A: Vacant Factor – Lack of Growth in EAV



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 7B: Vacant Factor – Obsolete Platting



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## 4. Redevelopment Plan and Project

### Redevelopment Needs of the 31<sup>st</sup> Street/Barnsdale RPA

The land use and existing conditions for the RPA suggest six (6) major redevelopment needs of the area:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and storm water management;
3. Redevelopment of vacant and underutilized parcels;
4. Streetscape and infrastructure improvements, including utilities and burying overhead power lines;
5. Rehabilitation of existing buildings; and
6. Resources for commercial, residential and public development.

Currently, the RPA is characterized by aging buildings and a vacant parcel that are characterized by a lack of growth in property values, deterioration, failure to meet current code standards, obsolescence, and inadequate utilities. These conditions reduce the value of the commercial and industrial properties in the area and make the RPA less competitive, overall, with commercial and industrial property in other communities, thus limiting local area employment opportunities, and contributing to the lack of new investment in the RPA.

The public improvements outlined in this Redevelopment Plan will create an environment conducive to private investment and redevelopment within the 31<sup>st</sup> Street/Barnsdale RPA. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the 31<sup>st</sup> Street/Barnsdale RPA.

### Goals, Objectives and Strategies

Goals, objectives and strategies, designed to address the needs of the community, form the overall framework of this Redevelopment Plan and consider the use of anticipated tax increment funds generated within the 31<sup>st</sup> Street/Barnsdale RPA.

**GOAL.** The overall goal of this TIF Eligibility Study and Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the 31<sup>st</sup> Street/Barnsdale RPA as both a “conservation area” for improved parcels and a “blighted area” for vacant parcels, and to provide the direction and mechanisms necessary to re-establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of obsolete, ill-configured and underutilized parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the area around the 31<sup>st</sup> Street and Barnsdale corridors, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing, as well as other funding sources, to reinforce and encourage further private investment.

**OBJECTIVES.** Five (5) objectives support the overall goal of area-wide revitalization of the 31<sup>st</sup> Street/Barnsdale RPA. These objectives include:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the 31<sup>st</sup> Street/Barnsdale RPA, and encourage the construction of new commercial, industrial, civic/cultural and recreational development, where appropriate;
2. Facilitate and encourage development of vacant and underutilized property within the RPA, including assembly, site preparation, environmental clean-up where necessary, and marketing of available sites, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to public improvements, demolition, environmental remediation and site preparation;
3. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, including public utilities, public park and recreational facilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas; and
5. Support the goals and objectives of other overlapping plans, including the Village of La Grange Park Comprehensive Strategic Plan published in 2006 (the “2006 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition, and Site Preparation.** The Village may acquire and assemble property throughout the RPA to attract future private investment and development, and to meet the goals, policies or objectives of this Redevelopment Plan. Consolidating ownership of these sites will enhance marketability potential developers and streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

Land assemblage by the Village may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of: (a) public use; (b) sale, lease or conveyance to private developers; or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Before acquiring any properties, the Village may require written development agreements with developers. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

2. **Implement Public Improvements.** A series of public improvements throughout the 31<sup>st</sup> Street/Barnsdale RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development, as they send a message that the public sector is willing to invest in the area; such improvements can also motivate existing building owners to improve their properties as well. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
4. **Assist Existing Businesses and Property Owners.** The Village may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, façade improvements, leasehold improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities, that are consistent with the goals of this Redevelopment Plan and Project.

## Proposed Future Land Use

The proposed future land use of the 31<sup>st</sup> Street/Barnsdale RPA reflects the objectives of this Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use district and to support other improvements that serve the redevelopment interests of the local community, current business owners and the Village. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

The proposed land uses are detailed in **Map 8**, which shows a mixed-use designation throughout the RPA. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the RPA, in a manner that is consistent with the 2006 Comprehensive Plan and other Village Board-approved planning documents guiding land use. The mixed-use designation allows for the following land uses within the RPA:

- Commercial
- Industrial
- Residential

- Public/Private Institutional (Including Public Facilities)
  - Community Facilities
- Park/Open Space
  - Right-of-Way
  - Utility

It is anticipated that the majority of new development will be mixed-use in nature. Institutional facilities and parks/open space may also be developed or redeveloped throughout the RPA. The uses listed above are to be predominant uses for the area indicated and are not exclusive of any other uses. The future land uses outlined above are consistent with the 2006 Comprehensive Plan and the future land use designation does not supersede the area's underlying zoning.



## Housing Impact and Related Matters

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

The consultant's field survey found that there are 181 housing units within the RPA. The Village of La Grange Park hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.

## 5. Financial Plan

### Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, Tax Increment Financing, and by undertaking certain activities and incurring certain costs. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the RPA, and such proposals that feature a community-based training program, which ensures maximum reasonable opportunities for residents of the Village, with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and that may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto.
8. To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.
9. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes as defined in the Act.
11. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the

- redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village, pursuant to the Act;
- e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
  - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
  14. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

## Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in **Table 3** on the following page. The total of eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities, which are of benefit to the general community.

