

PRESIDENT
Dr. James L. Discipio

VILLAGE MANAGER
Julia A. Cedillo

VILLAGE CLERK
Amanda G. Seidel



TRUSTEES
Scott F. Mesick
Patricia B. Rocco
Michael L. Sheehan
James P. Kucera
Jamie M. Zaura
Robert T. Lautner

VILLAGE BOARD MEETING

Tuesday, November 24, 2015 – 7:30 P.M.

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Swearing in of Probationary Police Officer David Escamilla**
5. **Public Participation (Agenda Related Items Only)**
6. **Consent Agenda (Roll Call Vote)**

No discussion. Trustees wishing to discuss any of the items below MUST request that item be removed from the Consent Agenda prior to motion to approve.

A. Approval of Minutes

- i. Village Board Meeting – October 27, 2015
- ii. Work Session Meeting – November 10, 2015

B. Action – Resolution for Construction on State Highways – *Motion: To approve Resolution for Construction on State Highway.*

C. Action – 2016 Meeting Schedule: *Motion: To approve a Resolution approving the 2016 Meeting Dates.*

D. 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*

E. 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 January 26, 2015 with subsequent approval of the Payroll Register and Voucher Register by the Board of Trustees at its regular meeting to be held on January 26, 2015.*

7. Village Manager's Report

8. Administration Committee – Robert Lautner, Chairman

A. Monthly Report

B. Discussion & Action - Amendment to the La Grange Park Municipal Code – Liquor License Regulations - *Motion: To approve an ordinance amending Chapter 112 of Title XI of the La Grange Park Municipal Code Regulating Liquor Sales and Licenses.*

VILLAGE BOARD MEETING
Tuesday, November 24, 2015 – 7:30 p.m.

AGENDA (continued – Page 2)

9. **Building & Zoning Committee** – Jamie Zaura, Chairwoman
 - A. Monthly Report

 10. **Engineering & Capital Projects Committee** – James Kucera, Chairman
 - A. Monthly Report

 11. **Public Safety Committee Items**– Scott Mesick, Chairman
 - A. Monthly Reports
 - i. Police Department
 - ii. Fire Department

 12. **Public Works Committee** – Michael Sheehan, Chairman
 - A. Monthly Report

 13. **Finance Committee Items**- Patricia Rocco, Chairwoman
 - A. Monthly Report
 - B. Action – 2015 Property Tax Levy: *Motion:*
 - i. *To approve an Ordinance providing for the Annual Tax Levy for the Village of La Grange Park, Cook County, Illinois, for the fiscal year beginning May 1, 2015 and ending April 30, 2016.*
 - ii. *To approve an Ordinance providing for Specific Reductions of the 2015 Property Tax Levy Pursuant to the Property Tax Extension Limitation Law.*
 - iii. *To approve an Ordinance abating the tax hereto levied for the year 2015 to pay the principal of and interest on \$3,495,000.00 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the Village of La Grange Park, Cook County, Illinois.*
-
11. **Other Reports**
 - A. Village Clerk
 - B. Village Treasurer
 - C. Village Engineer
 - D. Village Attorney
 - E. Committee and Collectors Report

Action – *Motion to Approve Committee and Collectors Report as Presented*

VILLAGE BOARD MEETING
Tuesday, November 24, 2015 – 7:30 p.m.

AGENDA (continued – Page 3)

- F. Commercial Revitalization Committee – James Kucera, Chairman
 - i. Discussion & Action – Tax Increment Financing Consultant Services – S.B. Friedman – *Motion: To approve a resolution authorizing the Village Manager to execute and engagement letter with S.B. Friedman and Associates for consultant services to conduct a Tax Increment Financing Feasibility Study in an amount not to exceed \$29,260.*

12. Village President

13. Public Participation (Non-Agenda Related Items Only)

14. New Business

15. Adjourn

Items of Interest

Village Board Meeting: December 8, 2015

Village Board Agenda Memo

Date: November 16, 2015
To: Village President and Village Board of Trustees
From: Ed Rompa, Chief of Police 
Re: Oath of Office – Probationary Officer David Escamilla

David Escamilla will be attending the November 24, 2015 Village Board Meeting to take the ceremonial oath of office as a probationary police officer.

David is a 27 year old newly-wed and lives in North Riverside, Illinois. He attended the Cook County Sheriff's Police Training Academy from April – June of 2015 held at Triton College.

Officer Escamilla previously worked at Enterprise Rent-A-Car as a sales associate. He holds a Bachelor's Degree in Marketing from St. Xavier University. In addition, Officer Escamilla is bilingual in English and Spanish and can fluently speak, read and write both languages.

We are very pleased to formally welcome Officer Escamilla to the Village of LaGrange Park and The Police Department Family!



Rules for Public Comment

Village Board Work Session Meetings Village Board Meetings

1. Please step up to the microphone before speaking, and announce your name and address before beginning your comments.
2. After announcing your name and address for the record, you will be allowed to speak for three (3) minutes.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. (a) Agenda-related comments: The Village President reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to agenda items.

(b) Non-agenda-related comments: The Village President reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Ms. Deanne Curelo at (708) 354-0225 between 9:00 and 5:00 before the meeting so that the Village can make reasonable accommodations for you.

Consent Agenda Items

Village Board Agenda Memo

Date: 11/1/2015
To: President & Village Board
From: Brendan McLaughlin, Director of Public Works *BTM*
Julia Cedillo, Village Manager *JC*
RE: Resolution for Construction on State Highways

GENERAL BACKGROUND:

The Illinois Department of Transportation maintains control over La Grange Road, 31st Street and Maple Avenue. Since the Village maintains control over the public utilities within the right-of-way of these highways, work is occasionally performed in these areas.

To avoid posting a surety bond whenever work is performed, IDOT allows municipalities to adopt a multi-year resolution. This is a standard resolution that will cover 2016 and 2017.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution.

MOTION / ACTION REQUESTED:

Motion to approve Resolution for Construction on State Highway.

DOCUMENTATION:

- Resolution for Construction of State Highways

RESOLUTION No. 15-15

WHEREAS, the Village of La Grange Park, hereinafter referred to as *Municipality*, located in the County of Cook, State of Illinois, desires to undertake in the years 2016 and 2017, the location, construction, operation and maintenance of driveways and street returns, watermains, sanitary and storm sewers, street light, traffic signals, sidewalk, landscaping, etc., on State highways, within said *Municipality*, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois hereinafter referred to as *Department*, and,

WHEREAS, an individual working permit must be obtained from the *Department* prior to any of the aforesaid installations being constructed either by the *Municipality* or by a private person or firm under contract and supervision of the *Municipality*.

NOW, THEREFORE, be it resolved by the *Municipality*:

FIRST: That *Municipality* hereby pledges its good faith and guarantees that all work shall be performed in accordance with the conditions of the permit to be granted by the *Department*, and to hold the State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of the work which is to be performed under the provision of said permit.

SECOND: That all authorized officials of the *Municipality* are hereby instructed and authorized to sign said working permit on behalf of the *Municipality*.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 24th day of November 2015.

YES:

NOS:

ABSENT:

Approved this 24th day of November 2015.

Dr. James L. Discipio, Village President

ATTEST: _____
Amanda Seidel
Village Clerk

*APPROVED AS TO FORM-
VILLAGE ATTORNEY- Format Previously Approved
10/7/02 C.Keating*

Village Board Agenda Memo

Date: November 5, 2015
To: Board of Trustees
From: Jim Discipio, Village President
RE: 2016 Meeting Schedule

GENERAL BACKGROUND:

State Statutes require public bodies to provide notice of scheduled meetings prior to the start of each calendar year. We have put together a list of dates for the 2016 calendar year that continues the Village Board's established meeting schedule of a Work Session on the second Tuesday and a regular Village Board meeting on the fourth Tuesday of each month.

Please note that the 4th Tuesday in December 2016 falls on December 27. It is unlikely that the Village Board will meet on December 27, 2015.

ACTION REQUESTED:

Motion to approve a Resolution Approving 2016 Meeting Dates

RECOMMENDATION:

This is a Village Board decision.

DOCUMENTATION:

Resolution and attached Meeting dates for calendar year 2016.

RESOLUTION NO. 15-16

RESOLUTION APPROVING 2016 MEETING DATES

WHEREAS, in accordance with Illinois Compiled Statutes (5 ILCS 120/2.02.), every public body shall give public notice of the schedule of regular meetings at the beginning of each calendar year, and

WHEREAS, in addition to the notice required by Section 2.02, every public body at the beginning of each calendar year must prepare and make available a schedule of all its regular meetings for such calendar year, listing the times and places of such meetings.

