

VILLAGE WORK SESSION MEETING
January 10, 2017 – 7:30 p.m.

AGENDA (continued – Page 3)

D. Commercial Revitalization Committee

(1) Discussion – 31st Street/Barnsdale Tax Increment Financing District –
Motion: To adopt:

- i. *An Ordinance of the Village of La Grange Park, Cook County, Illinois, Approving the 31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project.*
- ii. *An Ordinance of the Village of La Grange Park, Cook County, Illinois, Designating the Proposed 31st Street/Barnsdale Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.*
- iii. *An Ordinance of the Village of La Grange Park, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the 31st Street/Barnsdale Redevelopment Project Area.*

(2) Discussion – Village Market Tax Increment Financing – *Motion: To adopt:*

- i. *An Ordinance of the Village of La Grange Park, Cook County, Illinois, Approving the Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project.*
- ii. *An Ordinance of the Village of La Grange Park, Cook County, Illinois, Designating the Proposed Village Market Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.*
- iii. *An Ordinance of the Village of La Grange Park, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Village Market Redevelopment Project Area.*

12. New Business

13. Executive Session

14. Adjourn

Items of Interest

Village Board Meeting: January 24, 2017

Work Session Meeting: February 14, 2017

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

Website <http://www.lagrangepark.org>

**Commercial Revitalization Committee
Divider**

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

Village Board Agenda Memo

Date: January 10, 2017
To: Village President & Board of Trustees
From: Emily Rodman, Assistant Village Manager *ER*
Julia Cedillo, Village Manager *JC*
RE: 31st Street/Barnsdale Tax Increment Financing District

GENERAL BACKGROUND

In accordance with the TIF Act, the Village is required to adopt certain ordinances designating the Redevelopment Project Area, approving the Eligibility Study and Redevelopment Project Area Plan and adopting tax increment allocation financing. The required ordinances have been drafted by the Village's legal counsel, Kathleen Field Orr, and have been reviewed by the Joint Review Board, as required by the TIF Act.

STAFF RECOMMENDATION

In concert with the Village's legal counsel, Kathleen Field Orr & Associates, staff recommends adopting the attached ordinances establishing a TIF District for the area referred to as 31st Street/Barnsdale.

MOTION/ACTION REQUESTED

These items are for discussion only. If there is consensus by the Village Board, these items will be placed on the January 24, 2017 Village Board Meeting agenda.

Motion to adopt:

- 1. An Ordinance of the Village of La Grange Park, Cook County, Illinois, Approving the 31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project.***
- 2. An Ordinance of the Village of La Grange Park, Cook County, Illinois, Designating the Proposed 31st Street/Barnsdale Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.***
- 3. An Ordinance of the Village of La Grange Park, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the 31st Street/Barnsdale Redevelopment Project Area.***

DOCUMENTATION

- Ordinance of the Village of La Grange Park, Cook County, Illinois, Approving the 31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project.

- Ordinance of the Village of La Grange Park, Cook County, Illinois, Designating the Proposed 31st Street/Barnsdale Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.
- Ordinance of the Village of La Grange Park, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the 31st Street/Barnsdale Redevelopment Project Area.

Ordinance No. _____

AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, APPROVING THE 31ST STREET/BARNSDALE REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT

WHEREAS, the President and Board of Trustees (collectively, the “*Corporate Authorities*”) of the Village of La Grange Park, Cook County, Illinois (the “*Village*”), have determined that the stable economic and physical development of the Village is endangered by the presence of blighting factors as often manifested by obsolete structures, by progressive and advanced deterioration of structures and site improvements, structures below minimum code standards, excessive vacancies, inadequate utilities, and by a decline in the equalized assessed value, all of which impair the value of private investments, threaten the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, the blighting factors and conditions in certain parts of the Village need to be eradicated and redevelopment of the Village be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Village and the Taxing Districts; and,

WHEREAS, the Village has authorized an eligibility study to determine whether the proposed 31st Street/Barnsdale Redevelopment Project Area (the “*Project Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide assistance in order to encourage private investment and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Project Area; and,

WHEREAS, the Village has been advised by SB Friedman, in September of 2016, that the Project Area qualifies as a “redevelopment project area” as a “conservation area” for improved parcels and a “blighted area” for vacant parcels under Section 11-74.4-3 of the TIF Act; and,

WHEREAS, it is therefore concluded by the Corporate Authorities that the Project Area remains qualified as a “conservation area” for the improved parcels and a “blighted area” for the vacant parcels under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

WHEREAS, the Village has further caused the preparation of and made available for public inspection the 31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project (the “*Plan*”); and,

WHEREAS, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs for the Project Area, evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Project Area on and the minimal demand, if any, for services from any taxing district affected by the Plan, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Project Area, an estimate as to the equalized assessed valuation after redevelopment, the general land uses to apply in the Project Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan accordingly complies in all respects with the requirements of the TIF Act; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an Ordinance 1037 adopted on October 25, 2016, called a public hearing (the "*Hearing*") relative to the Plan and the designation of the Project Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 10th 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; and,

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on November 4th December 15th, and was published on December 21st and December 28th; and,

WHEREAS, the Village has established and published an "interested parties registry" for the Project Area in compliance with the requirements of the TIF Act; and,

WHEREAS, the Village gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

WHEREAS, the Village gave due notice of the availability of the Plan to all residents within 750 feet of the boundaries of the Project Area, in compliance with the requirements of the TIF Act; and,

WHEREAS, the Village convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of a proposed ordinance approving the Plan; and,

WHEREAS, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the Village proceed to implement the Plan and designate the Project Area as a redevelopment project area under the TIF Act; and,

WHEREAS, the Joint Review Board based its decision on the basis of the Project Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, and all as provided in Section 11-74.4-5(b) of the TIF Act; and,

WHEREAS, the Village held the Hearing on January 10th, 2017 at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois at 7:30 p.m.; and,

WHEREAS, at the Hearing, any interested party or affected Taxing District was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 10th day of January, 2017; and,

WHEREAS, the Plan sets forth the factors which cause the parcels in the Project Area to be in part a conservation area and in part a blighted area and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and are generally informed of the conditions in the Project Area which could cause the Project Area to be a “conservation area” as to improved parcels and a “blighted area” as to vacant parcels as defined in the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area as a whole without the adoption of the proposed Plan and assistance as authorized by the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property and improvements thereon in the Project Area would be substantially benefited by the proposed Project improvements; and,

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Project Area on or the minimal demand, if any, for services from any Taxing District affected by the Plan and found that the redevelopment projects proposed by the Plan will not cause any significant financial impact or increased demand for facilities or services by any local taxing body; and,

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan of the Village for development as a whole and finds that the proposed Plan conforms to the comprehensive plan of the Village.

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: Findings. The Corporate Authorities hereby make the following findings:

- (a) The Project Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Project Area to be subject to designation as a redevelopment project area under the TIF Act and for each parcel included therein to be classified as either a conservation area or a blighted area, as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- (d) The Plan conforms to the comprehensive plan for the development of the Village as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Plan is December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of the TIF Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Project Area as a redevelopment project area under the TIF Act was adopted.

- (f) The parcels of real property in the Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Project Area.

Section 2: Exhibits Incorporated by Reference. The Plan entitled, *31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project*, dated September 30, 2016, and revised January 3, 2017 which was the subject matter of the public hearing held on the 10th day of January, 2017, is hereby adopted and approved. A copy of the Plan, which incorporates the eligibility findings is attached as *Exhibit C*, attached hereto and incorporated herein.

Section 3: Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4: Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 24th day of January, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this 24th day of Januar, 2017.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2017

Exhibit A

**Legal Description
31st Street/Barnsdale Redevelopment Project Area**

PROPOSED 31ST- BARNSDALE TIF DISTRICT – LA GRANGE PARK, IL

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

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Ordered By: SB Friedman & Co.
September 6, 2016, rev Sept. 19, 2016

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11. THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES TO THE NORTH LINE THEREOF;
12. THENCE WEST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF HOMESTEAD ROAD;
13. THENCE NORTH ALONG SAID WEST LINE OF HOMESTEAD ROAD TO THE NORTH LINE OF 26TH STREET;
14. THENCE EAST ALONG SAID NORTH LINE OF 26TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
15. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE NORTH LINE THEREOF;
16. THENCE EAST ALONG SAID NORTH LINE OF BARNSDALE ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
17. THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 28 TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
18. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK TO A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
19. THENCE NORTH ALONG SAID LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE CENTER LINE OF SALT CREEK;
20. THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF SALT CREEK TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
21. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;

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22. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE EAST LINE OF LOT 1 AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
23. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO A POINT BEING 632 FEET WEST OF THE EAST LINE OF THEREOF, BEING ALSO THE CENTER LINE OF BEACH AVENUE EXTENDED NORTH;
24. THENCE NORTH ALONG SAID CENTER LINE OF BEACH AVENUE EXTENDED NORTH TO A LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
25. THENCE WEST ALONG SAID LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD;
26. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
27. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
28. THENCE SOUTH ALONG SAID WEST LINE OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31ST STREET;
29. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31ST STREET TO THE EAST LINE OF BLANCHAN AVENUE;
30. THENCE SOUTH ALONG SAID EAST LINE OF BLANCHAN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 31ST STREET, BEING ALSO THE NORTH LINE OF SECTION 33 AFORESAID;

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31. THENCE WEST ALONG SAID CENTER LINE OF 31ST STREET AND THE NORTH LINE OF SECTION 33 TO ITS INTERSECTION WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID, AND THE POINT OF BEGINNING;