**Table 3: Estimated TIF-Eligible Redevelopment Project Costs**

Project/Improvement	Estimated Project Costs
Administration and Professional Service Costs	\$500,000
Costs of Studies, Surveys, Plans, etc. as Authorized in the Act	\$250,000
Site Marketing Costs	\$200,000
Property Assembly Costs (including acquisition and site preparation)	\$3,000,000
Costs of Building Rehabilitation	\$3,000,000
Costs of Construction of Public Works or Improvements	\$7,000,000
Costs of Job Training or Retraining (Businesses)	\$50,000
Financing Costs	\$100,000
Taxing District Capital Costs [1]	\$50,000
Relocation Costs	\$100,000
Payments in Lieu of Taxes	\$100,000
Costs of Job Training (Community College)	\$50,000
Interest Costs (Developer or Property Owner)	\$250,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]</b>	<b>\$14,650,000</b>

[1] This category may include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of Redevelopment Project Costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced by the amount of Redevelopment Project Costs incurred in the RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

[4] All costs are in 2016 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers in U.S. Cities, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in **Table 3** are expected and may be made by the Village without amendment to this Redevelopment Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs.

## Phasing and Scheduling of the Redevelopment

Each private project within the 31<sup>st</sup> Street/Barnsdale RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village Finance Director provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2041, if the ordinances establishing the RPA are adopted during 2017).

## Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed value of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The 31<sup>st</sup> Street/Barnsdale RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the 31<sup>st</sup> Street/Barnsdale RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the 31<sup>st</sup> Street/Barnsdale RPA made available to support such contiguous redevelopment

project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the 31<sup>st</sup> Street/Barnsdale RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 3** of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

## Issuance of Obligations

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the 31<sup>st</sup> Street/Barnsdale RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

## Most Recent Equalized Assessed Value of Properties in the RPA

The purpose of identifying the most recent EAV of the 31<sup>st</sup> Street/Barnsdale RPA is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the 31<sup>st</sup> Street/Barnsdale RPA. The 2015 EAV (the most recent year in which assessed values and the equalizer were available) of all taxable parcels in the 31<sup>st</sup> Street/Barnsdale RPA is \$14,457,365. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by the Cook County Assessor. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the “Certified Initial EAV” from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

## Anticipated Equalized Assessed Value

By tax year 2040 (collection year 2041), the total taxable EAV for the 31<sup>st</sup> Street/Barnsdale RPA is anticipated to be approximately \$23 million. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.0% per year on the EAV of all properties within the 31<sup>st</sup> Street/Barnsdale RPA; (2) an equalization factor of 2.6685; and (3) no significant redevelopment occurring within the RPA.

## 6. Required Findings and Tests

### Lack of Growth and Private Investment

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.

Limited private investment has occurred in the 31<sup>st</sup> Street/Barnsdale RPA during the past five years (2010-2015). One key indicator of private investment is construction-related permit activity. An analysis of building permit data provided by the Village of La Grange Park shows , there have been no new construction permits during the last five years between 2010 and 2015, though 11 properties within the RPA were issued renovation/remodel and/or alteration/addition. All other permits were issued for routine maintenance. Furthermore, despite renovation or maintenance of certain properties, overall equalized assessed value (“EAV”) has declined over the five-year period. Overall, the redevelopment activity has been piecemeal and isolated.

As outlined in the preceding sections and shown in **Table 4** below, the RPA as a whole has lagged behind the growth and development experienced elsewhere in the Village. This conclusion is demonstrated by the following:

- 1) The total EAV of improved parcels within the area has declined for four (4) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of La Grange Park for four (4) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

Lack of growth in EAV is one of the strongest indicators that an area is suffering from decline and a lack of private investment.

**Table 4: Percent Change in Annual EAV for All RPA Parcels**

	2010 - 2011	2011 - 2012	2012 - 2013	2013-2014	2014-2015
<b>RPA Parcels</b>	-17.0%	-11.1%	-6.2%	0.03% [1]	-3.9%
<b>Decline</b>	YES	YES	YES	NO	YES
<b>Village EAV less RPA Parcels</b>	-23.1%	-6.0%	-5.9%	0.6%	-2.8%
<b>RPA Parcels Growth Less than Village</b>	NO	YES	YES	YES	YES
<b>Consumer Price Index (CPI)</b>	2.7%	1.5%	1.1%	1.7%	-0.3%
<b>RPA Parcels Growth Less than CPI</b>	YES	YES	YES	YES	YES

Source: Cook County Assessor; Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; *SB Friedman*

***Finding:*** *The 31<sup>st</sup> Street/Barnsdale RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.*

## But for...

The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the 31<sup>st</sup> Street/Barnsdale RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Infill redevelopment and the area-wide infrastructure improvements needed to redevelop and revitalize the 31<sup>st</sup> Street/Barnsdale RPA as a vibrant mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs.

The inadequate public utilities infrastructure, deterioration, and presence of structures below minimum code standards in sections of the RPA affect all of La Grange Park, as the area is a central commercial node for the community, and negatively impact the redevelopment potential of the RPA. Public resources to assist with rehabilitation of aged buildings and public infrastructure improvements are needed to leverage private investment. Public infrastructure investments are costly and necessary pre-conditions to bringing private development. The Village's general fund has not been able to fund all of the needed improvements. In addition, infill redevelopment is challenging, especially given the diverse ownership and need to assemble multiple parcels. TIF funds can be used to fund infrastructure and streetscape improvements, site assembly and preparation, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

***Finding:*** *But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the 31<sup>st</sup> Street/Barnsdale RPA, and the 31<sup>st</sup> Street/Barnsdale RPA would not reasonably be anticipated to be developed.*

## Conformance to the Plans of the Village

The 31<sup>st</sup> Street/Barnsdale RPA and Redevelopment Plan must conform to the comprehensive plan for the Village, conform to the strategic plans, or include land uses that have been approved by the Village Council.