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

1. That the Village of La Grange Park hereby approves the 2016 Meetings Reminder, as attached hereto; and
2. The Village Manager is authorized and directed to take such further actions as she deems necessary and appropriate to implement, administer and enforce this Resolution.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 24th day of November, 2015.

YES:

NOS:

ABSENT:

Approved this 24th day of November, 2015.

Dr. James L. Discipio, Village President

ATTEST: _____
Amanda Seidel
Village Clerk

VILLAGE OF LA GRANGE PARK
La Grange Park Village Hall, 447 N. Catherine Ave., La Grange Park, Illinois

2016 MEETINGS REMINDER

VILLAGE BOARDS & COMMISSIONS

Board of Police Commissioners	As Needed
Sustainability Commission	As Needed
Commercial Revitalization Committee	Quarterly
Municipal Code Subcommittee	As Needed
Plan Commission	3 rd Wednesday (as needed)
Police Pension Fund	As Needed
Traffic, Safety & Engineering	2 nd Wednesday (as needed)
Youth Commission	Monday Night Preceding 2nd Tuesday
Zoning Board of Appeals	3 rd Tuesday (as needed)

All meetings will be held at 447 N. Catherine Avenue, La Grange Park, IL beginning at 7:00 p.m. unless otherwise posted.

VILLAGE OF LA GRANGE PARK

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

2016 MEETINGS REMINDER

January 12, 2016	Work Session Meeting	7:30 p.m.	Village Hall
January 26, 2016	Village Board Meeting	7:30 p.m.	Village Hall
February 9, 2016	Work Session Meeting	7:30 p.m.	Village Hall
February 23, 2016	Village Board Meeting	7:30 p.m.	Village Hall
March 8, 2016	Work Session Meeting	7:30 p.m.	Village Hall
March 22, 2016	Village Board Meeting	7:30 p.m.	Village Hall
April 12, 2016	Work Session Meeting	7:30 p.m.	Village Hall
April 26, 2016	Village Board Meeting	7:30 p.m.	Village Hall
May 10, 2016	Work Session Meeting	7:30 p.m.	Village Hall
May 24, 2016	Village Board Meeting	7:30 p.m.	Village Hall
June 14, 2016	Work Session Meeting	7:30 p.m.	Village Hall
June 28, 2016	Village Board Meeting	7:30 p.m.	Village Hall
July 12, 2016	Work Session Meeting	7:30 p.m.	Village Hall
July 26, 2016	Village Board Meeting	7:30 p.m.	Village Hall
August 9, 2016	Work Session Meeting	7:30 p.m.	Village Hall
August 23, 2016	Village Board Meeting	7:30 p.m.	Village Hall
September 13, 2016	Work Session Meeting	7:30 p.m.	Village Hall
September 27, 2016	Village Board Meeting	7:30 p.m.	Village Hall
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 6, 2016	Village Board Meeting	7:30 p.m.	Village Hall

Administration Committee

Robert Lautner, Chairman

Michael Sheehan

James Kucera

Village Board Agenda Memo

Date: November 24, 2015

To: President & Board of Trustees

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

Julia Cedillo, Village Manager

RE: Amendment to the La Grange Park Municipal Code - Liquor License Regulations

GENERAL BACKGROUND

The Dinner Club, an existing business located in downtown La Grange, has recently signed a lease to relocate their operations to the Village Market. In September, the proprietors of the business submitted a letter (attached) to the Village Board requesting the ability to sell packaged beer and wine to supplement their existing meal preparation business. The proprietors also requested the ability to allow patrons to bring their own alcoholic beverage (BYOB).

At the September 22, 2015 Village Board Meeting, the Village Board discussed options to expand the Village's existing liquor license provisions to allow businesses such as *The Dinner Club* to sell packaged wine and beer, which may then subsequently be consumed on-site by patrons of the establishment. The Village Board indicated they were not currently supportive of allowing for BYOB, but would consider exploring the option in the future.

The Village currently offers seven classes of liquor licenses (Classes A-G) outlined in Section 112.19 of the Municipal Code. The number of each type of license issued is also restricted as detailed in Section 112.20.

Based upon the discussion, staff recommends amending, Section 112.19 of the Municipal Code, Section (B), the Class B liquor license regulations, to allow businesses that provide prepared meals or box lunch service to the public to also be permitted to obtain a liquor license. Staff also recommends amending Section 112.20 of the Municipal Code, Section (A), to increase the total number of Class A and B licenses available from five to six, which would allow *The Dinner Club* to apply for a Class B liquor license.

MOTION/ACTION REQUESTED

This item is for both discussion and action.

Motion to Approve an Ordinance Amending Chapter 112 of Title XI of the La Grange Park Municipal Code Regulating Liquor Sales and Licenses

STAFF RECOMMENDATION

Staff recommends approving the attached ordinance amending Chapter 112, Title XI of the Municipal Code regulating liquor sales and licenses.

DOCUMENTATION

- Ordinance Amending Chapter 112 of Title XI of the La Grange park Municipal Code Regulating Liquor Sales and Licenses
- Sections 112.19 and 112.20 of the Village of La Grange Park Municipal Code
- Letter from *The Dinner Club* dated September 15, 2015 (previously provided)

ORDINANCE NO. 1015

**ORDINANCE AMENDING CHAPTER 112 OF TITLE XI
OF THE LA GRANGE PARK MUNICIPAL CODE
INCREASING THE NUMBER OF AUTHORIZED
CLASS A AND CLASS B LIQUOR LICENSES**

WHEREAS, the Village Board has received a request to issue a Class B liquor license; and

WHEREAS, the Village's current liquor regulations limit the number of authorized Class A and Class B liquor licenses that can be issued to five (5) such licenses; and

WHEREAS, the Village Board has determined that benefits would inure to the Village by increasing the number of authorized Class A and Class B liquor licenses from five (5) to six (6) such licenses; and

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

SECTION 1: Amendment to Section 112.20, Number of Licenses. That Section 112.20 of the La Grange Park Municipal Code shall be amended in its entirety to read and be as follows:

§ 112.20 NUMBER OF LICENSES.

- (A) The total number of Class A and B licenses issued shall not exceed six (6). The Village President shall have the right to determine the allocation of the total number of licenses authorized between Class A and Class B; provided, that not less than Two (2) of the total authorized licenses shall be reserved for Class B licenses.
- (B) The total number of Class C licenses shall not exceed two (2); provided, that not less than two (2) of the total authorized licenses shall be reserved for grocery, grocery/drug and drug stores meeting the minimum requirements of §112.19.
- (C) The total number of Class D licenses issued shall not exceed two (2).
- (D) The total number of class G licenses issued shall not exceed one (1).

SECTION 3: Repeal of Conflicting Provisions. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: Publication in Pamphlet Form. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park,
Cook County, Illinois this 24th day of November 2015.

YES:

NOS:

ABSENT:

Approved this 24th day of November 2015.

James L. Discipio, Village President

ATTEST:

Amanda Seidel
Village Clerk

APPROVED AS TO FORM VILLAGE ATTORNEY: 11/17/15

La Grange Park, IL Code of Ordinances

§ 112.19 LICENSES CLASSIFIED; FEE ESTABLISHED.

Licenses required by this chapter shall be divided into the following classes:

(A) Class A license, which shall authorize the sale of wine or beer in the original package, not for consumption on the premises. The annual fee for the licenses shall be \$750.

(B) Class B license, which shall authorize the sale of wine and beer either in the original package or for consumption on the premises. These licenses are authorized for issuance only to clubs, hotels and restaurants as defined in § 112.01. The annual fee for the licenses shall be \$800.

(C) Class C license, which shall authorize the retail sale of alcoholic liquor in the original package, not for consumption on the premises. The first year license fee shall be \$6,500. Each successor licensee under this division, whether a person, firm or corporation, shall pay the first year fee. The annual renewal license fee shall be \$1,500. These licenses are authorized for issuance only to:

(1) Grocery stores occupying a minimum of 5,000 square feet of floor space and offering a full line of groceries, fresh meats, dairy products, vegetables, fruits and packaged frozen goods;

(2) Drug stores occupying a minimum of 5,000 square feet of floor space;

(3) Grocery/drug stores meeting the requirements of division (1) above; and

(4) Alcoholic liquor stores occupying a minimum of 3,000 square feet of floor space, of which not less than 2,000 square feet shall be display and customer service area; provided, that no Class C license shall be issued for an alcoholic liquor store to be located nearer than 1,000 yards from another such store within the La Grange Park Village limits.

(D) Class D license, which shall authorize the retail sale of alcoholic liquor for consumption on the premises. These licenses are authorized for issuance only to restaurants whose primary business is the preparation and serving of food (other than alcoholic beverages) and who shall continuously maintain and keep open for normal public use seating for dining of not less than 125 persons. A bar and lounge area for the preparation of alcoholic beverages and seating of patrons will be permitted; however, the area occupied by the combined bar and lounge area will not exceed in square feet 20% of the area devoted to dining room seating. Seating in the lounge area will not be counted in determining minimum dining room seating. The first year fee shall be \$6,500. Each successor licensee under this division, whether a person, firm or corporation, shall pay the first year fee. The annual renewal license fee shall be \$1,500.

