

## **Consent Agenda Continued**

**VILLAGE BOARD MEETING**  
**Tuesday, October 25, 2016 – 7:30 p.m.**

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**AGENDA (continued – Page 2)**

- D. Action – Parking Recommendation – 31<sup>st</sup> Street – *Motion: Adopting Ordinance Amending Chapter 76: Parking Schedule of the La Grange Park Municipal Code, updating time parking restrictions for the 1000-1100 Blocks of Newberry and the North side of 31<sup>st</sup> Street (just west of Newberry, East of Beach).*
- E. Action – 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*
- F. Action – Fiscal Year 2016 Annual Financial Report – *Motion: To accept the Annual Financial Report for the fiscal year ending April 30, 2016*
- G. Action – 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*
- H. Action – 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*
- I. Action – *Motion to Authorize the President and Chairperson of the Finance Committee to sign the register for bills, and authorize the Treasurer and Village Clerk to sign checks in payment of operating bills and salaries as itemized in the Check Registers.*
- J. Action – *Motion to Authorize the Village Treasurer and Village Clerk to sign checks in the payment of payroll and other bills that become due between this date and November 22, 2016 with subsequent approval of the Payroll Register and Voucher Register by the Board of Trustees at its regular meeting to be held on November 22, 2016.*

**8. Village Manager's Report**

- i. November 8<sup>th</sup> Work Session Meeting – Change of Location

**9. Administration Committee – Robert Lautner, Chairman**

- i. Monthly Report

**10. Building & Zoning Committee – Jamie Zaura, Chairwoman**

- i. Monthly Report

**11. Engineering & Capital Projects Committee – James Kucera, Chairman**

- i. Monthly Report

**12. Public Safety Committee – Scott Mesick, Chairman**

- i. Monthly Reports
  - i. Police Department
  - ii. Fire Department

**13. Public Works Committee – Michael Sheehan, Chairman**

- i. Monthly Report

**VILLAGE BOARD MEETING**  
**Tuesday, October 25, 2016 – 7:30 p.m.**

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**AGENDA (continued – Page 3)**

- 14. Finance Committee** - Patricia Rocco, Chairwoman
  - i. Monthly Report
  - ii. Discussion & Action – 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 extended for 2015*
  
- 15. Commercial Revitalization Committee** – James Kucera, Chairman
  - i. Monthly Report
  
- 16. Other Reports**
  - i. Village Clerk
  - ii. Village Treasurer
  - iii. Village Engineer
  - iv. Village Attorney
  - v. Committee and Collectors Report  
*Action – Motion to Approve Committee and Collectors Report as Presented*
  
- 17. Village President**
  
- 18. Public Participation (Non-Agenda Related Items Only)**
  
- 19. New Business**
  
- 20. Executive Session** – *Motion to move into Executive Session for the purpose to discuss the following: The selection of a person to fill a Village Commission/Committee according to 5 ILCS 120/2 (c)(3) Collective Bargaining in Accordance with 5 ILCS 120/2 (c)(2)*
  
- 21. Adjourn**

*Items of Interest*

*Work Session Meeting: November 8, 2016*

*Village Board Meeting: November 22, 2016*

## Village Board Agenda Memo

**Date:** September 14, 2016

**TO:** President Discipio and Village Board

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

**RE:** Parking Recommendation – 31<sup>st</sup> & 1000-1100 Blocks of Newberry

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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.

The Police Chief 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:

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

### DOCUMENTATION:

- Ordinance Amending the “La Grange Park Municipal Code” As Amended

**ORDINANCE NO. 1035**

**ORDINANCE AMENDING THE "LA GRANGE PARK  
MUNICIPAL CODE" AS AMENDED**

Whereas, the Board of Trustees has determined that it is in the best interests of the Village of La Grange Park to amend Title VII, Chapter 76 of the La Grange Park Municipal Code.

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:** That Chapter 76 PARKING SCHEDULES, SCHEDULE II: PARKING SIGNS of Title VII of the La Grange Park Municipal Code be and is hereby is amended to add the following language:

<i>Street</i>	<i>Between</i>	<i>Side</i>	<i>Sign Text</i>	<i>Ord. No.</i>	<i>Date Passed</i>
Newberry Avenue	North of 31 <sup>st</sup> (between 31 <sup>st</sup> & Alley)	East and West	1 Hour Parking		
Newberry Avenue	South of 31 <sup>st</sup> (between 31 <sup>st</sup> & Alley)	East and West	1 Hour Parking		
31 <sup>st</sup> Street	West of Newberry, East of Beach	North	1 Hour Parking		

**SECTION 3:** That all ordinance and resolutions, or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

**SECTION 4:** That this Ordinance shall be in full force and effect after its passage, approval and publication as required by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OR TRUSTEES of the Village of La Grange Park, Cook County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2016.

YES:

NO:

ABSENT:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

**ATTEST:**

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

**APPROVED AS TO FORM-**

\_\_\_\_\_  
C. Keating, Village Attorney

## 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: October 18, 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, presented 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

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

### DOCUMENTS

- Annual Financial Report Transmission Memo
- Annual Financial Report
- Auditor Communication to the Village Board

# 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.

*Ordinance No. 1036*

**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.

*Ordinance No. 1037*

**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*

# **Village Manager's Report Divider**

## **VILLAGE BOARD AGENDA MEMO**

**DATE:** October 20, 2016

**TO:** President and Board of Trustees

**FROM:** Julia Cedillo, Village Manager



**RE:** November 8<sup>th</sup> Work Session Meeting - Change of Location

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### **PURPOSE:**

This memo is to inform you that the location of the next Work Session Meeting, November 8<sup>th</sup>, has been changed due to the Election Day. With the ease of accessibility, the Village Boardroom will be utilized as a polling place. As such, the Village Board will need to conduct its regularly scheduled meeting in the Community Room, located on the lower level of Village Hall. Staff will note this change in venue on the agenda, on the Village's website, and in e-briefs. In addition, on Election Day, staff will post proper signage directing residents to the location for voting and the Work Session meeting.

# **Finance Committee Divider**

**Patricia Rocco, Chairwoman**

**Scott Mesick**

**James Kucera**

## Village Board Agenda Memo

Date: October 18, 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.

**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%
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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>
Bonds & Interest	-	-	1,243,076	0.403	1,243,076
<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%

## **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 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