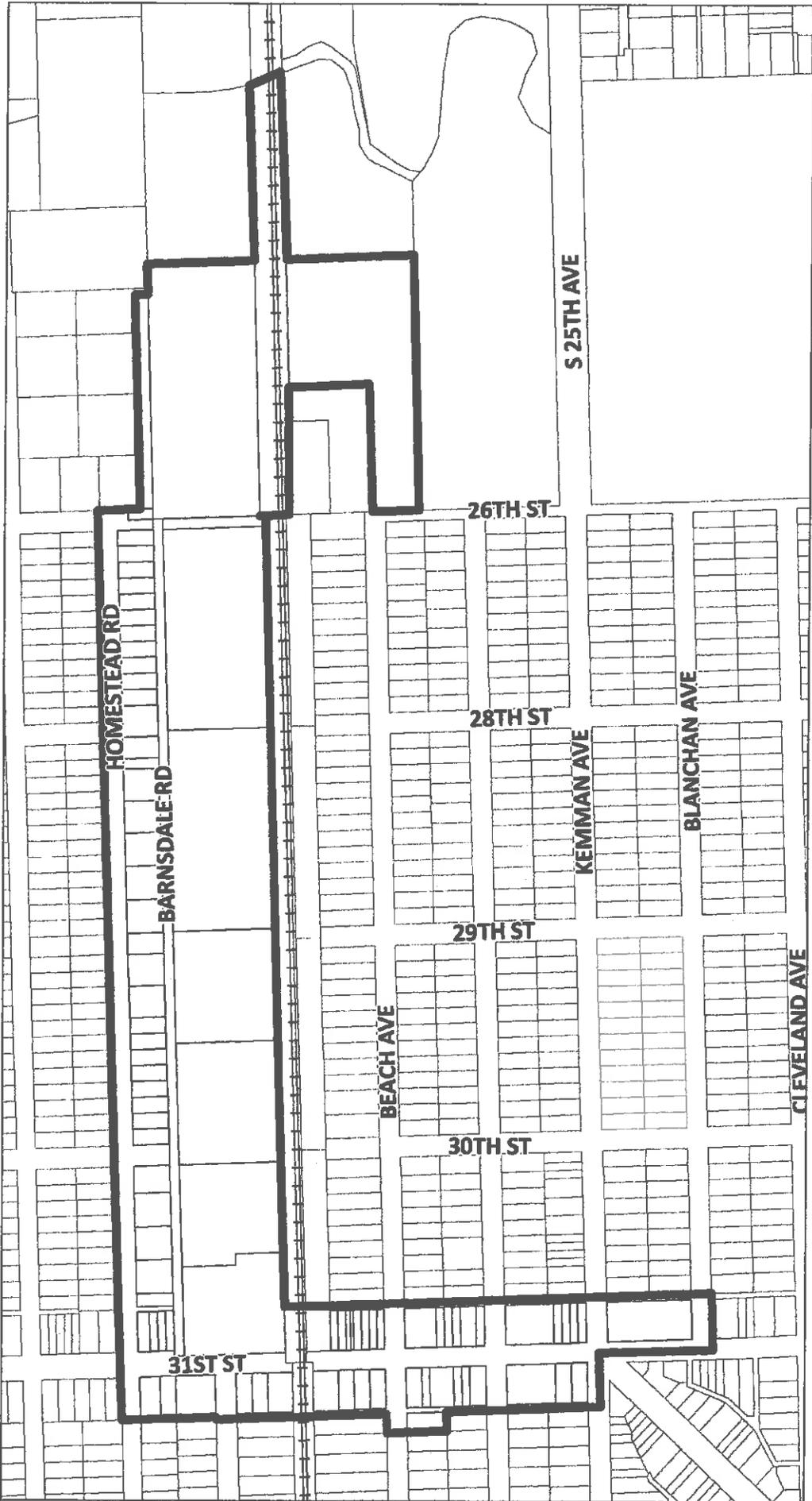
32. IN COOK COUNTY, ILLINOIS.

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September 6, 2016, rev Sept. 19, 2016

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Exhibit B

31st Street/Barnsdale Redevelopment Project Area Boundary Map



-  Proposed RPA Boundary
-  Parcels



Exhibit C

**31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility
Study, and Redevelopment Plan and Project**

VILLAGE OF LA GRANGE PARK, IL

31st Street/Barnsdale

Redevelopment Project Area

Tax Increment Financing Eligibility Study and Redevelopment Plan and Project

September 30, 2016

Revised: January 3, 2017

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

September 30, 2016
Revised: January 3, 2017

S. B. FRIEDMAN & COMPANY
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VILLAGE OF LA GRANGE PARK, IL
31st Street/Barnsdale Redevelopment Project Area
Tax Increment Financing Eligibility Study and Redevelopment Plan and Project

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1. Executive Summary

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

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

- Along East 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 on the south to just north of East 26th Street.

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

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

Determination of Eligibility

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

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

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

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

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

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

Redevelopment Plan Goal, Objectives and Strategies

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

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

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

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

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

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

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

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

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

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

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

Required Findings and Tests

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

FINDING 1:

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

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

FINDING 2:

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

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

FINDING 3:

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

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

FINDING 4:

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

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

2. Introduction

The Study Area

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

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

- Along East 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 on the south to just north of East 26th Street.

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

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

Existing Land Use

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

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

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

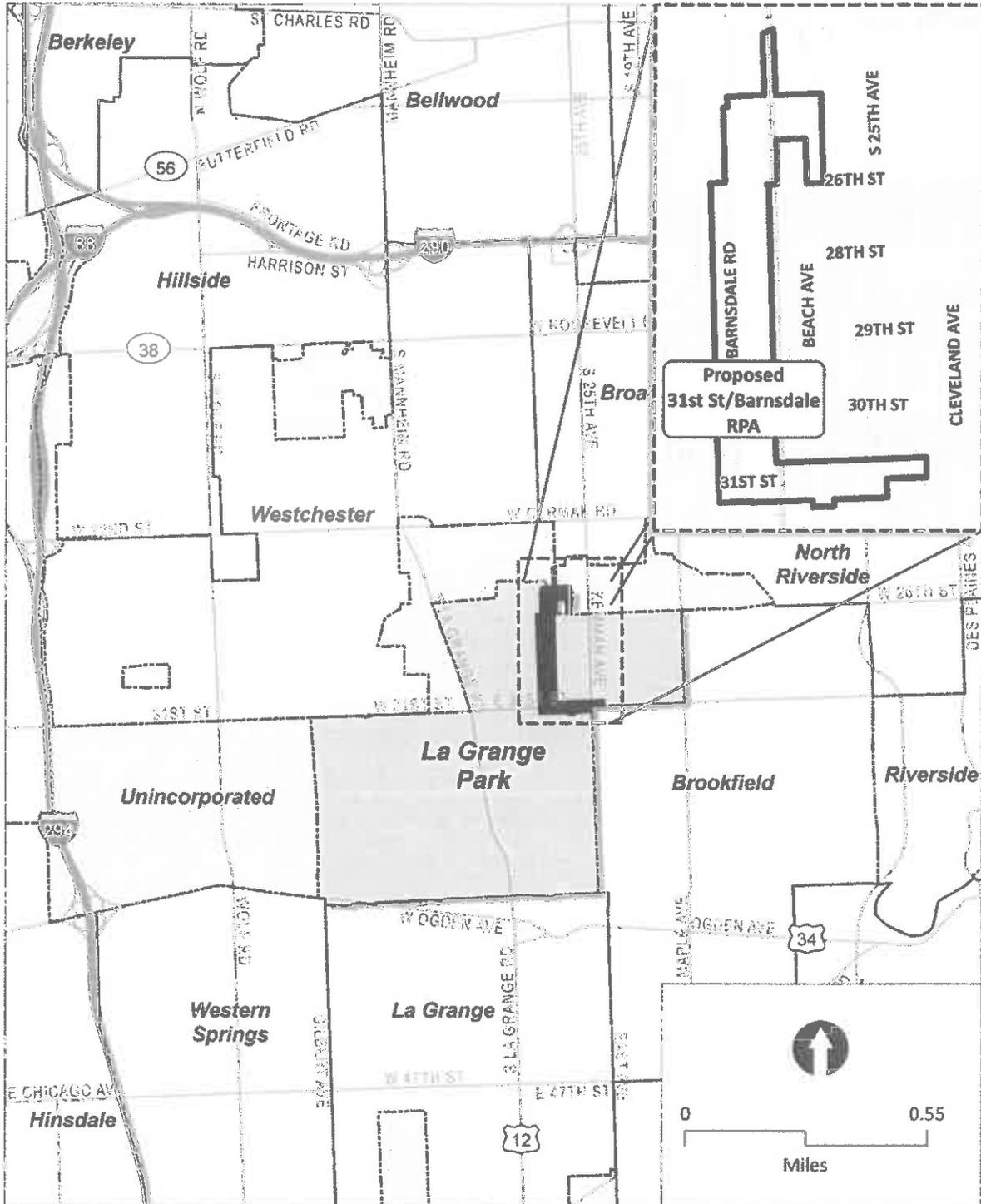
The overall pattern of land use in the 31st Street/Barnsdale RPA is shown in **Map 3** on page 10.

Limitations of the Eligibility Study and Consultant Responsibilities

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

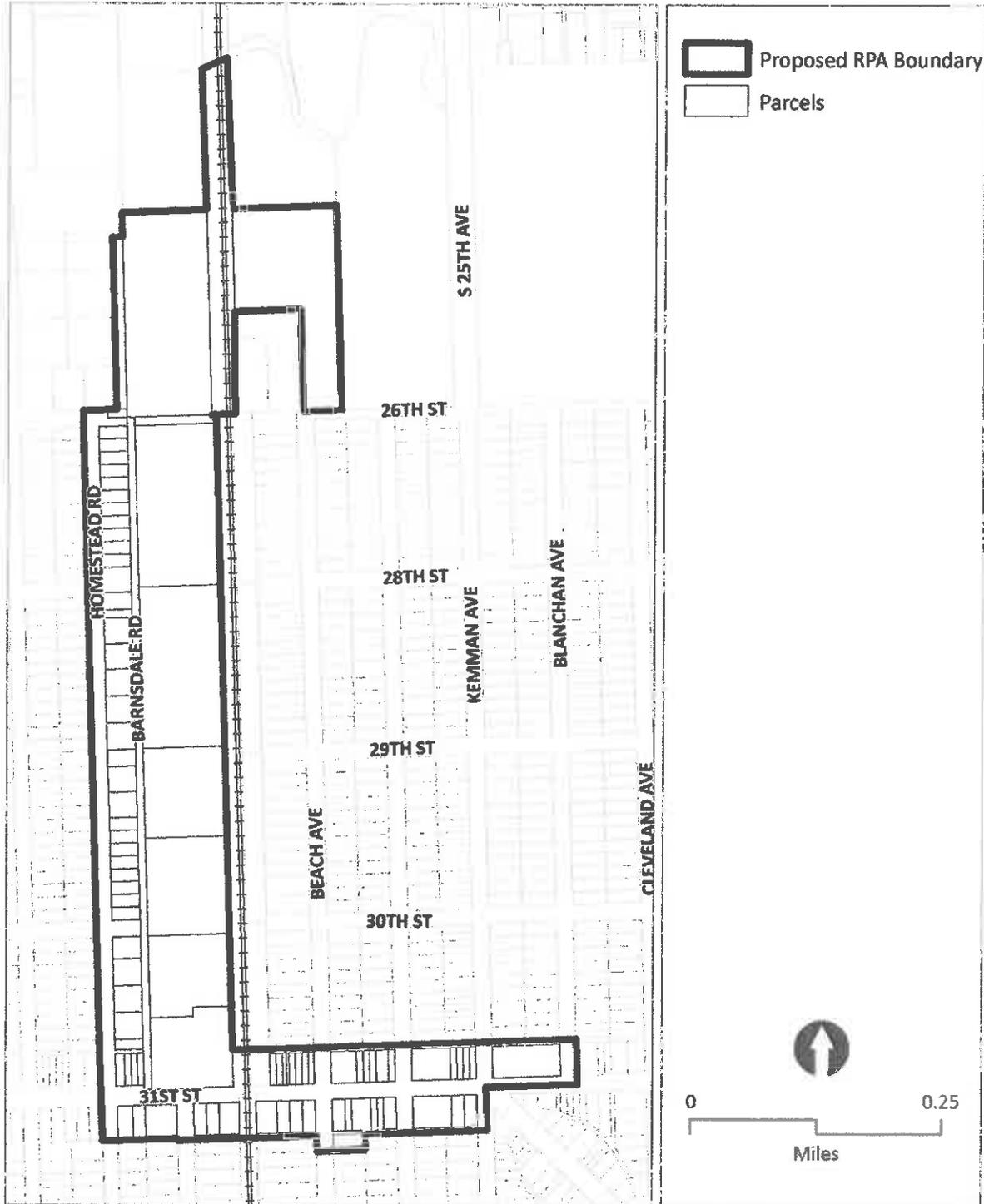
This Eligibility Study and Redevelopment Plan and Project document summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in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