(E) Class E license, which shall authorize the retail sale or dispensing of alcoholic liquor on a temporary basis on the premises during a special event. The fee shall be \$25 per day of the event. No special event licensee may conduct more than 12 special events in a year. The provisions of § 112.16 shall be applicable for a Class E license application.

(F) Class F license, which shall authorize retail sale of alcoholic liquor not for consumption on the premises. These licenses are authorized for issuance only to retail and service establishments whose primary business is preparation and serving of food (other than alcoholic beverages), not for consumption on the premises, and who provide catering, banquet and box lunch service to the public

or to members of clubs or to guests of members of clubs. The first year fee shall be \$500. Each successor licensee under this division, whether a person, firm or corporation, shall pay the first year fee. The annual fee for the licenses shall be \$100. When a license is issued combining two or more classes, the fee will be cumulative of the individual fee for each class.

(G) Class G license, which shall authorize retail sale of alcoholic liquor for consumption on the premises of retirement communities for residents, invited guests, at meals, social events, marketing events and civic or community gatherings. These licenses are authorized for issuance only to retirement developments defined as housing developed, planned, designed, licensed and operated to provide a full range of accommodations and services for older adults including independent living, assisted living, sheltered care and nursing home care. Residents may move from one level to another as needs change. This term shall include, but not be limited to, continuing care communities and life care retirement communities. The first year license fee shall be \$6,500. Each successor licensee under this division, whether a person or a corporation, shall pay the first year fee. The annual renewal license fee shall be \$1,500.

(70 Code, § 4-6) (Ord. 264, passed 9-26-78; Ord. 344, passed 4-26-83; Ord. 383, passed 5-14-85; Ord. 429, passed 11-10-87; Ord. 667, passed 10-10-00; Ord. 729, passed 8-12-03; Ord. 734, passed 11-11-03; Am. Ord. 890, passed 1-27-09; Ord. 964, passed 1-22-13)

§ 112.20 NUMBER OF LICENSES.

(A) The total number of Class A and B licenses issued shall not exceed five. The Village President shall have the right to determine the allocation of the total number of licenses authorized between Class A and Class B; provided, that not less than two of the total authorized licenses shall be reserved for Class B licenses.

(B) The total number of Class C licenses shall not exceed two; provided, that not less than two of the total authorized licenses shall be reserved for grocery, grocery/drug and drug stores meeting the minimum requirements of § 112.19.

(C) The total number of Class D licenses issued shall not exceed two.

(D) The total number of Class G licenses shall not exceed one.

(70 Code, § 4-7) (Ord. 264, passed 9-26-78; Ord. 344, passed 4-26-83; Am. Ord. 890, passed 1-27-09; Am. Ord. 894, passed 4-28-09)

Finance Committee

Patricia Rocco, Chairwoman
Scott Mesick
James Kucera

Village Board Agenda Memo

Date: November 3, 2015

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

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

Re: **2015 Property Tax Levy**

PURPOSE

To approve the 2015 Village Property Tax Levy and annual bond abatement ordinances.

GENERAL BACKGROUND

The Village's 2015 property tax levy ordinance will be reviewed at the November 10th workshop and then placed on the agenda for Board approval at the November 24th meeting. The Board approved an estimated property tax levy at the October 27th meeting of \$3,500,132 which is 2.83% above the 2014 levy extension of \$3,403,907. Since the estimated amount is less than a 5% increase, a public hearing is not required under the Truth in Taxation Law.

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). For the 2015 levy, the PTELL CPI change is 0.8% and is therefore the limiting factor.

The PTELL allows the Village to collect additional taxes on any new property value. Over the last 10 years, the value of new property has ranged between 0.04% and 0.64% of the Village's total equalized assessed value (EAV). Since we will not know the actual amount of new value until well after the Village's tax levy ordinance is due to the County Clerk, an estimate of 2% of EAV has been included in the levy estimate calculation. The County will reduce the Village's extension to the amount allowed under the PTELL. It is important to note that while the Village's levy is increased due to including the new property value, the additional amount is distributed across the new property and is not increasing the rate for existing property.

Unless directed otherwise, the County Clerk will add 3% to the Village's levy to offset uncollectable taxes. As has been done in the past, the 2015 levy reduces the loss factor to 2% based on the Village's collection history. This additional amount does not increase the total levy allowed under the PTELL.

Three proposed ordinances are attached to this memo. The first ordinance authorizes the County Clerk to extend the Village's proposed 2015 property tax levy. The second ordinance provides the County Clerk direction on how to reduce the Village's 2015 property tax levy in the likely event that the aggregate levy exceeds the PTELL allowed amount. As in the past, the Village is directing the County Clerk to apply any reduction due to PTELL to the corporate (general) levy. This ensures the special purpose amounts, such as for the police pension, will be fully levied.

The third ordinance is to abate the property tax levy for the 2014 sewer refunding bonds. These bonds were originally issued in 2006 for sewer infrastructure projects. While the Village pays for the bonds with sewer fee

revenue, the bonds are also backed by an annual property tax levy included in the bond ordinance. This provides protection to the bondholders, thereby lowering the borrowing cost for the Village. The Village must direct the County Clerk to abate this property tax each year or the bond levy will be extended.

STAFF RECOMMENDATION

Staff recommends the Village Board approve the attached ordinances at the November 24th Board meeting.

MOTION/ACTION REQUESTED

Motion to approve An Ordinance Providing For The Annual Tax Levy For The Village Of La Grange Park, Cook County, Illinois, For The Fiscal Year Beginning May 1, 2015 And Ending April 30, 2016.

Motion to approve An Ordinance Providing For Specific Reductions Of The 2015 Property Tax Levy Pursuant To The Property Tax Extension Limitation Law.

Motion to approve An Ordinance abating the tax hereto levied for the year 2015 to pay the principal of and interest on \$3,495,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the Village of La Grange Park, Cook County, Illinois.

DOCUMENTATION

- Levy estimate
- PTELL CPI history
- 10 year history of Village EAV and property tax extensions
- 2015 Property tax levy ordinance
- 2015 Truth in taxation certificate
- 2015 Property tax levy PTELL reduction ordinance
- 2015 Sewer bond abatement ordinance

**Village of La Grange Park
2015 Property Tax Levy Estimate**

Estimated Total 2015 Equalized Assesed Value

2014 Final EAV	319,016,621
2015 Estimated % Change in Base EAV	1.00%
2015 Estimated % New Property	2.00%
2015 Estimated Base EAV	322,206,787
2015 Estimated New Value	6,444,136
2015 Estimated EAV	<u>328,650,923</u>

Estimated 2015 Limiting Rate

PTELL CPI	0.8%
<u>2014 Extension x (1+PTELL CPI)</u>	<u>3,403,907</u>
2015 Estimated EAV-New Property	322,206,787
	$\times 1.008 \times 100 = 1.065$

Total 2015 Levy Estimate

2015 Estimated EAV	328,650,923
2015 Estimated Limiting Rate	1.065
2015 Estimated Levy	3,500,132

2015 Estimated Levy Recap

2014 Actual Levy Extension	3,403,907
2015 Estimated Levy	3,500,132
2015 Estimated \$ Increase	96,225
2016 Estimated % Increase	2.83%

Illinois Dept. of Revenue
History of CPI's Used for the PTELL
1/21/2015

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	157.500	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

Village of La Grange Park
10 Year Equalized Assessed Value History

Tax Year	Total EAV	Base EAV	New Property EAV	New Property % EAV	Total EAV Increase/(Decrease)	
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%
2005	355,400,683	353,873,755	1,526,928	0.43%	75,509,098	26.98%

**Village of La Grange Park
10 Year Property Tax History**

Tax Year	PTELL CPI	Taxes Extended	\$ Change	% Change
2014	1.5%	\$ 3,403,907	\$ 63,602	1.9%
2013	1.7%	\$ 3,340,305	\$ 59,666	1.8%
2012	3.0%	\$ 3,280,639	\$ 99,815	3.1%
2011	1.5%	\$ 3,180,824	\$ 67,162	2.2%
2010	2.7%	\$ 3,113,662	\$ 92,369	3.1%
2009	0.1%	\$ 3,021,293	\$ 15,631	0.5%
2008	4.1%	\$ 3,005,662	\$ 138,669	4.8%
2007	2.5%	\$ 2,866,993	\$ 85,533	3.1%
2006	3.4%	\$ 2,781,460	\$ 101,739	3.8%
2005	3.3%	\$ 2,679,721	\$ 991,026	58.7%

Ordinance No. 1016

ANNUAL TAX LEVY ORDINANCE

AN ORDINANCE PROVIDING FOR THE ANNUAL TAX LEVY FOR THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, FOR THE FISCAL YEAR BEGINNING MAY 1, 2015 AND ENDING APRIL 30, 2016

BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois:

SECTION 1:

That for the purpose of paying certain corporate expenses of the Village of La Grange Park, Cook County, Illinois, for the fiscal year beginning the first day of May 2015, and ending the thirtieth day of April 2016, as set forth in the Annual Budget, passed and approved by the Board of Trustees on the 28th day of April, 2015, there is hereby levied upon all of the taxable property within the corporate limits of the Village of La Grange Park, Cook County, Illinois, the following sums of money for the following purposes and objects hereinafter described.