The 2006 Comprehensive Plan identifies the RPA as one of two major commercial areas. As indicated in the vision statement, "the 31<sup>st</sup> Street Business District is a more traditional street environment featuring a variety of restaurants, antique shops, a hardware store, and an assortment of professional and medical offices." Further detail recommends that the RPA remain with a mixture of land uses. Those land uses include: retail, office, medical businesses, residential and open space. The 2006 Plan states that 31<sup>st</sup> Street "will foster a pedestrian-friendly environment that serves as a retail, professional and personal services center." Thus, the Redevelopment Plan conforms to this vision.

## Estimated Dates of Completion

The estimated dates of completion of a project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” in Section 5 above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2041, if the ordinances establishing the RPA are adopted during 2017.

## Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and Tax Increment Financing, the 31<sup>st</sup> Street/Barnsdale RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that the conservation area may become blighted, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the 31<sup>st</sup> Street/Barnsdale RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the 31<sup>st</sup> Street/Barnsdale RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when Tax Increment Financing is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the 31<sup>st</sup> Street/Barnsdale RPA. At the time when the 31<sup>st</sup> Street/Barnsdale RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

## Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any particular development.

Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the

scope of this Plan. The following major taxing districts presently levy taxes on properties within the 31<sup>st</sup> Street/Barnsdale RPA:

- Cook County
- Forest Preserve of Cook County
- Proviso Township
- Village of La Grange Park
- Community Park District of La Grange Park
- La Grange Park Public Library District
- Metro Water Reclamation District of Greater Chicago
- Des plaines Valley Mosquito Abatement District
- School District 94
- School District 95
- School District 102
- Lyons Township High School District 204
- Riverside Brookfield High School District 208
- Proviso Township High School District 209
- DuPage Community College District 502
- Triton Community College District 504

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the Village will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

## 7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

## **8. Commitment to Fair Employment Practices and Affirmative Action Plan**

The Village of La Grange Park hereby affirms its commitment to fair employment practices and an affirmative action plan. All agreements with outside contractors and/or developers and partners will be required to follow all applicable laws concerning these issues.

# Appendix 1: Boundary Legal Description

## Of Property Described As:

1. THAT PART OF SECTIONS 27, 28 AND 33 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 31<sup>ST</sup> STREET WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF KENMAN AVENUE, AND THE EAST LINE OF SECTION 33 AFORESAID TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
4. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET TO THE NORTHEAST CORNER OF LOT 19 IN BLOCK 2 IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE IN SECTION 33 AFORESAID;
5. THENCE SOUTH ALONG THE EAST LINE OF LOT 19 IN BLOCK 2 IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE TO THE SOUTH LINE THEREOF;
6. THENCE WEST ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF BEACH AVENUE;
7. THENCE NORTH ALONG SAID WEST LINE OF BEACH AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
8. THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
9. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE CENTER LINE OF THE VACATED 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
10. THENCE WEST ALONG SAID CENTER LINE OF THE VACATED 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET TO THE EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE CENTER LINE OF 5<sup>TH</sup> AVENUE IN SECTION 33 AFORESAID;
11. THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES TO THE NORTH LINE THEREOF;
12. THENCE WEST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF HOMESTEAD ROAD;
13. THENCE NORTH ALONG SAID WEST LINE OF HOMESTEAD ROAD TO THE NORTH LINE OF 26<sup>TH</sup> STREET;

14. THENCE EAST ALONG SAID NORTH LINE OF 26<sup>TH</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
15. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE NORTH LINE THEREOF;
16. THENCE EAST ALONG SAID NORTH LINE OF BARNSDALE ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
17. THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 28 TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
18. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK TO A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
19. THENCE NORTH ALONG SAID LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE CENTER LINE OF SALT CREEK;
20. THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF SALT CREEK TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
21. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
22. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE EAST LINE OF LOT 1 AFORESAID;  
  
THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
23. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO A POINT BEING 632 FEET WEST OF THE EAST LINE OF THEREOF, BEING ALSO THE CENTER LINE OF BEACH AVENUE EXTENDED NORTH;
24. THENCE NORTH ALONG SAID CENTER LINE OF BEACH AVENUE EXTENDED NORTH TO A LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
25. THENCE WEST ALONG SAID LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD;

26. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
27. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
28. THENCE SOUTH ALONG SAID WEST LINE OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31<sup>ST</sup> STREET;
29. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31<sup>ST</sup> STREET TO THE EAST LINE OF BLANCHAN AVENUE;
30. THENCE SOUTH ALONG SAID EAST LINE OF BLANCHAN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 31<sup>ST</sup> STREET, BEING ALSO THE NORTH LINE OF SECTION 33 AFORESAID;
31. THENCE WEST ALONG SAID CENTER LINE OF 31<sup>ST</sup> STREET AND THE NORTH LINE OF SECTION 33 TO ITS INTERSECTION WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID, AND THE POINT OF BEGINNING;
32. IN COOK COUNTY, ILLINOIS.