Map 1: Context Map



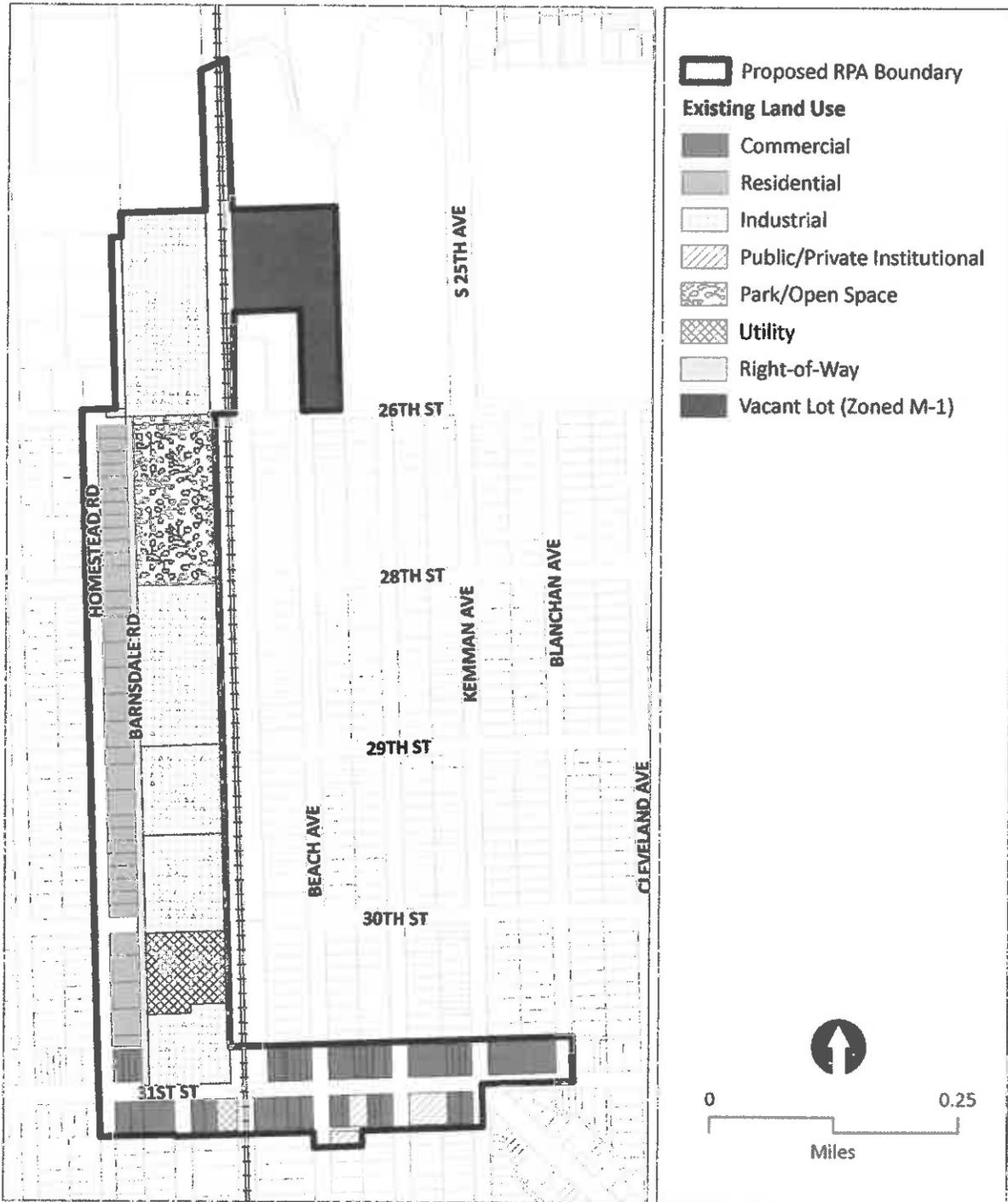
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 2: Proposed RPA Boundary Map



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

Map 3: Existing Land Use



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

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

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

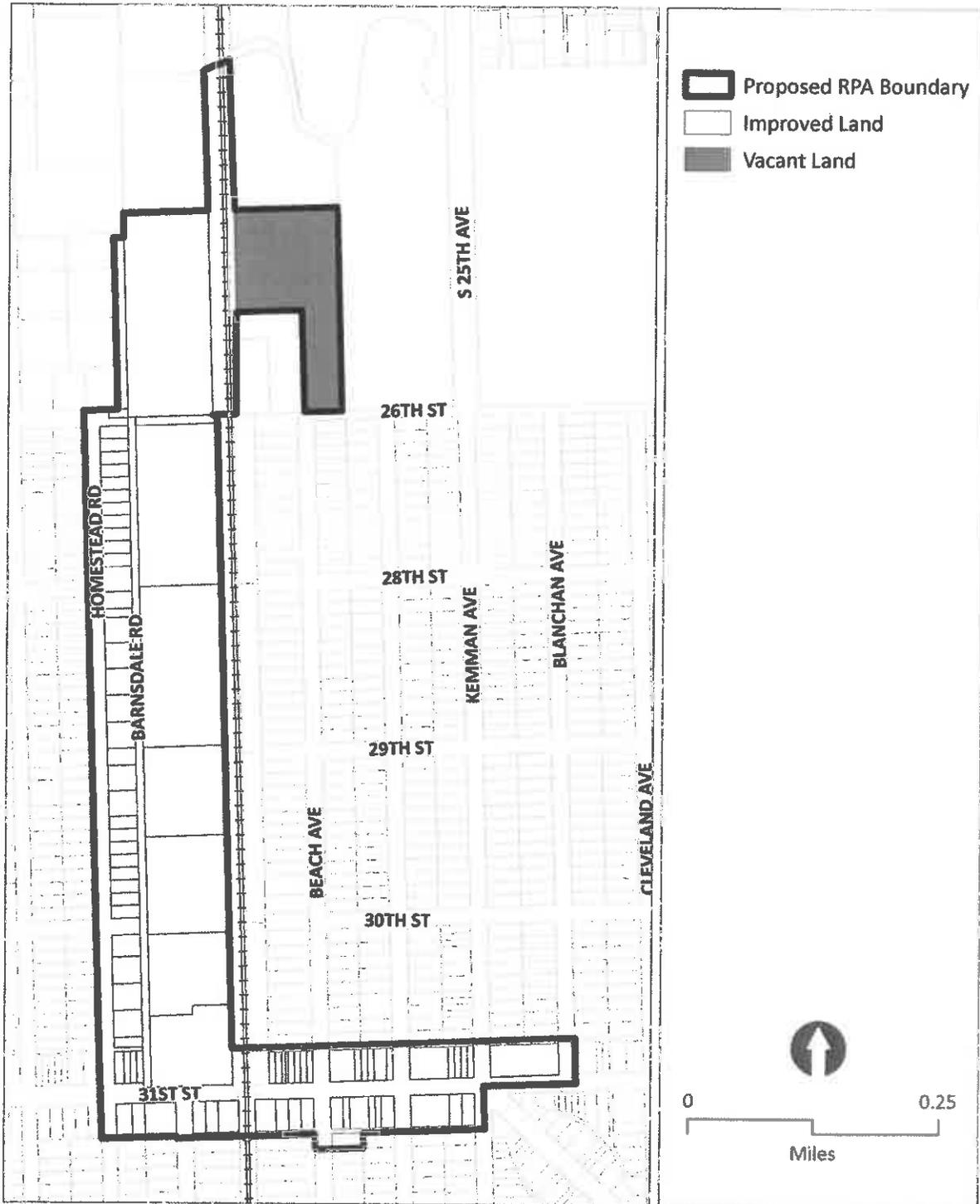
"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating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

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

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

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

Map 4: Improved versus Vacant Parcels



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

Factors for Improved Areas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Factors for Vacant Land

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

ONE-FACTOR TEST

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

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

TWO-FACTOR TEST

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

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

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

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

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

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

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

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

Methodology Overview and Determination of Eligibility

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

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

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

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

Conservation Area Findings – Improved Parcels

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

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

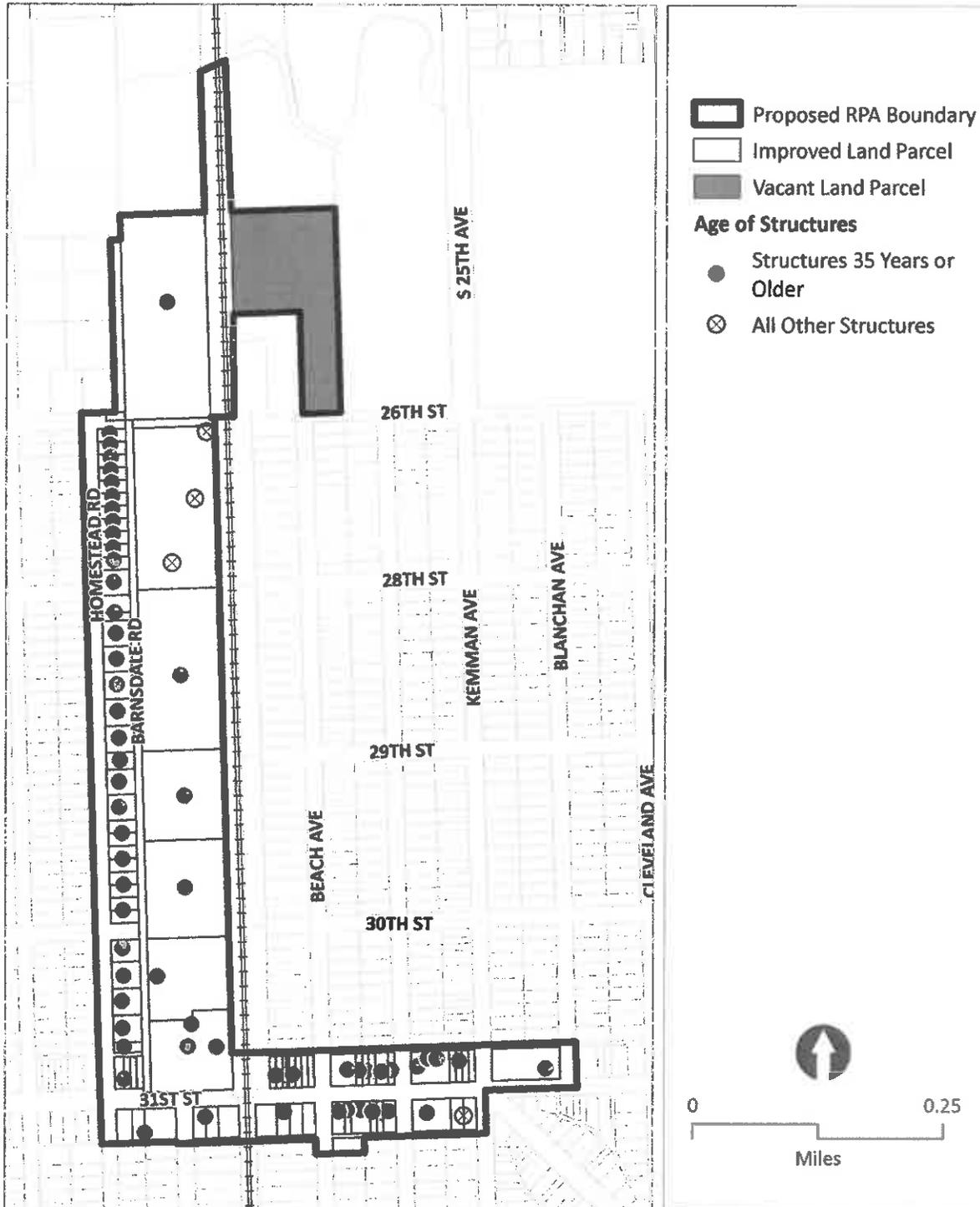
In addition, our research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