The column headed "Total Budgeted" represents the sum budgeted for each particular purpose opposite thereto. The sum or sums in the column headed "From Tax Levy" opposite each purpose represents the sum of money to be collected from the tax levy. The balance, if any, from each sum budgeted shall be collected or taken from any surplus on hand and the other sources of revenue of the Village of La Grange Park.

CORPORATE FUND

	<u>Total Budgeted</u>	<u>From Tax Levy</u>
<u>Administration Department</u>		
Full-Time Salaries	\$469,000.00	
Part-Time Salaries	17,500.00	
Overtime	500.00	
Legal Fees	76,840.00	
Auditing Fees	15,600.00	
Information Technology	33,000.00	
Other Professional Services	44,000.00	
Equipment Maintenance & Repair	3,000.00	
Building Maintenance & Repair	10,000.00	
Machine & Equipment Rental	5,920.00	
Janitorial Service	5,000.00	
Notices	2,100.00	
Printing	10,800.00	
Postage	10,150.00	
Telephone	9,440.00	
Miscellaneous Services	5,000.00	
Office Equipment	2,500.00	
Bldg. & Land Maint. Materials	500.00	
Janitorial Supplies	700.00	
Fuel	0.00	
Books & Maps	500.00	
Office Supplies	8,000.00	
Health & Life Insurance	95,000.00	
Dues & Subscriptions	16,570.00	
Training, Safety & Travel	6,590.00	
Employee Programs	1,600.00	
Official Functions	4,000.00	
Zoning Board Of Appeals	4,000.00	
Board Of Police Commissioners	500.00	
Community Event	1,000.00	
Recycling Programs	1,600.00	
Contingencies	500.00	
Ambulance Loan Repayment	12,500.00	
Total For Administration Department	<u>\$873,910.00</u>	<u>\$250,000.00</u>

<u>Police Department</u>	<u>Total Budgeted</u>	<u>From Tax Levy</u>
Police Full-Time Salaries	\$1,457,200.00	
Telecom/Administrative Salaries	311,000.00	
Auxiliary Police Officer Wages	12,000.00	
Legal Fees	24,000.00	
Information Technology	4,000.00	
Other Professional Services	13,600.00	
Auto Maintenance & Repair	25,000.00	
Equipment Maintenance & Repair	13,000.00	
Building Maintenance & Repair	11,000.00	
Machine & Equipment Rental	5,300.00	
Janitorial Service	8,000.00	
Printing	4,500.00	
Postage	2,000.00	
Telephone	4,500.00	
Miscellaneous Services	2,700.00	
Office Equipment	1,000.00	
Other Equipment & Machinery	0.00	
Auto Parts & Supplies	12,000.00	
Equipment Parts & Supplies	5,500.00	
Bldg. & Land Maint. Materials	700.00	
Food	500.00	
Ammunition & Targets	2,500.00	
Janitorial Supplies	2,500.00	
Uniforms	21,000.00	
Fuel	49,000.00	
Books & Maps	900.00	
Office Supplies	7,400.00	
Photo Supplies	250.00	
Health & Life Insurance	365,000.00	
Dues & Subscriptions	4,500.00	
Training, Safety & Travel	17,100.00	
Employee Programs	3,975.00	
Special Programs	5,000.00	
Contingencies	1,000.00	
Total For Police Department	<u>\$2,397,625.00</u>	<u>\$762,679.00</u>

<u>Building Department</u>	<u>Total Budgeted</u>	<u>From Tax Levy</u>
Building Full-Time Salaries	\$138,300.00	
Building Part-Time Salaries	7,700.00	
Legal Fees	500.00	
Plan Review / Inspection Fees	84,200.00	
Information Technology	3,400.00	
Other Professional Services	0.00	
Auto Maintenance & Repair	1,000.00	
Equipment Maintenance & Repair	500.00	
Building Maintenance & Repair	2,000.00	
Janitorial Service	700.00	
Printing	1,500.00	
Postage	600.00	
Telephone	5,340.00	
Miscellaneous Services	1,500.00	
Office Equipment	8,750.00	
Other Equipment & Machinery	250.00	
Auto Parts & Supplies	300.00	
Bldg. & Land Maint. Materials	100.00	
Janitorial Supplies	200.00	
Uniforms	600.00	
Fuel	1,000.00	
Books & Maps	2,200.00	
Office Supplies	1,500.00	
Health & Life Insurance	5,500.00	
Dues & Subscriptions	550.00	
Training, Safety & Travel	2,000.00	
Employee Programs	55.00	
Contingencies	300.00	
 Total For Building Department	 <u>\$270,545.00</u>	 <u>\$50,000.00</u>
 TOTAL FOR CORPORATE FUND	 <u>\$3,542,080.00</u>	 <u>\$1,062,679.00</u>

SPECIAL CORPORATE PURPOSES

FIRE PROTECTION FUND

	<u>Total Budgeted</u>	<u>From Tax Levy</u>
Salaries & Wages	\$447,820.00	
Information Technology	8,960.00	
Occupational Health	16,600.00	
Vehicle Maintenance & Repair	26,500.00	
Equipment Maintenance & Repair	12,450.00	
Building Maintenance & Repair	17,730.00	
Janitorial Service	1,200.00	
Printing	2,000.00	
Postage	500.00	
Telephone	4,220.00	
Miscellaneous Services	1,000.00	
Office Equipment	900.00	
Other Equipment & Machinery	22,500.00	
Vehicle Parts & Supplies	5,500.00	
Equipment Parts & Supplies	11,280.00	
Bldg. & Land Maint. Materials	2,000.00	
Janitorial Supplies	1,000.00	
Chemicals	600.00	
Uniforms	5,000.00	
Fuel	19,500.00	
Books & Maps	4,000.00	
Office Supplies	3,500.00	
Medical Supplies	8,500.00	
Health & Life Insurance	13,200.00	
Accident Insurance	1,200.00	
Dues & Subscriptions	9,575.00	
Training, Safety & Travel	25,200.00	
Employee Programs	1,975.00	
Contingencies	500.00	
TOTAL FOR FIRE PROTECTION FUND	<u>\$674,910.00</u>	<u>\$480,000.00</u>

STREET & BRIDGE FUND

	<u>Total Budgeted</u>	<u>From Tax Levy</u>
Public Works Full-Time Salaries	\$481,200.00	
Public Works Part-Time Wages	60,400.00	
Information Technology	3,000.00	
Vehicle Maintenance & Repair	26,000.00	
Equipment Maintenance & Repair	9,000.00	
Building Maintenance & Repair	4,400.00	
St. Light & Traf. Sig. Maint.	28,000.00	
Machine & Equipment Rental	7,000.00	
Janitorial Service	1,500.00	
Tree Trimming & Removal	143,000.00	
Refuse Collection & Disposal	34,500.00	
Landscaping	17,500.00	
Utilities	40,000.00	
Pavement Marking	10,000.00	
Crack Sealing	20,000.00	
Telephone	4,000.00	
Laundry Service	4,000.00	
Miscellaneous Services	1,000.00	
Office Equipment	1,500.00	
Other Equipment & Machinery	7,500.00	
Vehicle Parts & Supplies	12,000.00	
Equipment Parts & Supplies	6,000.00	
Bldg. & Land Maint. Materials	5,000.00	
Janitorial Supplies	1,200.00	
Chemicals	1,000.00	
Road Salt	75,000.00	
Uniforms	4,000.00	
Fuel	35,000.00	
Small Tools	1,500.00	
Traffic Control Supplies	4,700.00	
Materials For Streets	15,000.00	
Office Supplies	2,000.00	
Health & Life Insurance	113,000.00	
Dues & Subscriptions	1,500.00	
Training, Safety & Travel	1,500.00	
Employee Programs	1,500.00	
Contingencies	400.00	
TOTAL FOR STREET & BRIDGE FUND	<u>\$1,183,800.00</u>	<u>\$180,000.00</u>