## Appendix 2: Summary of EAV (by PIN)

Record #	PIN	2015 EAV
1	15-27-324-030-0000	481,998
2	15-28-204-008-0000	1,180,966
3	15-28-204-009-0000	239,909
4	15-28-212-011-0000	-
5	15-28-405-010-0000	-
6	15-28-405-013-0000	478,836
7	15-28-405-014-0000	301,138
8	15-28-405-015-0000	-
9	15-28-405-016-0000	-
10	15-28-405-017-0000	988,463
11	15-28-405-018-0000	1,246,408
12	15-28-405-019-0000	740,509
13	15-28-421-023-0000	124,707
14	15-28-421-024-0000	124,707
15	15-28-421-026-0000	106,697
16	15-28-421-027-0000	69,645
17	15-28-421-028-0000	14,407
18	15-28-421-029-0000	13,404
19	15-28-421-032-0000	83,620
20	15-28-421-033-0000	42,677
21	15-28-428-010-0000	103,412
22	15-28-428-011-0000	75,887
23	15-28-428-012-0000	75,887
24	15-28-428-013-0000	-
25	15-28-429-023-0000	127,765
26	15-28-429-024-0000	173,762
27	15-28-429-025-0000	68,714
28	15-28-429-028-0000	129,689
29	15-28-429-030-0000	165,447
30	15-28-429-032-1001	77,096
31	15-28-429-032-1002	77,096
32	15-28-429-032-1003	77,096
33	15-28-429-032-1004	119,322
34	15-28-430-034-0000	21,500
35	15-28-430-035-0000	35,534
36	15-28-430-036-0000	35,534

Record #	PIN	2015 EAV
37	15-28-430-037-0000	17,492
38	15-28-430-041-0000	524,390
39	15-33-204-001-0000	94,622
40	15-33-204-002-0000	87,260
41	15-33-204-003-0000	246,812
42	15-33-205-001-0000	112,899
43	15-33-205-002-0000	105,235
44	15-33-205-003-0000	4,838
45	15-33-205-004-0000	48,705
46	15-33-205-005-0000	196,228
47	15-33-205-006-0000	196,228
48	15-33-205-007-0000	201,322
49	15-33-206-001-0000	246,407
50	15-33-206-002-0000	131,191
51	15-33-206-006-0000	158,047
52	15-33-206-007-0000	71,100
53	15-33-206-008-0000	97,710
54	15-33-206-025-0000	-
55	15-33-207-004-0000	222,321
56	15-33-207-005-0000	222,321
57	15-33-207-025-0000	771,802
58	15-33-206-009-0000	-
59	15-28-404-001-0000	64,180
60	15-28-404-002-0000	83,564
61	15-28-404-003-0000	84,207
62	15-28-404-004-0000	70,435
63	15-28-404-005-0000	72,090
64	15-28-404-006-0000	65,549
65	15-28-404-007-0000	70,435
66	15-28-404-008-0000	65,469
67	15-28-404-009-0000	66,037
68	15-28-404-010-0000	86,494
69	15-28-404-011-0000	66,035
70	15-28-404-013-0000	193,325
71	15-28-413-013-0000	25,284
72	15-28-413-016-0000	94,673
73	15-28-413-018-0000	101,558

Record #	2015 EAV	Record #	2015 EAV	Record #	2015 EAV
74	125,518	15-28-413-019-0000	125,518	114	41,194
75	90,393	15-28-413-020-0000	90,393	115	41,194
76	19,480	15-28-413-021-1001	19,480	116	44,385
77	25,407	15-28-413-021-1002	25,407	117	44,385
78	25,407	15-28-413-021-1003	25,407	118	57,672
79	25,631	15-28-413-021-1004	25,631	119	57,672
80	25,836	15-28-413-021-1005	25,836	120	85,702
81	25,407	15-28-413-021-1006	25,407	121	21,513
82	25,407	15-28-413-021-1007	25,407	122	21,706
83	25,836	15-28-413-021-1008	25,836	123	21,620
84	17,588	15-28-413-022-1001	17,588	124	21,577
85	17,588	15-28-413-022-1002	17,588	125	21,831
86	17,588	15-28-413-022-1003	17,588	126	21,706
87	14,597	15-28-413-022-1004	14,597	127	21,620
88	17,588	15-28-413-022-1005	17,588	128	6,661
89	17,588	15-28-413-022-1006	17,588	129	6,661
90	14,597	15-28-413-022-1007	14,597	130	6,661
91	17,588	15-28-413-022-1008	17,588	131	6,661
92	-	15-28-413-023-1001	-	132	6,661
93	18,151	15-28-413-023-1002	18,151	133	6,661
94	18,172	15-28-413-023-1003	18,172	134	6,661
95	23,440	15-28-413-023-1004	23,440	135	6,661
96	23,325	15-28-413-023-1005	23,325	136	6,661
97	18,151	15-28-413-023-1006	18,151	137	63,294
98	18,151	15-28-413-023-1007	18,151	138	99,404
99	23,440	15-28-413-023-1008	23,440	139	79,711
100	-	15-28-413-023-1009	-	140	79,711
101	-	15-28-413-023-1010	-	141	17,887
102	5,150	15-28-413-023-1011	5,150	142	13,457
103	5,150	15-28-413-023-1012	5,150	143	13,660
104	5,150	15-28-413-023-1013	5,150	144	17,903
105	5,150	15-28-413-023-1014	5,150	145	17,887
106	5,150	15-28-413-023-1015	5,150	146	13,473
107	5,150	15-28-413-023-1016	5,150	147	13,660
108	5,150	15-28-413-023-1017	5,150	148	17,887
109	5,150	15-28-413-023-1018	5,150	149	3,808
110	5,150	15-28-413-023-1019	5,150	150	3,808
111	5,150	15-28-413-023-1020	5,150	151	3,808
112	36,174	15-28-420-005-0000	36,174	152	3,808
113	36,174	15-28-420-006-0000	36,174	153	3,808