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

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

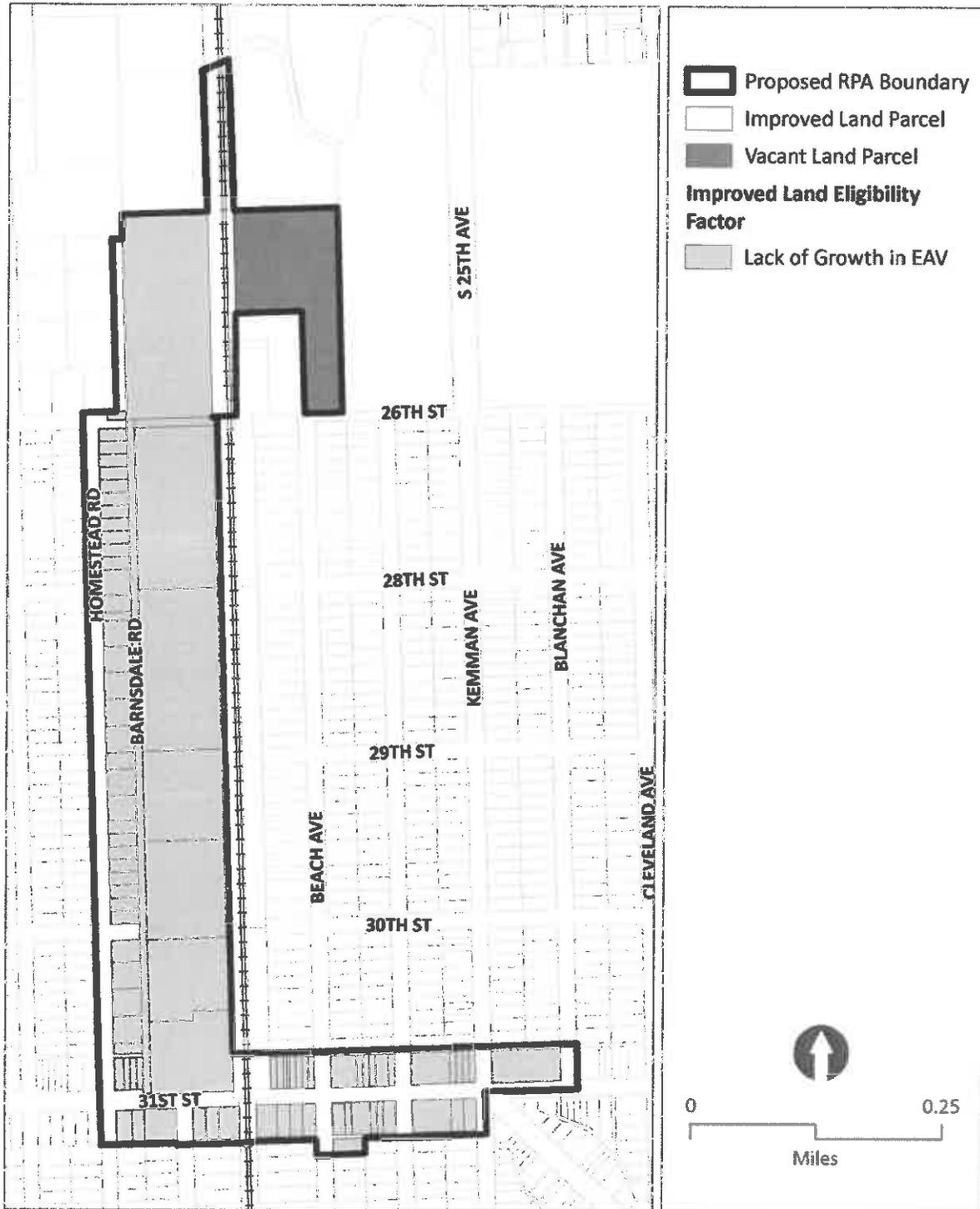
Maps 6A through **6D** illustrate the distribution of eligibility factors found within the RPA by indicating each parcel where the respective factors were found to be present to a meaningful degree. The sections that follow **Maps 6A** through **6D** summarize our research as it pertains to each of the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

Map 5: Improved Factor - Age



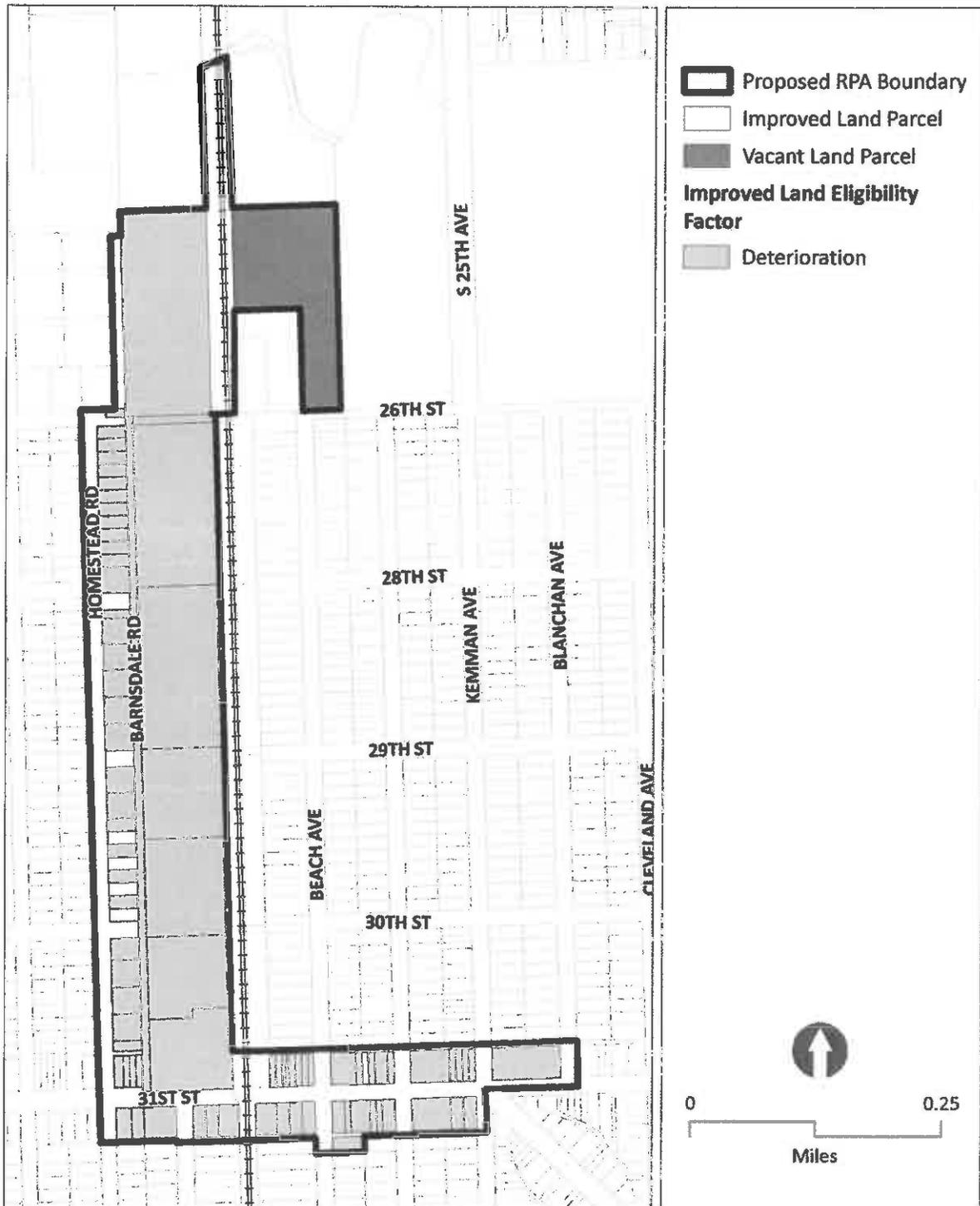
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

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



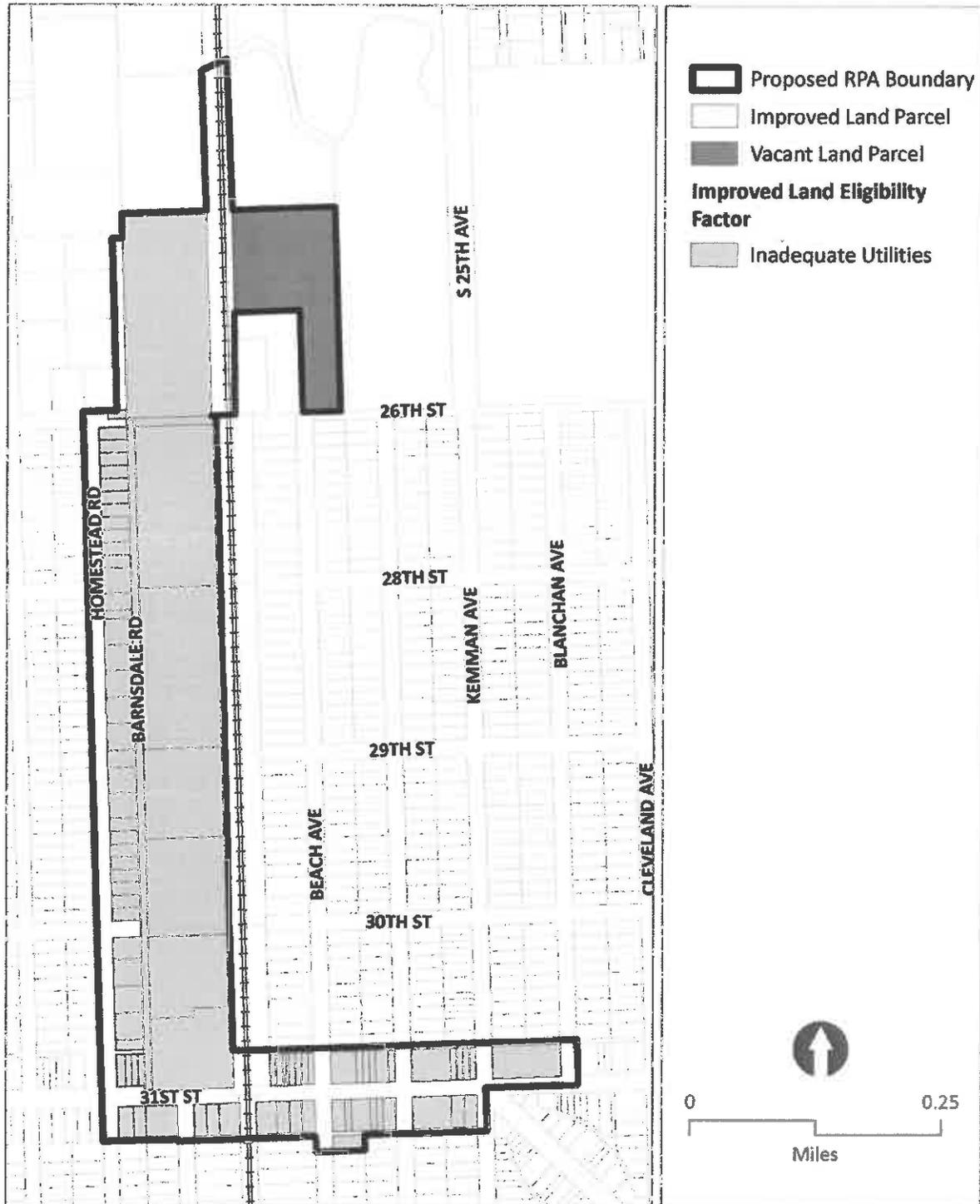
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6B: Improved Factor – Deterioration