OTHER SPECIAL CORPORATE PURPOSES

	<u>Total Budgeted</u>	<u>From Tax Levy</u>
Police Pension Fund	\$1,265,000.00	\$812,453.00
Illinois Municipal Retirement Fund	144,270.00	85,000.00
Police Protection Fund	550,000.00	500,000.00
Employer Social Security Fund	194,070.00	100,000.00
Liability Insurance Fund	194,000.00	120,000.00
Crossing Guards Fund	87,000.00	45,000.00
Ambulance Service Fund	668,260.00	115,000.00
TOTAL FOR OTHER SPECIAL CORPORATE PURPOSES	<u>\$3,102,600.00</u>	<u>\$1,777,453.00</u>
TOTAL FOR SPECIAL CORPORATE PURPOSES	<u>\$4,961,310.00</u>	<u>\$2,437,453.00</u>

WATER FUNDAdministration Department

Salaries and Wages	\$83,800.00	
Professional Services	15,700.00	
Other Services	23,900.00	
Capital Outlay	1,500.00	
Supplies	1,100.00	
Pension and Insurance	36,410.00	
Other Expenses	5,935.00	
Total for Administration Department	<u>\$168,345.00</u>	<u>\$0.00</u>

Distribution Department

Salaries and Wages	\$197,000.00	
Professional Services	82,500.00	
Other Services	216,625.00	
Capital Outlay	36,000.00	
Supplies	2,498,132.00	
Pension and Insurance	83,450.00	
Other Expenses	4,525.00	
Total for Distribution Department	<u>\$3,118,232.00</u>	<u>\$0.00</u>
TOTAL FOR WATER FUND	<u>\$3,286,577.00</u>	<u>\$0.00</u>

DEBT SERVICE FUND

	<u>Total Budgeted</u>	<u>From Tax Levy</u>
Miscellaneous Services	\$0.00	
Principal Payments	0.00	
Interest Payments	0.00	
TOTAL FOR 2004 DEBT SERVICE FUND	<u>\$0.00</u>	<u>\$0.00</u>

MOTOR FUEL TAX FUND

Engineering Fees	\$65,200.00	
Street Resurfacing	274,000.00	
Sidewalks, Curbs and Gutters	0.00	
Other Equipment and Machinery	0.00	
Materials for Streets	0.00	
TOTAL FOR MOTOR FUEL TAX FUND	<u>\$339,200.00</u>	<u>\$0.00</u>

SEWER FUND

	<u>Total Budgeted</u>	<u>From Tax Levy</u>
<u>Administration Department</u>		
Salaries and Wages	\$97,350.00	
Professional Services	14,280.00	
Other Services	18,350.00	
Capital Outlay	1,000.00	
Supplies	1,100.00	
Pension and Insurance	28,720.00	
Other Expenses	650,585.00	
Total for Administration Department	<u>\$811,385.00</u>	<u>\$0.00</u>
<u>Operations & Maintenance Department</u>		
Salaries and Wages	\$47,000.00	
Professional Services	84,456.00	
Other Services	70,150.00	
Capital Outlay	287,810.00	
Supplies	25,300.00	
Pension and Insurance	22,940.00	
Other Expenses	1,325.00	
Total for Distribution Department	<u>\$538,981.00</u>	<u>\$0.00</u>
TOTAL FOR SEWER FUND	<u>\$1,350,366.00</u>	<u>\$0.00</u>

CAPITAL PROJECTS FUND

	<u>Total Budgeted</u>	<u>From Tax Levy</u>
Engineering Fees	\$36,700.00	
Construction Services	424,500.00	
Capital Outlay	165,800.00	
TOTAL FOR CAPITAL PROJECTS FUND	<u>\$627,000.00</u>	<u>\$0.00</u>

EMERGENCY TELEPHONE SYSTEM

Equipment Maintenance & Repair	\$19,000.00	
Telephone	52,000.00	
Consolidated Dispatch	60,000.00	
Miscellaneous Services	22,000.00	
Building Alterations & Improv.	0.00	
Equipment & Machinery	50,000.00	
Equipment Parts & Supplies	500.00	
Contingencies	0.00	
TOTAL FOR EMERGENCY TELEPHONE SYSTEM FUND	<u>\$203,500.00</u>	<u>\$0.00</u>

Total for All Funds	\$14,310,033.00	\$3,500,132.00
Add 2% for Loss of Collection		70,003.00
GRAND TOTAL OF ALL TAX LEVIES		<u>\$3,570,135.00</u>

SECTION 2:

SUMMARY

<u>Fund</u>	<u>Total Budgeted</u>	<u>Amount to be Raised by Tax Levy</u>	<u>2% for Loss of Collection</u>	<u>Total Amount to be Raised by Tax Levy</u>
Corporate	\$3,542,080.00	\$1,062,679.00	\$21,254.00	\$1,083,933.00
Police Pension	1,265,000.00	812,453.00	\$16,249.00	828,702.00
I.M.R.F	144,270.00	85,000.00	\$1,700.00	86,700.00
Street & Bridge	1,183,800.00	180,000.00	\$3,600.00	183,600.00
Fire Protection	674,910.00	480,000.00	\$9,600.00	489,600.00
Police Protection	550,000.00	500,000.00	\$10,000.00	510,000.00
Social Security	194,070.00	100,000.00	\$2,000.00	102,000.00
Liability Insurance	194,000.00	120,000.00	\$2,400.00	122,400.00
Crossing Guards	87,000.00	45,000.00	\$900.00	45,900.00
Ambulance Service	668,260.00	115,000.00	\$2,300.00	117,300.00
	\$8,503,390.00	\$3,500,132.00	\$70,003.00	\$3,570,135.00

GRAND TOTAL OF ALL TAX LEVIES

\$3,570,135.00

SECTION 3:

The Village Clerk is hereby authorized and directed to certify this ordinance and levy to the County Clerk of Cook County, Illinois, and said County Clerk of Cook County, Illinois is hereby authorized and directed to extend the taxes that they may be collected in the manner other general taxes are collected, in manner and form provided by law, and this shall be a sufficient authority to do so.

SECTION 4:

This ordinance shall be in full force and effect upon its passage and approval as required by law.

PASSED AND APPROVED by the Board of Trustees this 24th day of November, 2015.

Amanda G. Seidel, Village Clerk
Village of La Grange Park
Cook County, Illinois

APPROVED this 24th day of November, 2015.

Dr. James L. Discipio, Village President
Village of La Grange Park
Cook County, Illinois

TRUTH IN TAXATION
CERTIFICATE OF COMPLIANCE

I, James L. Discipio, hereby certify that I am the presiding officer of the Village of La Grange Park, and as such officer I certify that the levy ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with the provisions of the Illinois Property Tax Code – Truth in Taxation Law, 35 ILCS 200/18-60 through 18-85(2006).

This certificate applies to the 2015 levy.

Dr. James L. Discipio, Village President

Date: November 24, 2015

Ordinance No. 1017

**AN ORDINANCE PROVIDING FOR
SPECIFIC REDUCTIONS OF THE 2015
PROPERTY TAX LEVY PURSUANT TO THE
PROPERTY TAX EXTENSION LIMITATION LAW.**

WHEREAS, the Board of Trustees of the Village of La Grange Park has adopted a property tax levy for the Village of La Grange Park; and

WHEREAS, the Village of La Grange Park is subject to the Property Tax Extension Limitation Law, 35 ILCS §200/18-185 et seq.; and

WHEREAS, the property tax levy enacted by the Village of La Grange Park may need to be reduced by the Cook County Clerk so as to conform to the Property Tax Extension Limitation Law;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COUNTY OF COOK, AND STATE OF ILLINOIS:

SECTION 1: If a reduction in the levy of the Village of La Grange Park is required pursuant to the Property Tax Extension Limitation Law, then the Cook County Clerk is hereby directed to reduce the Corporate Fund levy of the Village of La Grange Park by the entire reduction amount (100%), which may be required by the Property Tax Extension Limitation Law. If the required reduction is larger than the total Corporate Fund levy, then the Cook County Clerk shall proportionally reduce the levy of each of the other funds by the difference.

SECTION 2: This ordinance shall pertain to the tax year 2015 levy.

SECTION 3: This ordinance shall take effect from the date of its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois, this 24th day of November, 2015.

APPROVED:

Dr. James L. Discipio
Village President
Village of La Grange Park
Cook County, Illinois

ATTEST:

Amanda G. Seidel, Village Clerk

ORDINANCE NO. 1018

ORDINANCE abating the tax hereto levied for the year 2015 to pay the principal of and interest on \$3,495,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the Village of La Grange Park, Cook County, Illinois.