Record #	2015 EAV	Record #	2015 EAV
114	41,194	15-28-420-007-0000	41,194
115	41,194	15-28-420-008-0000	41,194
116	44,385	15-28-420-009-0000	44,385
117	44,385	15-28-420-010-0000	44,385
118	57,672	15-28-420-011-0000	57,672
119	57,672	15-28-420-012-0000	57,672
120	85,702	15-28-420-013-0000	85,702
121	21,513	15-28-420-014-1001	21,513
122	21,706	15-28-420-014-1002	21,706
123	21,620	15-28-420-014-1003	21,620
124	21,577	15-28-420-014-1004	21,577
125	21,831	15-28-420-014-1005	21,831
126	21,706	15-28-420-014-1006	21,706
127	21,620	15-28-420-014-1007	21,620
128	6,661	15-28-420-014-1008	6,661
129	6,661	15-28-420-014-1009	6,661
130	6,661	15-28-420-014-1010	6,661
131	6,661	15-28-420-014-1011	6,661
132	6,661	15-28-420-014-1012	6,661
133	6,661	15-28-420-014-1013	6,661
134	6,661	15-28-420-014-1014	6,661
135	6,661	15-28-420-014-1015	6,661
136	6,661	15-28-420-014-1016	6,661
137	63,294	15-28-428-009-0000	63,294
138	99,404	15-28-428-014-0000	99,404
139	79,711	15-28-428-015-0000	79,711
140	79,711	15-28-428-016-0000	79,711
141	17,887	15-28-428-018-1001	17,887
142	13,457	15-28-428-018-1002	13,457
143	13,660	15-28-428-018-1003	13,660
144	17,903	15-28-428-018-1004	17,903
145	17,887	15-28-428-018-1005	17,887
146	13,473	15-28-428-018-1006	13,473
147	13,660	15-28-428-018-1007	13,660
148	17,887	15-28-428-018-1008	17,887
149	3,808	15-28-428-018-1009	3,808
150	3,808	15-28-428-018-1010	3,808
151	3,808	15-28-428-018-1011	3,808
152	3,808	15-28-428-018-1012	3,808
153	3,808	15-28-428-018-1013	3,808

Record #	PIN	2015 EAV
154	15-28-428-018-1014	3,808
155	15-28-428-018-1015	3,808
156	15-28-428-018-1016	3,808
157	15-28-428-018-1017	3,808
158	15-28-428-018-1018	3,808
159	15-28-428-018-1019	3,808
160	15-28-500-002-0000	0

Record #	PIN	2015 EAV
161	15-28-500-003-0000*	0
162	15-28-405-006-0000*	0
163	15-33-500-001-0000*	0
<b>Total</b>		<b>14,457,365</b>

\* Only a portion of the PIN will be located within the RPA  
 Source: Cook County

# Village Board Agenda Memo

**Date:** October 11, 2016

**To:** Village President & Board of Trustees

**From:** Emily Rodman, Assistant Village Manager 

Julia Cedillo, Village Manager 

**RE:** TIF District Implementation – Ordinance Setting Public Hearing – Village Market

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## GENERAL BACKGROUND

In accordance with the TIF Act, the Village is required to adopt an ordinance setting the time and place for the public hearings that will be held on the proposed Tax Increment Financing Districts. The proposed public hearing date is January 10, 2017, a regularly scheduled Village Board Work Session.

After the Village Board adopts an ordinance establishing the public hearing time and place, the Village is required to send notices to all impacted taxing districts, including copies of the proposed eligibility reports and redevelopment project area plans. The required Joint Review Board (JRB) Meeting (made of up representative from all impacted taxing districts) is scheduled for December 7, 2016.

## STAFF RECOMMENDATION

In concert with the Village's legal counsel, Kathleen Field Orr & Associates, staff recommends adopting the attached ordinance in order for the Village to remain in compliance with the TIF Act.

## MOTION/ACTION REQUESTED

This item is for discussion only. If there is consensus by the Village Board, this item will be placed on the October 25, 2016 Village Board Meeting agenda.

***Motion to adopt An Ordinance of the Village of La Grange Park, Cook County, Illinois, to Set a Date for, and to Approve a Public Notice of a Public Hearing for the Village Market Tax Increment Financing Redevelopment Area.***

## DOCUMENTATION

- Ordinance of the Village of La Grange Park, Cook County, Illinois, to Set a Date for, and to Approve a Public Notice of a Public Hearing for the Village Market Tax Increment Financing Redevelopment Area.

**AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,  
TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING  
FOR THE VILLAGE MARKET TAX INCREMENT FINANCING REDEVELOPMENT  
PROJECT AREA**

**WHEREAS**, the Village of La Grange Park, Cook County, Illinois (the “*Village*”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating the Village Market Redevelopment Project Area; and,

**WHEREAS**, pursuant to the Act, the Village is required to adopt an ordinance fixing the time and place for a public hearing on the proposed Village Market Redevelopment Project Area; and,

**WHEREAS**, the Village desires to adopt this Ordinance in order to comply with such requirements of the Act.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois, as follows:

**Section 1.** The above recitals are incorporated herein and made a part hereof.

**Section 2.** It is necessary and in the best interests of the Village that a public hearing be held prior to the consideration of the adoption by the President and Board of Trustees of the Village (the “*Corporate Authorities*”) of an ordinance or ordinances approving the Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project (the “*Plan and Project*”), designating the Village Market Redevelopment Project Area (the “*Project Area*”) and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

**Section 3.** It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan and Project for the proposed Project Area, as legally described in *Exhibit A*,

attached hereto and made a part hereof this Ordinance, shall be held on the 10<sup>th</sup> day of January, 2017 at 7:30 p.m., at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

**Section 4.** Within a reasonable time after the adoption of this ordinance, the Plan and Project along with the name of the contact person at the Village shall be sent to the affected taxing districts by certified mail.