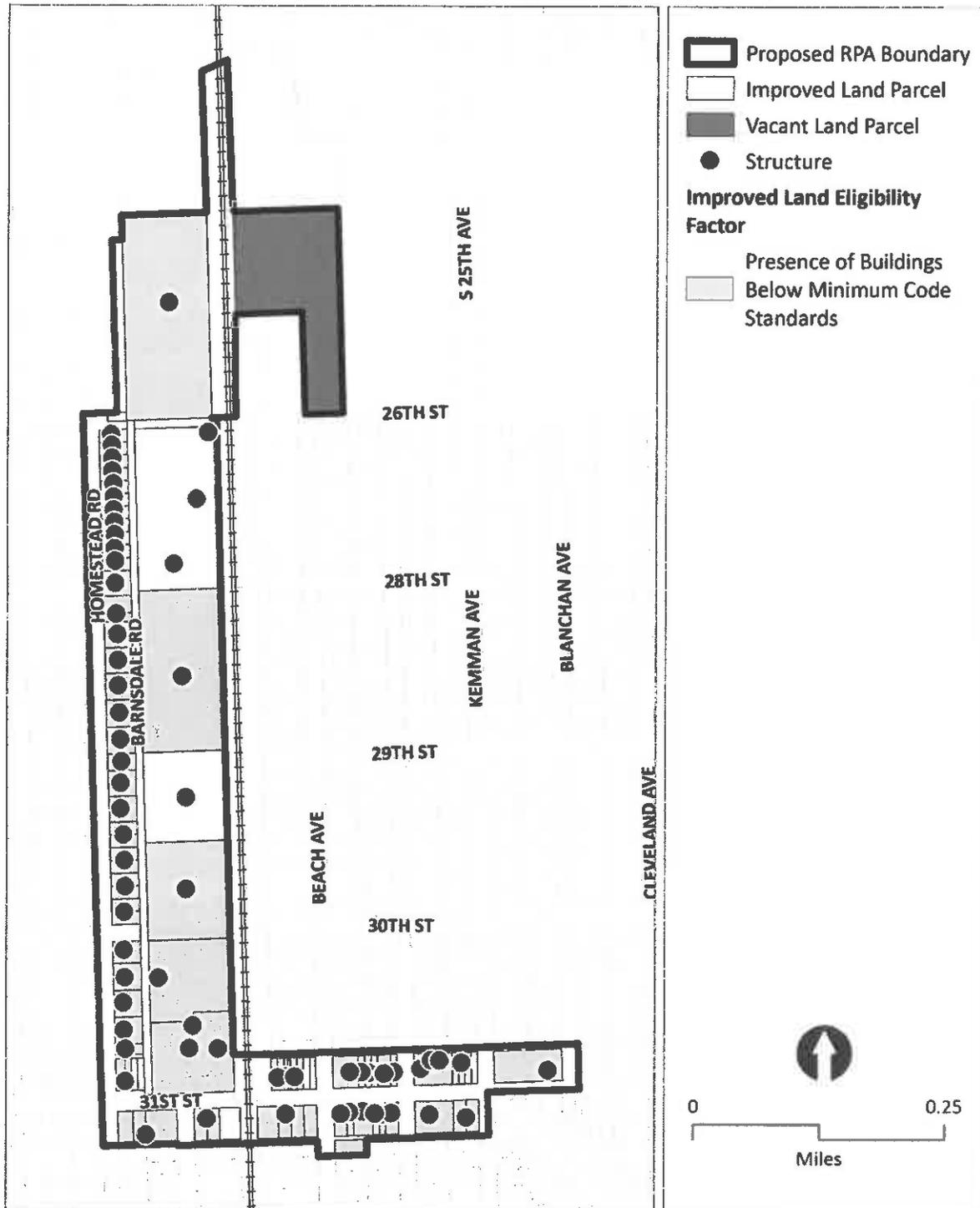
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6C: Improved Factor - Inadequate Utilities



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

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



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

1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

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

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

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

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

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

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

2. DETERIORATION

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

3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

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

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

4. INADEQUATE UTILITIES

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

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

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

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

Blighted Area Findings – Vacant Parcels

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

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

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

1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

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

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

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

Table 2: Percent Change in Annual EAV for Vacant Parcels

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

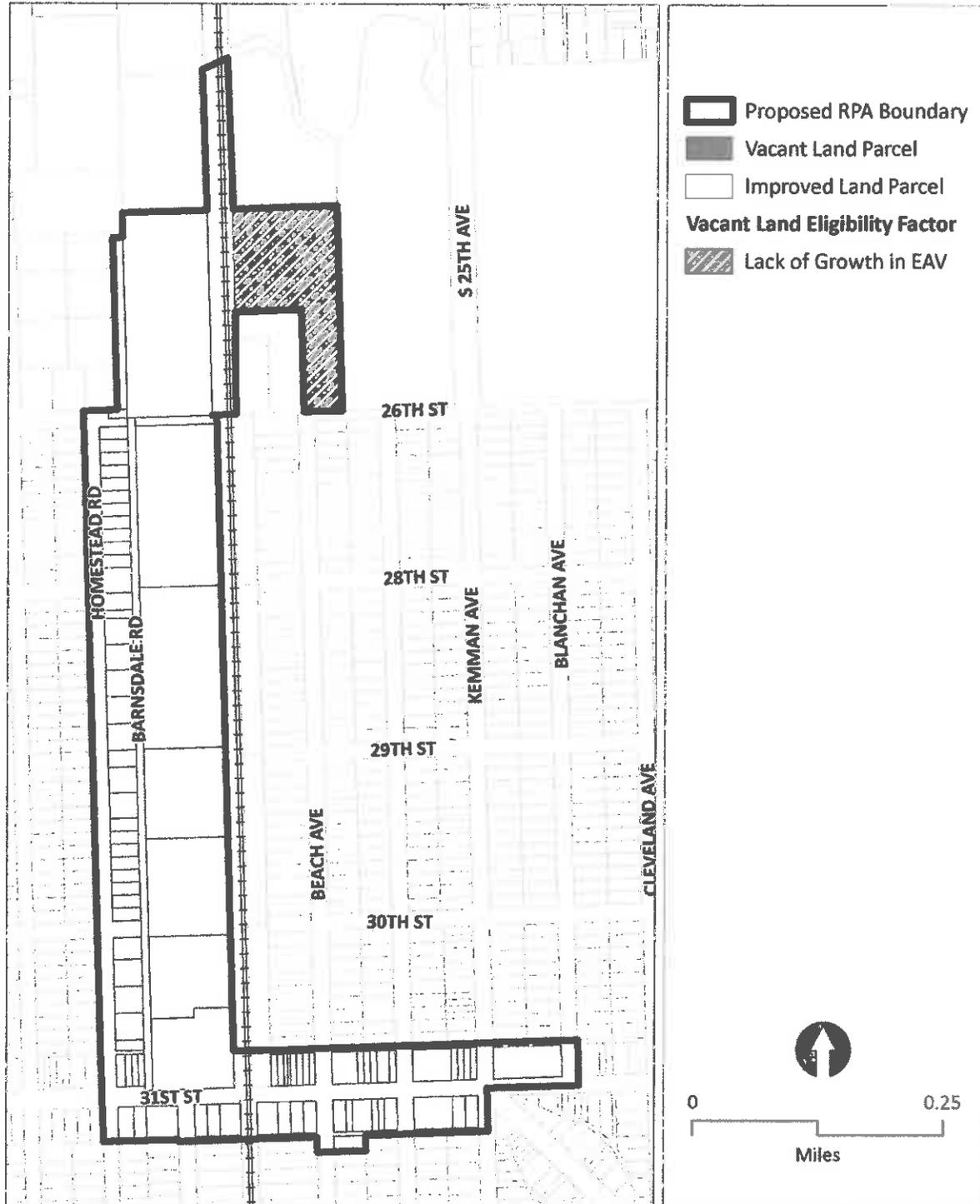
Source: Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; Cook County Assessor's Office; SB Friedman