WHEREAS the President and Board of Trustees (the "*Corporate Authorities*") of the Village of La Grange Park, Cook County, Illinois (the "*Village*"), by an ordinance adopted on the 28th day of October, 2014, as supplemented by a related Notification of Sale (together, the "*Ordinance*"), did provide for the issue of \$3,495,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014 (the "*Bonds*"), and the levy of a direct annual tax to pay the principal of and interest on the Bonds; and

WHEREAS funds from a lawfully available source not derived from any borrowing (the "*Lawfully Available Funds*") are available for the purpose of paying principal and interest on the bonds up to and including December 1, 2016; and

WHEREAS the Lawfully Available Funds have been deposited in the Alternate Bond and Interest Subaccount (as defined in the Ordinance) in an amount sufficient to pay debt service on all the Bonds up to and including December 1, 2016; and

WHEREAS it is necessary and in the best interests of the Village that the tax heretofore levied for the year 2015 to pay the principal of and interest on the Bonds be abated;

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

Section 1. Abatement of Tax. The tax heretofore levied for the year 2015 in the Ordinance, in the amount of \$387,700.00, is hereby abated in its entirety.

Section 2. Filing of Ordinance. Forthwith upon the adoption of this ordinance, the Secretary of the Corporate Authorities shall file a certified copy hereof with the County Clerk of

The County of Cook, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2015 in accordance with the provisions hereof.

Section 3. Effective Date. This ordinance shall be in full force and effect forthwith upon its passage by the Corporate Authorities and signing and approval by the President.

ADOPTED: this 24th day of November, 2015

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED: November 24, 2015

President, Village of La Grange Park,
Cook County, Illinois

Published in pamphlet form by authority of the President and Board of Trustees on _____, 2015.

ATTEST:

Village Clerk, Village of La Grange Park,
Cook County, Illinois

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Cook, Illinois, and as such official I do further certify that on the _____ day of _____ 2015, there was filed in my office a duly certified copy of an ordinance entitled:

ORDINANCE abating the tax hereto levied for the year 2015 to pay the principal of and interest on \$3,495,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the Village of La Grange Park, Cook County, Illinois.

(the "*Ordinance*") duly adopted by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois (the "*Village*"), on the 24th day of November, 2015 and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2015 for the payment of the Village's \$3,495,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, as described in the Ordinance will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this _____ day of _____, 2015.

County Clerk, The County of Cook

[SEAL]

Commercial Revitalization Committee

James Kucera, Chairman

Jamie Zaura

Patricia Rocco

Village Board Agenda Memo

Date: November 24, 2015

To: President & Board of Trustees

From: Emily Rodman, Assistant Village Manager 

Julia Cedillo, Village Manager

RE: Tax Increment Financing Consultant Services – S. B. Friedman

GENERAL BACKGROUND

At the November 10, 2015 Village Board Work Session, the Village Board reviewed and discussed a proposal from S.B. Friedman for consultant services to conduct a Tax Increment Financing Feasibility Study. S.B. Friedman provided four alternative proposals ranging in cost from \$18,000 to \$44,460.

Based on the Village Board’s purpose and objectives for the study, the Village Board reached a consensus that Option 2, at a cost of \$29,260, would best meet the needs of the Village while remaining sensitive to the Village’s fiscal situation.

S.B. Friedman has provided an engagement letter outlining the parameters and costs of the services they will provide in conjunction with the TIF Feasibility Study. Should the Village Board deem the engagement letter acceptable, the Village Manager will execute the letter and staff will proceed with S.B. Friedman to begin the study.

MOTION/ACTION REQUESTED

This item is for both discussion and action.

Motion to Approve a Resolution Authorizing the Village Manager to Execute and Engagement Letter with S.B. Friedman and Associates for Consultant Services to Conduct a Tax Increment Financing Feasibility Study in an Amount Not to Exceed \$29,260.

STAFF RECOMMENDATION

Staff recommends approving the attached Resolution.

DOCUMENTATION

- S.B. Friedman Proposal for Tax Increment Financing Consultant Services (previously provided)
- S.B. Friedman Alternative Proposals Options (previously provided)
- Resolution Authorizing the Village Manager to Retain S.B. Friedman & Company for Consultant Services to Conduct a Tax Increment Financing Feasibility Study for the Village of La Grange Park

RESOLUTION NO. 15-17

RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO RETAIN S.B. FRIEDMAN & COMPANY FOR CONSULTANT SERVICES TO CONDUCT A TAX INCREMENT FINANCING FEASIBILITY STUDY FOR THE VILLAGE OF LA GRANGE PARK

WHEREAS, the Village Board desires to conduct a Tax Increment Financing Study ("TIF Study") for various geographic locations within the Village; and

WHEREAS, the Village previously released a Request for Proposals (RFP) to solicit proposals for professional services related to conducting the TIF Study; and

WHEREAS, on October 22, 2015, the Commercial Revitalization Committee reviewed the responses received to the RFP and selected three professional service firms to interview; and

WHEREAS, on November 4, 2015, the Commercial Revitalization Committee interviewed the selected firms and agreed that the Village should retain S.B. Friedman & Company for professional services related to conducting the TIF Study; and

NOW THEREFORE BE IT RESOLVED, by the President and Board of Trustees of the Village of LaGrange Park, Illinois, as follows:

SECTION ONE: That the Village of La Grange Park, Cook County, Illinois retains S.B. Friedman & Company to provide professional services consistent with the conditions, parameters and scope of services set forth in the Engagement Letter (Engagement Letter) dated November 19, 2015 and consisting of ten (10) pages attached hereto as Exhibit "A".

SECTION TWO: The Village Manager is authorized to execute the Engagement Letter and is directed to take such further actions as she deems necessary and appropriate to implement, administer and enforce this Resolution.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 24th Day of November, 2015.

YES:

NOS:

ABSENT:

Approved this 24th day of November 2015.

James L. Discipio
Village President

ATTEST:

Amanda Seidel
Village Clerk

November 19, 2015

Ms. Julia Cedillo
Village Manager
Village of La Grange Park
447 N. Catherine Avenue
La Grange Park, IL 60526

Dear Ms. Cedillo:

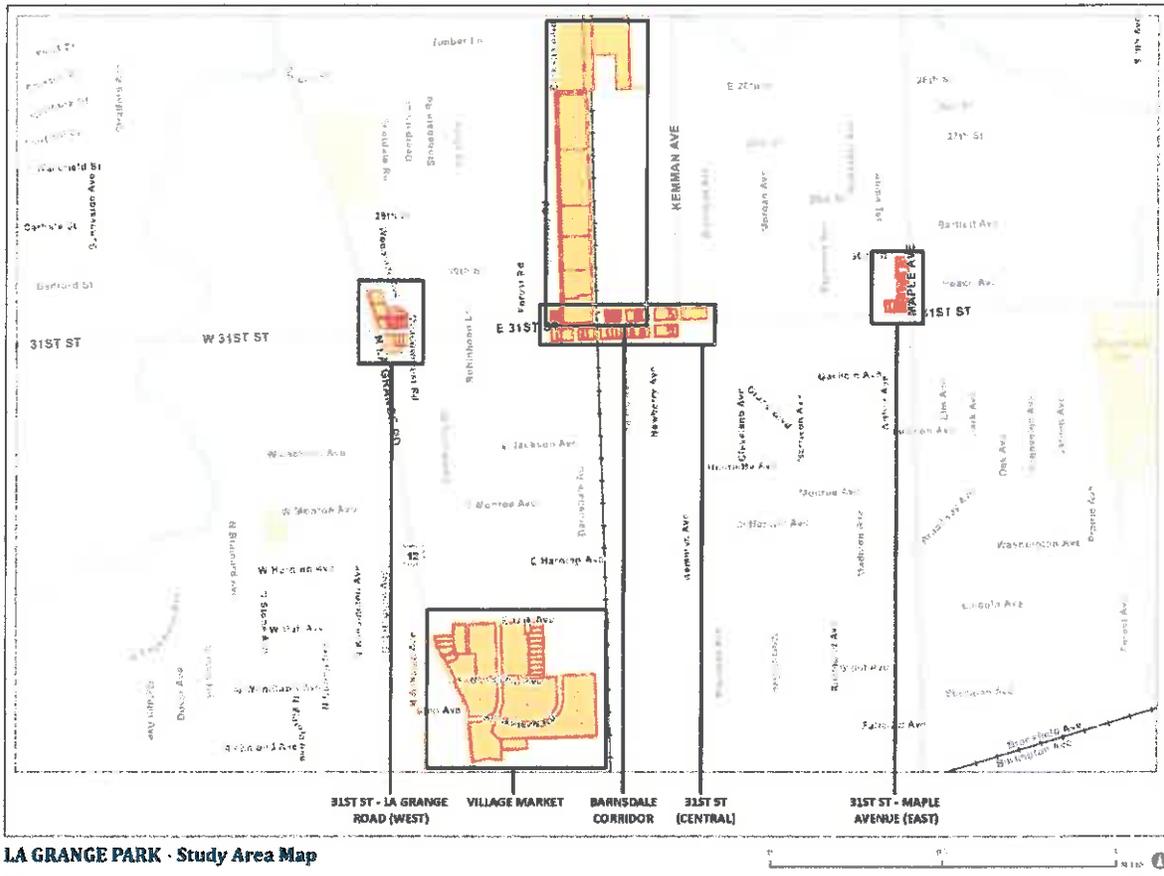
Pursuant to our recent discussions, *SB Friedman Development Advisors* ("*SB Friedman*") is pleased to present this proposal to the Village of La Grange Park (the "*Village*") to provide Tax Increment Financing (TIF) consulting services to evaluate the eligibility of and identify optimal boundaries for potential TIF districts for five study areas in the Village, estimate potential revenue from those districts, recommend potential boundaries to maximize revenue potential and provide key high-level implementation steps the Village can take to assist in revitalization.