**Section 5.** Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located within the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

**Section 6.** Notice of the Hearing is hereby directed to be in substantially the following form:

**NOTICE OF PUBLIC HEARING**

**VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,  
PROPOSED APPROVAL OF THE VILLAGE MARKET**

**REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING  
ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT**  
Notice is hereby given that on the 10<sup>th</sup> day of January, 2017 at 7:30 p.m., at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed Village Market Redevelopment Project Area Tax

Increment Financing Eligibility Study and Redevelopment Plan and Project (the "*Plan and Project*"), the designation of the Village Market Redevelopment Project Area (the "*Project Area*") and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on Exhibit A and generally described as follows:

An area generally bounded by North La Grange Road to the West and East Oak Avenue to the North, with portions extending to Barnsdale Road to the East and Plymouth Place to the South

The Plan and Project objectives are to reduce or eliminate blighting conditions, to enhance the real estate and sales tax base of the Village and other affected taxing districts by encouraging private investment in commercial, residential, institutional, and mixed- use development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The Village may issue obligations to finance project costs in accordance with the Plan and Project, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan and Project, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan and Project is on file and available for public inspection at the office of the Village Clerk at Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Pursuant to the proposed Plan and Project, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan and Project proposes to provide assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis, professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any

issues regarding the approval of the proposed Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Project and to file comments or suggestions prior to the hearing contact Emily Rodman, Assistant Village Manager, Village of La Grange Park, 447 N. Catherine Avenue, La Grange Park, Illinois 60526 (708) 354-0225.

By Order of the Village President and Board of Trustees of the Village of La Grange Park this 25<sup>th</sup> day of October, 2016.

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Village Clerk

**Section 7.** The above notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the Village, in care of the Village Clerk of the Village of La Grange Park, Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois 60526, concerning the subject matter of the Hearing prior to the date of the Hearing.

**Section 8.** It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 7<sup>th</sup> day of December, 2016 at 2:00 p.m., at Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 7 above, to review the public record, the proposed Plan and Project and the proposed ordinances approving the proposed Plan and Project. The Joint Review Board shall consist of a representative selected by the community college district, local elementary school district and high school district, the park district, the library district, the township, and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative

selected by the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

**Section 9.** The document entitled *Village Market Redevelopment Project Area Tax Increment Eligibility Study and Redevelopment Plan and Project* has been available for inspection and review commencing the 14<sup>th</sup> day of October, 2016 which is more than 10 days prior to the adoption of this Ordinance at the office of the Village Clerk at Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois, during regular office hours.

**Section 10.** Notice of the establishment of an interested parties' registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and project is hereby authorized.

**Section 11.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

**Section 12.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 13.** This Ordinance shall be in full force and effect immediately upon its passage.

PASSED THIS 25<sup>th</sup> day of October, 2016, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDENT

ATTEST:

\_\_\_\_\_  
VILLAGE CLERK

STATE OF ILLINOIS        )  
                                      )  
COUNTY OF COOK         )        SS.

CERTIFICATE

I, Amanda Seidel, Village Clerk of the Village of La Grange Park, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_:

**“AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING FOR THE VILLAGE MARKET TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA,”**

which was adopted by the President and Board of Trustees of the Village of La Grange Park on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of La Grange Park this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Amanda Seidel, Village Clerk

*Exhibit A*

*Legal Description*

*Village Market Redevelopment Project Area*

# Village Board Agenda Memo

**Date:** October 11, 2016

**To:** Village President & Board of Trustees

**From:** Emily Rodman, Assistant Village Manager 

Julia Cedillo, Village Manager 

**RE:** TIF District Implementation – Ordinance Setting Public Hearing – 31<sup>st</sup> Street/Barnsdale

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## GENERAL BACKGROUND

In accordance with the TIF Act, the Village is required to adopt an ordinance setting the time and place for the public hearings that will be held on the proposed Tax Increment Financing Districts. The proposed public hearing date is January 10, 2017, a regularly scheduled Village Board Work Session.

After the Village Board adopts an ordinance establishing the public hearing time and place, the Village is required to send notices to all impacted taxing districts, including copies of the proposed eligibility reports and redevelopment project area plans. The required Joint Review Board (JRB) Meeting (made of up representative from all impacted taxing districts) is scheduled for December 7, 2016.

## STAFF RECOMMENDATION

In concert with the Village's legal counsel, Kathleen Field Orr & Associates, staff recommends adopting the attached ordinance in order for the Village to remain in compliance with the TIF Act.

## MOTION/ACTION REQUESTED

This item is for discussion only. If there is consensus by the Village Board, this item will be placed on the October 25, 2016 Village Board Meeting agenda.

***Motion to adopt An Ordinance of the Village of La Grange Park, Cook County, Illinois, to Set a Date for, and to Approve a Public Notice of a Public Hearing for the 31<sup>st</sup> Street/Barnsdale Tax Increment Financing Redevelopment Area.***

## DOCUMENTATION

- Ordinance of the Village of La Grange Park, Cook County, Illinois, to Set a Date for, and to Approve a Public Notice of a Public Hearing for the 31<sup>st</sup> Street/Barnsdale Tax Increment Financing Redevelopment Area.

**AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,  
TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING  
FOR THE 31ST STREET/BARNSDALE TAX INCREMENT FINANCING REDEVELOPMENT  
PROJECT AREA**

**WHEREAS**, the Village of La Grange Park, Cook County, Illinois (the “*Village*”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating the 31st Street/Barnsdale Redevelopment Project Area; and,

**WHEREAS**, pursuant to the Act, the Village is required to adopt an ordinance fixing the time and place for a public hearing on the proposed 31st Street/Barnsdale Redevelopment Project Area Tax; and,

**WHEREAS**, the Village desires to adopt this Ordinance in order to comply with such requirements of the Act.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois, as follows:

***Section 1.*** The above recitals are incorporated herein and made a part hereof.

***Section 2.*** It is necessary and in the best interests of the Village that a public hearing be held prior to the consideration of the adoption by the President and Board of Trustees of the Village (the “*Corporate Authorities*”) of an ordinance or ordinances approving the 31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project (the “*Plan and Project*”), designating the 31st Street/Barnsdale Redevelopment Project Area (the “*Project Area*”) and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

***Section 3.*** It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan and Project for the proposed Project Area, as legally described in *Exhibit A*,

attached hereto and made a part hereof this Ordinance, shall be held on the 10<sup>th</sup> day of January, 2017 at 7:30 p.m., at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

**Section 4.** Within a reasonable time after the adoption of this ordinance, the Plan and Project along with the name of the contact person at the Village shall be sent to the affected taxing districts by certified mail.

**Section 5.** Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located within the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

**Section 6.** Notice of the Hearing is hereby directed to be in substantially the following form:

#### **NOTICE OF PUBLIC HEARING**

**VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,  
PROPOSED APPROVAL OF THE 31ST STREET/BARNSDALE  
REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING  
ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT**  
Notice is hereby given that on the 10<sup>th</sup> day of January, 2017 at 7:30 p.m., at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed 31st Street/Barnsdale Redevelopment Project Area Tax

Increment Financing Eligibility Study and Redevelopment Plan and Project (the “*Plan and Project*”), the designation of the 31st Street/Barnsdale Redevelopment Project Area (the “*Project Area*”) and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on Exhibit A and generally described as follows:

An area generally bounded by East 31st Street from Homestead Road on the West to Blanchan Avenue on the East; and, along Homestead Road and Barnsdale Road, from East 31st Street to the South and to just North of East 26th Street

The Plan and Project objectives are to reduce or eliminate blighting conditions, to enhance the real estate and sales tax base of the Village and other affected taxing districts by encouraging private investment in commercial, industrial, residential, institutional, and mixed-use development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the “Tax Increment Allocation Redevelopment Act,” effective January 10, 1977, as amended (the “*Act*”). The Village may issue obligations to finance project costs in accordance with the Plan and Project, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan and Project, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan and Project is on file and available for public inspection at the office of the Village Clerk at Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Pursuant to the proposed Plan and Project, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan and Project proposes to provide assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis, professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Project and to file comments or suggestions prior to the hearing contact Emily Rodman, Assistant Village Manager, Village of La Grange Park, 447 N. Catherine Avenue, La Grange Park, Illinois 60526 (708) 354-0225.

By Order of the Village President and Board of Trustees of the Village of La Grange Park this 25<sup>th</sup> day of October, 2016.

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Village Clerk

**Section 7.** The above notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the Village, in care of the Village Clerk of the Village of La Grange Park, Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois 60526, concerning the subject matter of the Hearing prior to the date of the Hearing.

**Section 8.** It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 7<sup>th</sup> day of December, 2016 at 2:00 p.m., at Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 7 above, to review the public record, the proposed Plan and Project and the proposed ordinances approving the proposed Plan and Project. The Joint Review Board shall consist of a representative selected by the community college district, local elementary school district and high school district, the park district, the library district, the township, and the county that has

authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

**Section 9.** The document entitled *31st Street/Barnsdale Redevelopment Project Area Tax Increment Eligibility Study and Redevelopment Plan and Project* has been available for inspection and review commencing the 14<sup>th</sup> day of October, 2016 which is more than 10 days prior to the adoption of this Ordinance at the office of the Village Clerk at Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois, during regular office hours.

**Section 10.** Notice of the establishment of an interested parties' registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and project is hereby authorized.

**Section 11.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

**Section 12.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 13.** This Ordinance shall be in full force and effect immediately upon its passage.

PASSED THIS 25<sup>th</sup> day of October, 2016, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDENT

ATTEST:

\_\_\_\_\_  
VILLAGE CLERK

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     SS.

CERTIFICATE

I, Amanda Seidel, Village Clerk of the Village of La Grange Park, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_:

**“AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING FOR THE 31ST STREET/BARNSDALE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA,”**

which was adopted by the President and Board of Trustees of the Village of La Grange Park on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of La Grange Park this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Amanda Seidel, Village Clerk

*Exhibit A*

*Legal Description*

*31st Street/Barnsdale Redevelopment Project Area*

## **Items of Interest Divider**

# VILLAGE OF LA GRANGE PARK

La Grange Park Village Hall, 447 N. Catherine Ave., La Grange Park, Illinois

November 8<sup>th</sup> – Election Night

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## 2016 MEETINGS REMINDER

October 11, 2016	Work Session Meeting	7:30 p.m.	Village Hall
October 25, 2016	Village Board Meeting	7:30 p.m.	Village Hall
November 8, 2016	Work Session Meeting	7:30 p.m.	Village Hall
November 22, 2016	Village Board Meeting	7:30 p.m.	Village Hall
December 13, 2016	Village Board Meeting	7:30 p.m.	Village Hall

# Opinion

## THE LANDMARK VIEW

### As the district turns

Whatever is going on over at the administration building of Lyons-Brookfield School District 103 – so far officials have been mum – it sure is not something normal. In late August, the business manager who had just been elevated from interim to permanent status in March was walked out the door and placed on paid administrative leave.