2. OBSOLETE PLATTING

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

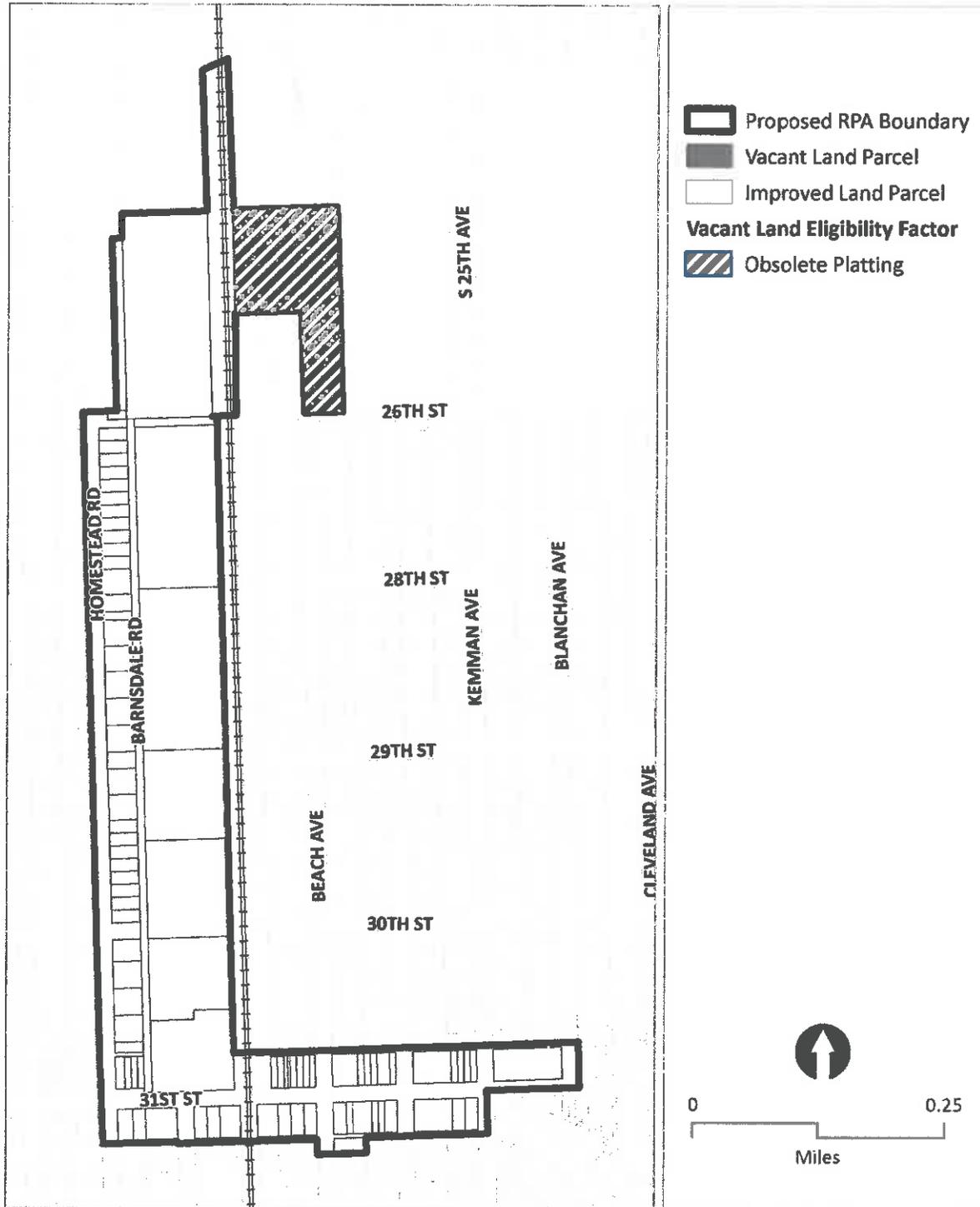
This factor was found to be present on the one vacant land parcel, or 100% of the vacant land area within the RPA.

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



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

Map 7B: Vacant Factor – Obsolete Platting



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

4. Redevelopment Plan and Project

Redevelopment Needs of the 31st Street/Barnsdale RPA

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

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

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

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

Goals, Objectives and Strategies

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

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

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

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

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

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

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

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

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

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

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

Proposed Future Land Use

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

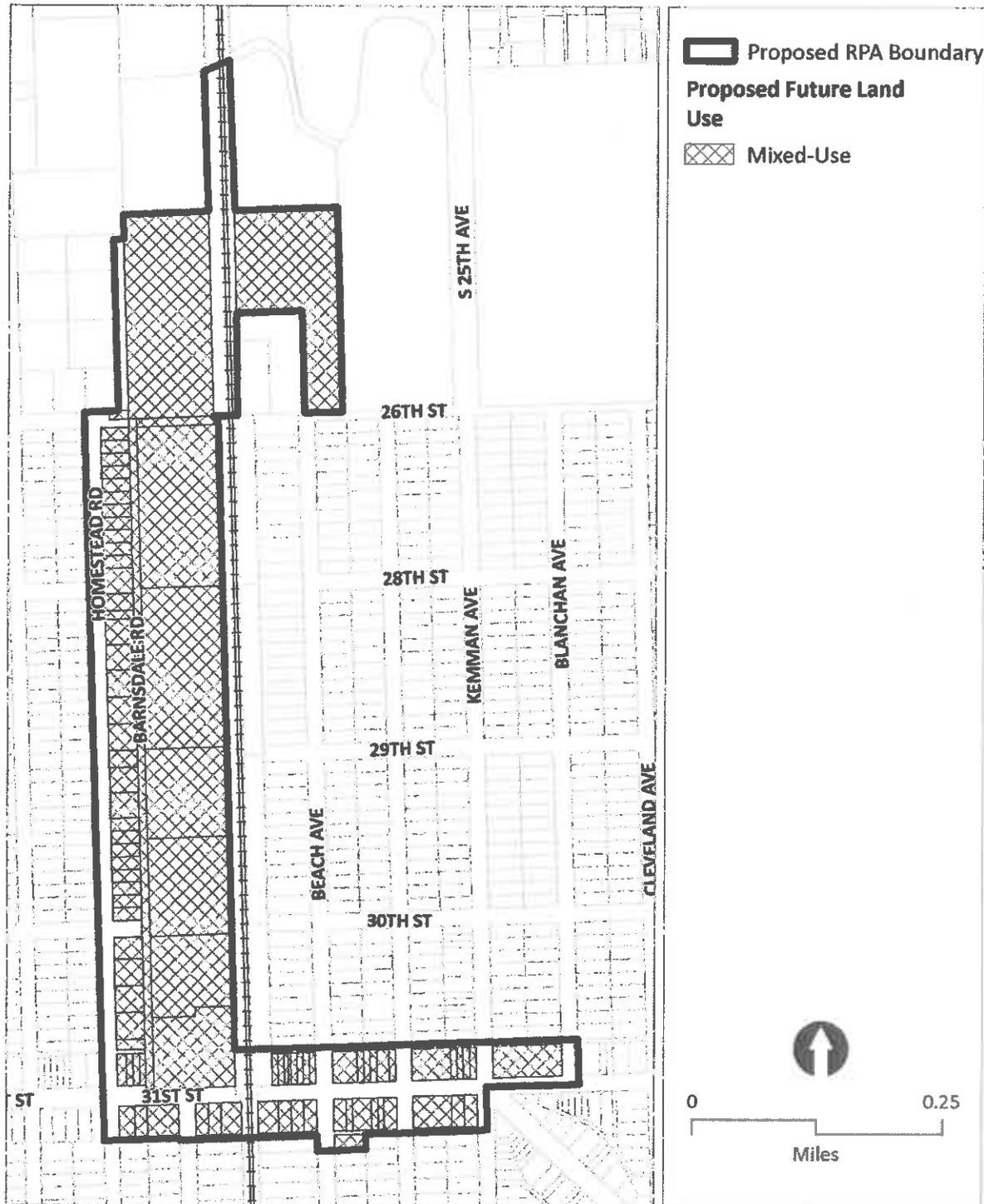
The proposed land uses are detailed in **Map 8**, which shows a mixed-use designation throughout the RPA. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the RPA, in a manner that is consistent with the 2006 Comprehensive Plan and other Village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

- Commercial
- Industrial
- Residential

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

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

Map 8: Proposed Future Land Use



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

Housing Impact and Related Matters

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

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

5. Financial Plan

Eligible Costs

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

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

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

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

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

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

Estimated Redevelopment Project Costs

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

Table 3: Estimated TIF-Eligible Redevelopment Project Costs

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

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

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

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

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

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

Phasing and Scheduling of the Redevelopment

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

Sources of Funds to Pay Costs

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

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

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

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

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

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

Issuance of Obligations

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

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

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

Most Recent Equalized Assessed Value of Properties in the RPA

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

Anticipated Equalized Assessed Value

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

6. Required Findings and Tests

Lack of Growth and Private Investment

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

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

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

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

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

Table 4: Percent Change In Annual EAV for All RPA Parcels

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

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

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

But for...

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

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

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

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

Conformance to the Plans of the Village

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

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

Estimated Dates of Completion

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

Financial Impact of the Redevelopment Project

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

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

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

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

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

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

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

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

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

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

7. Provisions for Amending Action Plan

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

8. Commitment to Fair Employment Practices and Affirmative Action Plan

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

Appendix 1: Boundary Legal Description

Of Property Described As:

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

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

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
23. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO A POINT BEING 632 FEET WEST OF THE EAST LINE OF THEREOF, BEING ALSO THE CENTER LINE OF BEACH AVENUE EXTENDED NORTH;
24. THENCE NORTH ALONG SAID CENTER LINE OF BEACH AVENUE EXTENDED NORTH TO A LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
25. THENCE WEST ALONG SAID LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD;

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

Appendix 2: Summary of EAV (by PIN)

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

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

Record #	PIN	2015 EAV
74	15-28-413-019-0000	125,518
75	15-28-413-020-0000	90,393
76	15-28-413-021-1001	19,480
77	15-28-413-021-1002	25,407
78	15-28-413-021-1003	25,407
79	15-28-413-021-1004	25,631
80	15-28-413-021-1005	25,836
81	15-28-413-021-1006	25,407
82	15-28-413-021-1007	25,407
83	15-28-413-021-1008	25,836
84	15-28-413-022-1001	17,588
85	15-28-413-022-1002	17,588
86	15-28-413-022-1003	17,588
87	15-28-413-022-1004	14,597
88	15-28-413-022-1005	17,588
89	15-28-413-022-1006	17,588
90	15-28-413-022-1007	14,597
91	15-28-413-022-1008	17,588
92	15-28-413-023-1001	-
93	15-28-413-023-1002	18,151
94	15-28-413-023-1003	18,172
95	15-28-413-023-1004	23,440
96	15-28-413-023-1005	23,325
97	15-28-413-023-1006	18,151
98	15-28-413-023-1007	18,151
99	15-28-413-023-1008	23,440
100	15-28-413-023-1009	-
101	15-28-413-023-1010	-
102	15-28-413-023-1011	5,150
103	15-28-413-023-1012	5,150
104	15-28-413-023-1013	5,150
105	15-28-413-023-1014	5,150
106	15-28-413-023-1015	5,150
107	15-28-413-023-1016	5,150
108	15-28-413-023-1017	5,150
109	15-28-413-023-1018	5,150
110	15-28-413-023-1019	5,150
111	15-28-413-023-1020	5,150
112	15-28-420-005-0000	36,174
113	15-28-420-006-0000	36,174

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

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

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

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

Ordinance No. _____

**AN ORDINANCE OF VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,
DESIGNATING THE PROPOSED 31ST STREET/BARNSDALE REDEVELOPMENT
PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interests of the citizens of the Village of La Grange Park, Cook County, Illinois (the “*Village*”), for the Village to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Project as set forth in the 31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project (the “*Plan*”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “*Project Area*”), described in *Section 1* of this Ordinance; and,

WHEREAS, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 10th day of January, 2017, at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois, and it is now necessary and desirable to designate the Project Area as a “redevelopment project area” pursuant to the TIF Act.