Background and Approach

It is our understanding that the Village is considering utilizing Tax Increment Financing (TIF) to support revitalization and public infrastructure investment in one or more of several predominantly commercial and industrial areas throughout the Village. The Village therefore seeks to evaluate the eligibility of and identify optimal boundaries for five study areas (the "*Study Areas*"), as described below and shown in **Map 1**:

1. **Village Market:** A commercial and residential area located east of La Grange Road between Oak Avenue and Brewster Lane, containing the Village Market shopping center, Memorial Park and Homestead Apartments.
2. **31st Street – Maple Avenue (East):** A commercial district located along Maple Avenue north of 31st Street, including several freestanding and inline retail/commercial buildings.
3. **31st Street – La Grange Road (West):** A commercial district located along La Grange Road north and south of 31st Street, encompassing predominantly freestanding retail/commercial buildings.
4. **31st Street (Central):** A commercial and industrial district centered on 31st Street between Homestead Road and Blanchan Avenue, including freestanding retail/commercial buildings, a retail strip center and a light industrial building. This Study Area overlaps slightly with Barnsdale Corridor.
5. **Barnsdale Corridor:** An industrial corridor located north of 31st Street, generally between Barnsdale Road and the IHB Railroad right-of-way, consisting predominantly of light manufacturing and warehouse and distribution uses. This Study Area overlaps slightly with 31st Street (Central).

MAP 1. STUDY AREAS



LA GRANGE PARK · Study Area Map



The Village also seeks to understand the relative potential financial benefit of the Study Areas by projecting the amount of property tax increment each area could generate if designated as a TIF district. In addition, the Village is interested in comparing the potential TIF revenue generated in the Study Areas to the amount of revenue that could be generated if the Study Areas were instead designated as Business Districts under Illinois statute.

Under this proposed scope of services, *SB Friedman* will work with Village staff to determine the eligibility of the Study Areas to be designated as TIF districts and analyze the relative revenue potential of each Study Area. We have organized our proposed scope of services into three primary tasks:

- 1. Conduct TIF Eligibility Analyses for Four Study Areas.** We will begin the engagement by conducting TIF eligibility analyses for four discreet Study Areas. For the purposes of the eligibility analysis and to maximize efficiency, we will analyze the Barnsdale Corridor and 31st Street (Central) Study Areas together. Eligibility criteria will be documented for each Study Area in a debriefing document, which will take the form of an annotated PowerPoint presentation. Findings can later be converted to the formal TIF Eligibility Study required under the TIF statute if the Village seeks to move forward with designation of a TIF district. As we confirm and document

eligibility findings, we will work with Village staff to identify and finalize the optimal TIF boundary for each Study Area.

2. **Prepare Revenue Projections and Debriefing Document.** Following confirmation of optimal TIF boundaries, we will work with the Village to identify any proposed or hypothetical development projects within the proposed boundaries that should be included in the TIF projections. We will prepare TIF projections for the four Study Areas, including revenue from the potential redevelopment projects. Using typical Village bonding parameters, we will estimate the level of public debt that could be amortized with TIF increment. We will also analyze potential sales tax revenues that could result from creation of a Business District rather than a TIF district. We will incorporate the findings of the projections into the debriefing document/annotated PowerPoint presentation.
3. **Provide Implementation Guidance and Present at One Public Meeting.** In order to provide the Village with guidance regarding key implementation steps, we will use data collected during the eligibility analyses, as well as data subscriptions, to analyze ownership and utilization of sites, determine the sites most susceptible to change and collect background market information regarding occupancy, absorption and other factors. We will provide a summary of this analysis in the debriefing document and identify key high-level implementation steps the Village can take to aid in revitalization. We will present our eligibility findings, revenue projections and implementation recommendations at up to one public meeting.

A detailed scope of service and budget for each of these tasks is provided in the following section. Depending on the outcome of the analyses and the Village's desired implementation plan, *SB Friedman* is available to assist in designating one or more TIF or Business Districts following completion of this engagement. The designation process would likely include documentation of previous findings in a formal eligibility study, completion of a Housing Impact Study (only for Village Market Study Area), preparation of the TIF Redevelopment Plan and Project document, assessment of potential impacts on other taxing districts and completion of the public approval process. *Please note: In order to utilize the eligibility analyses undertaken as part of this engagement, SB Friedman would need to move forward with designation of the TIF district(s) within six months of conducting the eligibility analyses.*

Scope of Services

Our detailed scope of services for this assignment is as follows:

TASK 1: CONDUCT TIF ELIGIBILITY ANALYSES FOR FOUR STUDY AREAS

1. Conduct Project Kickoff Call

We will conduct a call with the Village to:

- Discuss the project scope and timeframe;
- Confirm the initial boundary of each Study Area and fieldwork approach;
- Review existing documents compiled by the Village, including the Village's first and current comprehensive plans and current zoning map; and
- Identify additional key sources of data that we will need for our analysis.

2. Obtain and Review Background Data

We will pursue key data to determine whether the Study Areas qualify for TIF designation, based on the criteria outlined in the TIF Act. In order to complete our eligibility study for each Study Area, we will:

- Obtain current GIS parcel shape files and/or existing base maps from the Village, and prepare internal base maps;
- Obtain and review five-year history of building permit data for parcels within the Study Area;
- Obtain information about properties in the Study Area through interviews, as appropriate;
- Obtain and review available engineering documents related to wetlands, flooding and stormwater management, as appropriate;
- Prepare PIN list, and order and enter taxpayer and six-year history of equalized assessed values (EAVs) for the Study Area and Village, as a whole; and
- Enter, proof and map eligibility criteria, as required.

3. Conduct Field Research

We will conduct field research in the Study Areas, and generally, the surrounding context of the Study Areas, to document field-observable eligibility factors.

4. Analyze EAV Data and Conduct Analyses for Required Findings and Tests

We will analyze the growth in EAV over the past six years (five year-to-year periods) and compare EAV growth in each Study Area to growth in the Village EAV overall and the Consumer Price Index over those periods. We will conduct additional analyses of data from the Village and our field research to determine whether the Study Areas meet other required findings and tests outlined in the TIF Act, which include:

- Lack of growth and private investment
- “But for” analysis
- Conformance to the plans of the Village
- Contiguity of parcels and benefit from TIF district designation

5. Analyze Eligibility and Boundaries for Four Study Areas

Based on our field research and other data, we will analyze eligibility of each Study Area and determine the optimal boundary for each potential TIF district. The eligibility findings and boundaries will be documented in a series of maps for each Study Area.

6. Conduct Call with Village to Discuss Findings and Boundaries

We will conduct a call with the Village to discuss our findings and recommendations, and to finalize the TIF boundary for each Study Area for presentation of findings in the debriefing document.

7. Prepare Debriefing Document (Annotated Presentation)

We will prepare one annotated PowerPoint presentation documenting the eligibility analyses for each Study Area and providing sufficient information for the Village to decide whether to proceed with TIF

designation. Should the Village wish to proceed with TIF designation, the findings can be converted by *SB Friedman* into a formal TIF Eligibility Study. This could be prepared along with the TIF Redevelopment Plan and Project during a subsequent engagement to designate the TIF district.

TASK 2: PREPARE REVENUE PROJECTIONS AND DEBRIEFING DOCUMENT

1. Project Incremental Taxes for Four Potential TIF Districts

Using the optimal boundaries determined through the eligibility analysis, we will prepare TIF projections for the four potential TIF districts. We understand that there are currently no proposed or under-construction redevelopment projects within the Study Areas. We will therefore work with the Village to identify a potential hypothetical redevelopment project and will estimate potential revenue from that project. Our projections will account for inflationary increment from existing development, along with increment from the hypothetical development project. We will discuss with the Village what development/redevelopment assumptions should be included in the TIF projections. If desired, *SB Friedman* is available to conduct market assessments to determine the short-term development potential for one or more of the Study Areas; this service is not included in this scope of services.