The school district's law firm, which has been very busy since it was hired a little more than a year ago, conducted some sort of investigation that has now led the school board to direct the superintendent to issue a very ominous-sounding "notice of charges for dismissal" against her.

This employee being the business manager, the mind reels. What could she have done that so swiftly and confidently has led the administration to seek her immediate termination?

The superintendent has said she doesn't believe that the school board will be asking that criminal charges be filed. That's at least some comfort, but if the matter isn't criminal, the action of the board and administration is extraordinary.

Also, in talking to the superintendent we got the impression that the business manager has hired a lawyer, so the good folks of District 103 are likely in for a bit of a wait in terms of seeing this matter settled.

In the meantime, the taxpayers will continue to pay the business manager's salary while she remains on paid leave, they'll pay up to \$60,000 for a part-time business consultant to come in and keep the finance office running until a replacement can be hired and, of course, they'll keep paying those invoices from the law firm representing the school district.

Hopefully, they won't have to pay to fight a lawsuit filed by the school district's business manager.

## Take the deal

## WE GOT SPIRIT...



SEBASTIAN HIDALGO/CONTRIBUTOR

Mike Maggos (R), Sean Kinmp. (B), Matt Towner (H), and Sam Fletcher (S), wear their school pride on their chests in the stands of the Martin Kennelly Athletic Complex at Riverside-Brookfield High School during the Bulldogs' 32-0 rout of Wheaton Academy during the school's homecoming football game on Sept. 23. For more photos, visit online at [www.RBLandmark.com](http://www.RBLandmark.com)

## LETTERS

### Time for increased access to palliative care

When someone is diagnosed with cancer, it is often life-changing. The fear, anxiety and pain that accompany the diagnosis and treatment of a chronic disease can take a toll on one's quality of life.

As doctors focus on treating the disease, side effects like these are sometimes overlooked. What's

families by coordinating their care and focusing on symptoms of treatment for a serious disease such as cancer.

Palliative care is a big change in health care delivery, and it works in favor of the patient. Not only can it improve patient experience and

Congress that would increase education of and access to palliative care. This bill has strong bipartisan support and we need it to pass this year.

The time to act is now. Our lawmakers must take this opportunity to increase access to palliative care

## William Yena is remembered for being great coach, teacher

By AIMEE BARROWS  
editorial@mysuburbanlife.com

Yena developed the Park District's recreation department and all of its programming, and he was the director for more than 30 years. He continued to serve on the board of commissioners as president for many more years after he left his position as director. He was instrumental in helping the district build its current recreation facility in 2006, and Yena Park, located at 29th Street and Harrison Avenue, was named for him.

Peggy Ronovsky, office manager at the Park District, knew Yena for about 30 years and said he is the reason the district exists.

"He is the face of our Park District and was just an amazing guy," she said. "He was very important, and it's just a great loss. He was La Grange Park."

Elaine Layden, a park board member, said Yena was the reason she joined the board. She said he was a champion of girls sports, and she was looking for opportunities for her daughter to get involved in Park District activities.

"He started a very popular softball program in the '80s," she explained. "He knew all the kids by name. I never saw him lose his temper. The kids loved him because everybody got to play. I was very impressed the more I got to know him because he loved the

LA GRANGE PARK - If it weren't for longtime La Grange Park resident William Yena, the Community Park District of La Grange Park wouldn't exist.

Yena was a well-known and well-respected community leader who has been described as the face of La Grange Park. He was the first director of the Park District and a coach and mentor for hundreds of area children.



William Yena

Yena, who also taught physical education at Forest Road School and Park Junior High School for many years, died Sept. 14 at the age of 85.

Yena grew up in South Bend, Ind., and earned his bachelor's and master's degrees in education and education administration from Western Michigan University. He moved to La Grange Park to take a teaching position at Forest Road and later taught at Park Junior High, where he also coached many sports.



William Yena, who served as the director for the Community Park District of La Grange Park for more than 30 years, died Sept. 14 at age 85.

kids and was dedicated to giving everyone an opportunity to experience success. He was known and very well-respected by everyone in the community. We need more guys like him around."

Mark Kubik not only had Yena as a coach and teacher, but he also later worked alongside him as a physical education teacher at Park Junior High from 1985 until Yena's retirement in 1990.

"He took pride in everything he did and was respected by all for his professionalism," he said. "Mr. Yena did everything right. He was fair and went by the book when teaching, and he did it well. He was a perfect gentleman and an excellent teacher. We were blessed."

Yena's grandson, Matt Yena, helped organize a celebration of life for his grandfather on Sept. 24 at the Community Park District of La Grange Park's facility. Community members visited with the family to share memories of Yena.

Matt Yena said he and his grandfather were very close and described him as a man who cared deeply about his community.

"He taught me a lot of life lessons, from being a husband, father, teacher and coach," he said. "Other than his family, two things were important to him: the Park District and teaching. They were the pillars of his life. He's been recognized as one of the most influential people in La Grange Park, and I'm really going to miss him."

William Yena is survived by Jean, his wife of 63 years; four children, John (Mary) Yena, Nancy Yena, Larry (Peggy) Yena and Barbara Yena; grandchildren Michael (Kiley) Yena, Matthew (Megan) Yena, Mark Yena, Steven (Stephanie) Yena and Casey (Michael) Stahl; and great-grandchildren Griffin, Hunter and William Yena; and his brother Richard (Phyllis) Yena. Funeral services have already been held.