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

Section 1. Area Designated. The Project Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a

redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of Cook County (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Project Area is 2015. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Project Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3. Transmittal to County Clerk. The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Project Area, a map of the Project Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Project Area, and a list of the parcel tax identification numbers for each parcel property included in the Project Area.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 24th day of January, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this 24th day of January, 2017.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2017

Exhibit A

PROPOSED 31ST- BARNSDALE TIF DISTRICT – LA GRANGE PARK, IL

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

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Chicago Guarantee Survey Company
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11. THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES TO THE NORTH LINE THEREOF;
12. THENCE WEST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF HOMESTEAD ROAD;
13. THENCE NORTH ALONG SAID WEST LINE OF HOMESTEAD ROAD TO THE NORTH LINE OF 26TH STREET;
14. THENCE EAST ALONG SAID NORTH LINE OF 26TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
15. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE NORTH LINE THEREOF;
16. THENCE EAST ALONG SAID NORTH LINE OF BARNSDALE ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
17. THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 28 TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
18. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK TO A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
19. THENCE NORTH ALONG SAID LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE CENTER LINE OF SALT CREEK;
20. THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF SALT CREEK TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
21. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;

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22. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE EAST LINE OF LOT 1 AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
23. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO A POINT BEING 632 FEET WEST OF THE EAST LINE OF THEREOF, BEING ALSO THE CENTER LINE OF BEACH AVENUE EXTENDED NORTH;
24. THENCE NORTH ALONG SAID CENTER LINE OF BEACH AVENUE EXTENDED NORTH TO A LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
25. THENCE WEST ALONG SAID LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD;
26. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
27. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
28. THENCE SOUTH ALONG SAID WEST LINE OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31ST STREET;
29. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31ST STREET TO THE EAST LINE OF BLANCHAN AVENUE;
30. THENCE SOUTH ALONG SAID EAST LINE OF BLANCHAN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 31ST STREET, BEING ALSO THE NORTH LINE OF SECTION 33 AFORESAID;

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31. THENCE WEST ALONG SAID CENTER LINE OF 31ST STREET AND THE NORTH LINE OF SECTION 33 TO ITS INTERSECTION WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID, AND THE POINT OF BEGINNING;

32. IN COOK COUNTY, ILLINOIS.

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Exhibit B



-  Proposed RPA Boundary
-  Parcels



Exhibit C

Appendix 2: Summary of EAV (by PIN)

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

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

Record #	PIN	2015 EAV
74	15-28-413-019-0000	125,518
75	15-28-413-020-0000	90,393
76	15-28-413-021-1001	19,480
77	15-28-413-021-1002	25,407
78	15-28-413-021-1003	25,407
79	15-28-413-021-1004	25,631
80	15-28-413-021-1005	25,836
81	15-28-413-021-1006	25,407
82	15-28-413-021-1007	25,407
83	15-28-413-021-1008	25,836
84	15-28-413-022-1001	17,588
85	15-28-413-022-1002	17,588
86	15-28-413-022-1003	17,588
87	15-28-413-022-1004	14,597
88	15-28-413-022-1005	17,588
89	15-28-413-022-1006	17,588
90	15-28-413-022-1007	14,597
91	15-28-413-022-1008	17,588
92	15-28-413-023-1001	-
93	15-28-413-023-1002	18,151
94	15-28-413-023-1003	18,172
95	15-28-413-023-1004	23,440
96	15-28-413-023-1005	23,325
97	15-28-413-023-1006	18,151
98	15-28-413-023-1007	18,151
99	15-28-413-023-1008	23,440
100	15-28-413-023-1009	-
101	15-28-413-023-1010	-
102	15-28-413-023-1011	5,150
103	15-28-413-023-1012	5,150
104	15-28-413-023-1013	5,150
105	15-28-413-023-1014	5,150
106	15-28-413-023-1015	5,150
107	15-28-413-023-1016	5,150
108	15-28-413-023-1017	5,150
109	15-28-413-023-1018	5,150
110	15-28-413-023-1019	5,150
111	15-28-413-023-1020	5,150
112	15-28-420-005-0000	36,174
113	15-28-420-006-0000	36,174

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

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

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

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

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 VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, DESIGNATING THE PROPOSED 31ST STREET/BARNSDALE REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT”

which was adopted by the President and Board of Trustees of the Village of La Grange Park on the _____ day of _____, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of La Grange Park this _____ day of _____, 2017.

Amanda Seidel, Village Clerk

AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 31ST STREET/BARNSDALE REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interests of the citizens of the Village of La Grange Park, Cook County, Illinois (the “*Village*”), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

WHEREAS, pursuant to the TIF Act, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore approved the 31st Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project (the “*Plan*”) for the 31st Street/Barnsdale Redevelopment Project Area (the “*Project Area*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the Project Area as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

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

Section 1. Tax Increment Adoption. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Project Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Plan costs and obligations issued in respect thereto have been paid, shall be divided as follows:

- (a) That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Project Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.
- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the “Village of La Grange Park, Illinois, 31st Street/Barnsdale Redevelopment Project Area Special Tax Allocation Fund” of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 24th day of January, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this 24th day of January, 2017.

Village President

Attest:

Village Clerk

Exhibit A

PROPOSED 31ST- BARNSDALE TIF DISTRICT – LA GRANGE PARK, IL

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

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11. THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES TO THE NORTH LINE THEREOF;
12. THENCE WEST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF HOMESTEAD ROAD;
13. THENCE NORTH ALONG SAID WEST LINE OF HOMESTEAD ROAD TO THE NORTH LINE OF 26TH STREET;
14. THENCE EAST ALONG SAID NORTH LINE OF 26TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
15. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE NORTH LINE THEREOF;
16. THENCE EAST ALONG SAID NORTH LINE OF BARNSDALE ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
17. THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 28 TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
18. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK TO A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
19. THENCE NORTH ALONG SAID LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE CENTER LINE OF SALT CREEK;
20. THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF SALT CREEK TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
21. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;

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22. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE EAST LINE OF LOT 1 AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
23. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO A POINT BEING 632 FEET WEST OF THE EAST LINE OF THEREOF, BEING ALSO THE CENTER LINE OF BEACH AVENUE EXTENDED NORTH;
24. THENCE NORTH ALONG SAID CENTER LINE OF BEACH AVENUE EXTENDED NORTH TO A LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
25. THENCE WEST ALONG SAID LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD;
26. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
27. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
28. THENCE SOUTH ALONG SAID WEST LINE OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31ST STREET;
29. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31ST STREET TO THE EAST LINE OF BLANCHAN AVENUE;
30. THENCE SOUTH ALONG SAID EAST LINE OF BLANCHAN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 31ST STREET, BEING ALSO THE NORTH LINE OF SECTION 33 AFORESAID;

Order No. 2016-22934
 Ordered By: SB Friedman & Co.
 September 6, 2016, rev Sept. 19, 2016

Chicago Guarantee Survey Company
 4505 N. Elston Ave.
 Chicago, Illinois 60630

31. THENCE WEST ALONG SAID CENTER LINE OF 31ST STREET AND THE NORTH LINE OF SECTION 33 TO ITS INTERSECTION WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID, AND THE POINT OF BEGINNING;

32. IN COOK COUNTY, ILLINOIS.

Order No. 2016-22934
Ordered By: SB Friedman & Co.
September 6, 2016, rev Sept. 19, 2016

Chicago Guarantee Survey Company
4505 N. Elston Ave.
Chicago, Illinois 60630

Exhibit B

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, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 31ST STREET/BARNSDALE REDEVELOPMENT PROJECT AREA”

which was adopted by the President and Board of Trustees of the Village of La Grange Park on the _____ day of _____, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of La Grange Park this _____ day of _____, 2017.

Amanda Seidel, Village Clerk

Village Board Agenda Memo

Date: January 10, 2017
To: Village President & Board of Trustees
From: Emily Rodman, Assistant Village Manager *ER*
Julia Cedillo, Village Manager *JC*
RE: Village Market Tax Increment Financing District

GENERAL BACKGROUND

In accordance with the TIF Act, the Village is required to adopt certain ordinances designating the Redevelopment Project Area, approving the Eligibility Study and Redevelopment Project Area Plan and adopting tax increment allocation financing. The required ordinances have been drafted by the Village's legal counsel, Kathleen Field Orr, and have been reviewed by the Joint Review Board, as required by the TIF Act.

STAFF RECOMMENDATION

In concert with the Village's legal counsel, Kathleen Field Orr & Associates, staff recommends adopting the attached ordinances establishing a TIF District for the area referred to as Village Market.

MOTION/ACTION REQUESTED

These items are for discussion only. If there is consensus by the Village Board, these items will be placed on the January 24, 2017 Village Board Meeting agenda.

Motion to adopt:

- 1. An Ordinance of the Village of La Grange Park, Cook County, Illinois, Approving the Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project.***
- 2. An Ordinance of the Village of La Grange Park, Cook County, Illinois, Designating the Proposed Village Market Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.***
- 3. An Ordinance of the Village of La Grange Park, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Village Market Redevelopment Project Area.***

DOCUMENTATION

- Ordinance of the Village of La Grange Park, Cook County, Illinois, Approving the Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study and Redevelopment Plan and Project.

- **Ordinance of the Village of La Grange Park, Cook County, Illinois, Designating the Proposed Village Market Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.**
- **Ordinance of the Village of La Grange Park, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Village Market Redevelopment Project Area.**

AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, APPROVING THE VILLAGE MARKET REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT

WHEREAS, the President and Board of Trustees (collectively, the “*Corporate Authorities*”) of the Village of La Grange Park, Cook County, Illinois (the “*Village*”), have determined that the stable economic and physical development of the Village is endangered by the presence of blighting factors as often manifested by obsolete structures, by progressive and advanced deterioration of structures and site improvements, structures below minimum code standards, excessive vacancies, inadequate utilities, and by a decline in the equalized assessed value, all of which impair the value of private investments, threaten the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, the blighting factors and conditions in certain parts of the Village need to be eradicated and redevelopment of the Village be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Village and the Taxing Districts; and,

WHEREAS, the Village has authorized an eligibility study to determine whether the proposed Village Market Redevelopment Project Area (the “*Project Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide assistance in order to encourage private investment and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Project Area; and,

WHEREAS, the Village has been advised by SB Friedman, in August of 2016, that the Project Area qualifies as a “redevelopment project area” as a “conservation area” under Section 11-74.4-3 of the TIF Act; and,

WHEREAS, it is therefore concluded by the Corporate Authorities that the Project Area remains qualified as a “conservation area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

WHEREAS, the Village has further caused the preparation of and made available for public inspection the Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project (the “*Plan*”); and,

WHEREAS, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs for the Project Area, evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Project Area on and the minimal demand, if any, for services from any taxing district affected by the Plan, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Project Area, an estimate as to the equalized assessed valuation after redevelopment, the general land uses to apply in the Project Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan accordingly complies in all respects with the requirements of the TIF Act; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an Ordinance 1036 adopted on October 25, 2016, called a public hearing (the "*Hearing*") relative to the Plan and the designation of the Project Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 10th 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; and,

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on November 4th December 15th, and was published on December 21st and December 28th; and,

WHEREAS, the Village has established and published an "interested parties registry" for the Project Area in compliance with the requirements of the TIF Act; and,

WHEREAS, the Village gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

WHEREAS, the Village gave due notice of the availability of the Plan to all residents within 750 feet of the boundaries of the Project Area, in compliance with the requirements of the TIF Act; and,

WHEREAS, the Village convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of a proposed ordinance approving the Plan; and,

WHEREAS, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the Village proceed to implement the Plan and designate the Project Area as a redevelopment project area under the TIF Act; and,

WHEREAS, the Joint Review Board based its decision on the basis of the Project Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, and all as provided in Section 11-74.4-5(b) of the TIF Act; and,

WHEREAS, the Village held the Hearing on January 10th, 2017 at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois at 7:30 p.m.; and,

WHEREAS, at the Hearing, any interested party or affected Taxing District was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 10th day of January, 2017; and,

WHEREAS, the Plan sets forth the factors which cause the parcels in the Project Area to be a conservation area and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and are generally informed of the conditions in the Project Area which could cause the Project Area to be a “conservation area” as defined in the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area as a whole without the adoption of the proposed Plan and assistance as authorized by the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property and improvements thereon in the Project Area would be substantially benefited by the proposed Project improvements; and,

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Project Area on or the minimal demand, if any, for services from any Taxing District affected by the Plan and found that the redevelopment projects proposed by the Plan will not cause any significant financial impact or increased demand for facilities or services by any local taxing body; and,

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan of the Village for development as a whole and finds that the proposed Plan conforms to the comprehensive plan of the Village.