2. Prepare Amortization Schedules Based on Village Bonding Assumptions

We will work with Village staff to understand typical bonding practices and any recent public debt issuances by the Village. We will incorporate relevant assumptions into our TIF projection model to estimate the level of Village bonding that could potentially be amortized by increment from each of the potential TIF districts.

3. Project Business District Revenue for Four Potential TIF Districts

We do not anticipate conducting eligibility analyses to determine whether the potential TIF districts may also qualify to be designated as Business Districts. However, we will prepare revenue projections to determine potential sales tax revenue that would result from creation of Business Districts rather than, or in addition to, TIF districts. We anticipate collecting any available information from the Village regarding current sales tax revenue for the potential districts. Using that data, industry sources, and our experience with retail analysis, we will estimate potential sales for each potential TIF district and project sales tax revenue under alternate scenarios (e.g., imposition of a 0.25 or 0.75 percent tax). We anticipate projecting revenue based on existing tenancies and under a scenario with re-tenancing of existing space.

4. Incorporate Projections into Debriefing Document

We will add the findings of the TIF and Business District projections to the debriefing document. The presentation will also provide information on potential Village bonding that could be amortized with incremental property tax revenue from the TIF districts. Based on our understanding of the Village's desires to maximize revenue, preferences for debt issuance, and timing considerations, we will provide recommendations regarding which of the original Study Area(s) appear to have the most potential to meet the Village's goals. We will make one round of revisions to the debriefing document based on consolidated feedback from the Village.

TASK 3: PROVIDE IMPLEMENTATION GUIDANCE AND PRESENT AT ONE PUBLIC MEETING

1. Identify Key Implementation Steps

Using data collected during the eligibility analyses, as well as *SB Friedman's* data subscription services (e.g., CoStar, Esri Business Analyst), we will analyze the ownership and utilization of Study Area sites and determine the sites most susceptible to change in the near term. We will also collect background market information on occupancy, absorption and other factors. We will provide a summary of this analysis in the debriefing document and identify key high-level implementation steps the Village can take to aid in revitalization.

2. Present at up to One Public Meeting

We will attend one public meeting/Village Board meeting to present our findings and recommendations. We do not anticipate creating an entirely new presentation for the purposes of the public meeting, but will present the debriefing document (or a pared down version of the presentation). We are available for additional meetings or public presentations as an additional service.

Additional Services

We are available to provide additional services in support of TIF designation or redevelopment strategy. Such services would be included under a separate or follow-on engagement and might include:

- Preparing a formal TIF eligibility study
- Conducting the TIF designation and public approval process (*Please note: In order to utilize the eligibility analyses undertaken as part of this engagement, SB Friedman would need to move forward with designation of the TIF district(s) within six months of conducting the eligibility analyses.*)
- Assessing impacts on affected taxing districts
- Conducting market analysis and preparing a detailed implementation strategy
- Analyzing financial feasibility of redevelopment projects
- Conducting financial deal reviews and developer negotiations

Timeline

We will work closely with the Village to meet any specific deadlines for the analyses, where possible. On the basis of the scope of the work outlined herein and our experience with similar projects, we estimate it will take approximately 60 to 90 days to complete Tasks 1 and 2. The precise timing will depend in part on the length of time it takes for the Village, Cook County and other potential data sources to provide key data for our analyses. Completion of Task 3 may take up to an additional 30 days, depending on the timing of the public meeting.

Professional Fees

Professional fees for our services will be based on time required at the then-current billing rates of the *SB Friedman* personnel assigned to the project. The scope of the engagement and our experience with

similar services indicate that our professional fees and expenses for Tasks 1 through 3 will total \$29,260, as shown below and detailed in the budget on page 9.

Task 1: Conduct TIF Eligibility Analyses for Four Study Areas	\$ 13,100
Task 2: Prepare Revenue Projections and Debriefing Document	10,130
Task 3: Provide Implementation Guidance & Present at One Meeting	5,030
<u>Reimbursable Expenses</u>	<u>1,000</u>
TOTAL SB FRIEDMAN FEES AND EXPENSES	\$ 29,260

The above fee estimate is based upon the work steps described in the Scope of Services, and the time budget shown on page 9. The fee estimate has been prepared based on certain assumptions as to the time required and the amount of data available from the Village. The fee estimate is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered which could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this event, we will discuss the matter with you so that a mutually agreeable revision may be made. Fees and expenses for our services will not exceed the total budget estimate without further written authorization from the Village.

Actual billings will be based on time expended at the *Special TIF Project Hourly Rates* that are currently as follows:

President	\$290
Practice Leader	\$260
Senior Project Manager	\$220
Project Manager	\$195
Associate Project Manager	\$165
Associate	\$135
Research Associate	\$120
Editor	\$100
Intern/Data Entry/Support	\$ 85

These rates will be in effect until December 31, 2015 except in the case of promotions of individuals. After this date, rates are subject to adjustment.

Local travel, publications, maps, outside data purchased specifically for this project, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup). For travel that occurs at the beginning or end of standard work day hours, travel time in excess of normal commuting time is charged. Otherwise, full travel time is charged.

The scope of services and budget anticipates all meetings will be held via conference call/GoToMeeting, with the exception of the Public Meeting. Any additional in-person meetings and services not shown on the budget estimate will be billed based on the time required as additional services.

Detailed invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. All invoices are payable within 30 days.

If at any point the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached "Limitations of Our Engagement" (page 10) apply to this engagement.

In Closing...

We appreciate the opportunity to work with the Village of La Grange Park. Please call with any questions regarding this proposal or our services.

To indicate your acceptance of this proposal, please sign and return a copy of this letter as our authorization to proceed.

Sincerely,



Stephen B. Friedman, FAICP, CRE
President
(312) 424-4260



Fran Lefor Rood, AICP
Senior Project Manager
(312) 424-4253

Accepted: _____

Signature

Date

Name

Title

DETAILED BUDGET

		Senior Project Manager	Associate Project Manager	Associate	
Special TIF Project Rates		Person: Rate:	\$ 220	\$ 165	\$ 135
TASK 1: Conduct TIF Eligibility Analyses for Four Study Areas					
1	Conduct Project Kickoff Call	1	1	1	
2	Obtain and Review Background Data	1	4	8	
3	Conduct Field Research		8	12	
4	Analyze EAV Data and Conduct Analyses for Required Findings and Tests		4	12	
5	Analyze Eligibility and Boundaries for Four Study Areas	2	4	8	
6	Conduct Call with Village to Discuss Findings and Boundaries	2	2	2	
7	Prepare Debriefing Document (Annotated PPT)	2	4	8	
Subtotal Hours for TASK 1		8	27	51	
Subtotal Dollars for TASK 1		\$ 1,760	\$ 4,455	\$ 6,885	
TASK 2: Prepare Revenue Projections and Debriefing Document					
1	Project Incremental Taxes for Four Potential TIF Districts (Inflationary & Project)	2	6	16	
2	Prepare Amortization Schedules based on Village Bonding Assumptions	2	2	4	
3	Project Business District Revenue for Four Potential TIF Districts (Inflationary & Project)	2	6	12	
4	Incorporate Projections into Debriefing Document (Annotated PPT)	2	4	8	
Subtotal Hours for TASK 2		8	18	40	
Subtotal Dollars for TASK 2		\$ 1,760	\$ 2,970	\$ 5,400	
TASK 3: Provide Implementation Guidance and Present at One Public Meeting					
1	Analyze Sites Susceptible to Change, Collect Background Market Indicator Data, Identify Key Implementation Steps & Incorporate Findings in Debriefing Document	4	6	12	
2	Present at up to One Public Meeting	4	4	comp	
Subtotal Hours for TASK 3		8	10	12	
Subtotal Dollars for TASK 3		\$ 1,760	\$ 1,650	\$ 1,620	
Total Hours		24	55	103	
Total Dollars		\$ 5,280	\$ 9,075	\$ 13,905	
Reimbursable Expenses				\$ 1,000	
TOTAL BUDGET FOR TASKS 1 THROUGH 3		\$ 29,260			

LIMITATIONS OF OUR ENGAGEMENT

Our report will be based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our study will not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we will neither evaluate management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Preliminary tax increment financing (TIF) projections are anticipated to be prepared under this engagement for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. As such, our report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a TIF district. These projections should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Items of Interest

VILLAGE OF LA GRANGE PARK

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

2015 MEETINGS REMINDER

November 24, 2015	Village Board Meeting	7:30 p.m.	Village Hall
December 8, 2015	Village Board Meeting	7:30 p.m.	Village Hall