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: Findings. The Corporate Authorities hereby make the following findings:

- (a) The Project Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Project Area to be subject to designation as a redevelopment project area under the TIF Act and for the parcels included therein to be classified as a conservation area, as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- (d) The Plan conforms to the comprehensive plan for the development of the Village as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Plan is December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of the TIF Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Project Area as a redevelopment project area under the TIF Act was adopted.
- (f) The parcels of real property in the Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon which

will be substantially benefited by the proposed Project improvements are included in the Project Area.

Section 2: Exhibits Incorporated by Reference. The Plan entitled, *Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project*, dated September 30, 2016, which was the subject matter of the public hearing held on the 10th day of January, 2017, is hereby adopted and approved. A copy of the Plan, which incorporates the eligibility findings is attached as *Exhibit C*, attached hereto and incorporated herein.

Section 3: Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4: Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 24th day of January, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this 24th day of January, 2017.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2017

Exhibit A

**Legal Description
Village Market Redevelopment Project Area**

PROPOSED VILLAGE MARKET TIF DISTRICT – LA GRANGE PARK, IL

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

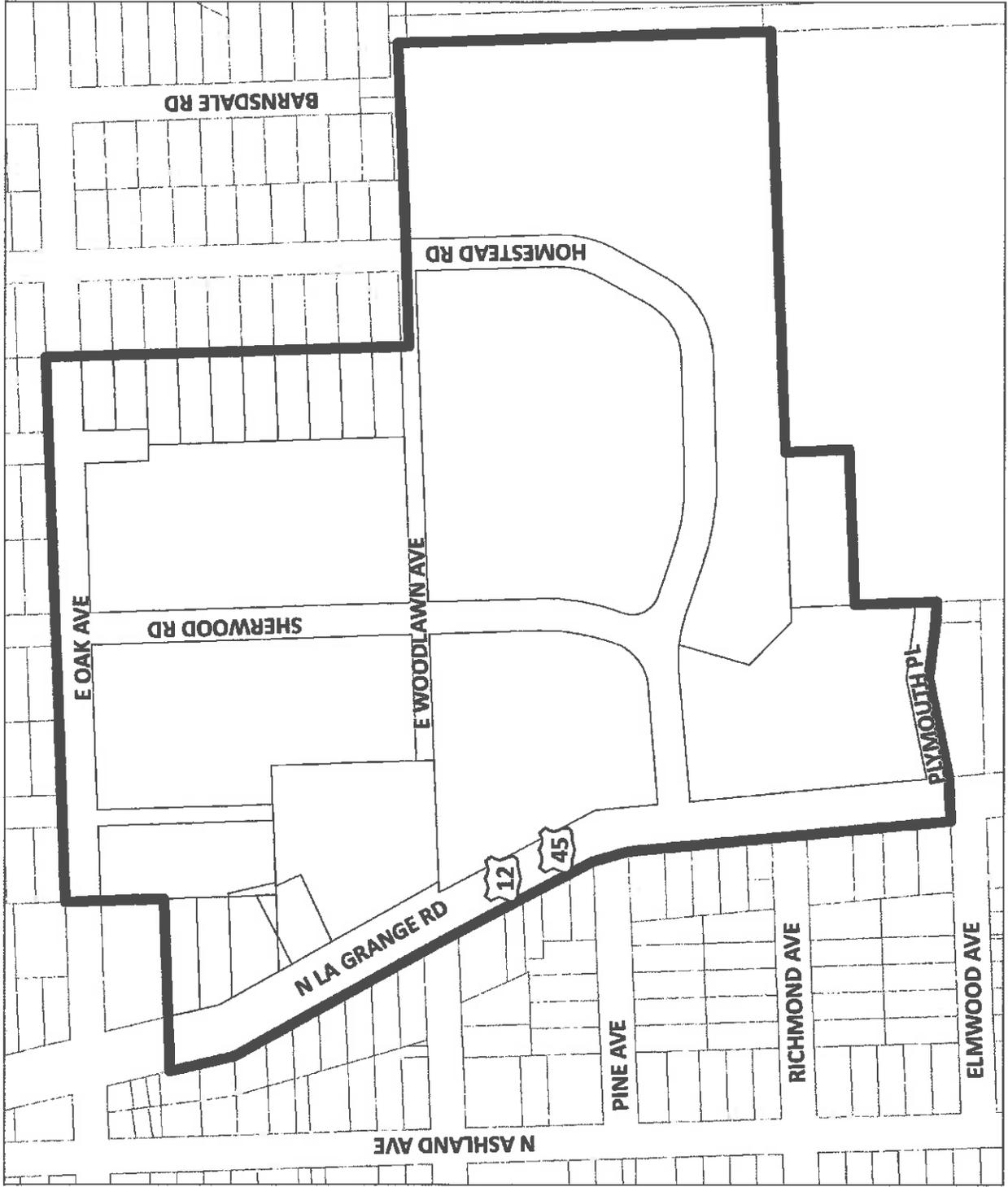
Order No. 2016-22796
Ordered By: SB Friedman & Co.
August 22, 2016, rev Sept. 2, 2016

Chicago Guarantee Survey Company
4505 N. Elston Ave.
Chicago, Illinois 60630

11. THENCE WEST ALONG SAID SOUTH LINE OF PLYMOUTH PLACE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF LA GRANGE ROAD;
12. THENCE NORTHWESTERLY ALONG SAID WEST LINE OF LA GRANGE ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
13. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION TO THE EAST LINE THEREOF, BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
14. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN LIBRARY CONSOLIDATION AND THE NORTHERLY EXTENSION THEREOF, AND WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID, TO ITS INTERSECTION WITH THE NORTH LINE OF OAK AVENUE, AND THE POINT OF BEGINNING;
15. IN COOK COUNTY, ILLINOIS.

Exhibit B

Village Market Redevelopment Project Area Boundary Map



 Proposed RPA Boundary
 Parcels

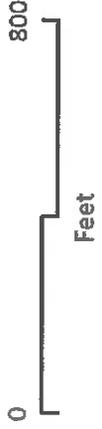


Exhibit C

**Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study,
and Redevelopment Plan and Project**

VILLAGE OF LA GRANGE PARK, IL

**Village Market
Redevelopment Project Area**

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

September 30, 2016

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

September 30, 2016

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

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

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

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1. Executive Summary

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

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

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

Determination of Eligibility

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

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

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

Redevelopment Plan Goal, Objectives and Strategies

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

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

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

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

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

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

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

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

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

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

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

Required Findings and Tests

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

FINDING 1:

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

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

FINDING 2:

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

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

FINDING 3:

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

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

FINDING 4:

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

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

2. Introduction

The Study Area

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

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

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

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

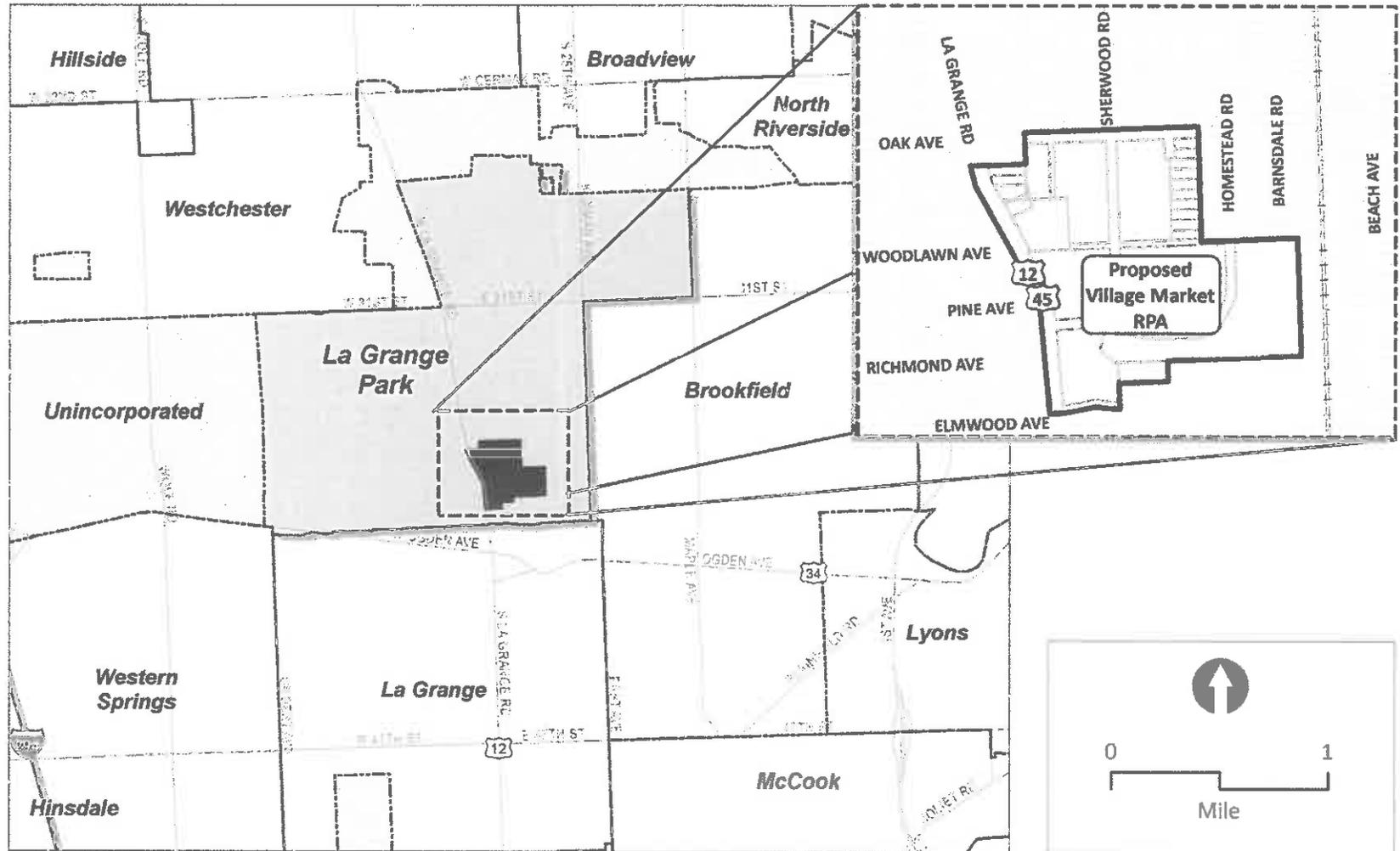
Existing Land Use

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

- Commercial
- Residential
- Park/Open Space

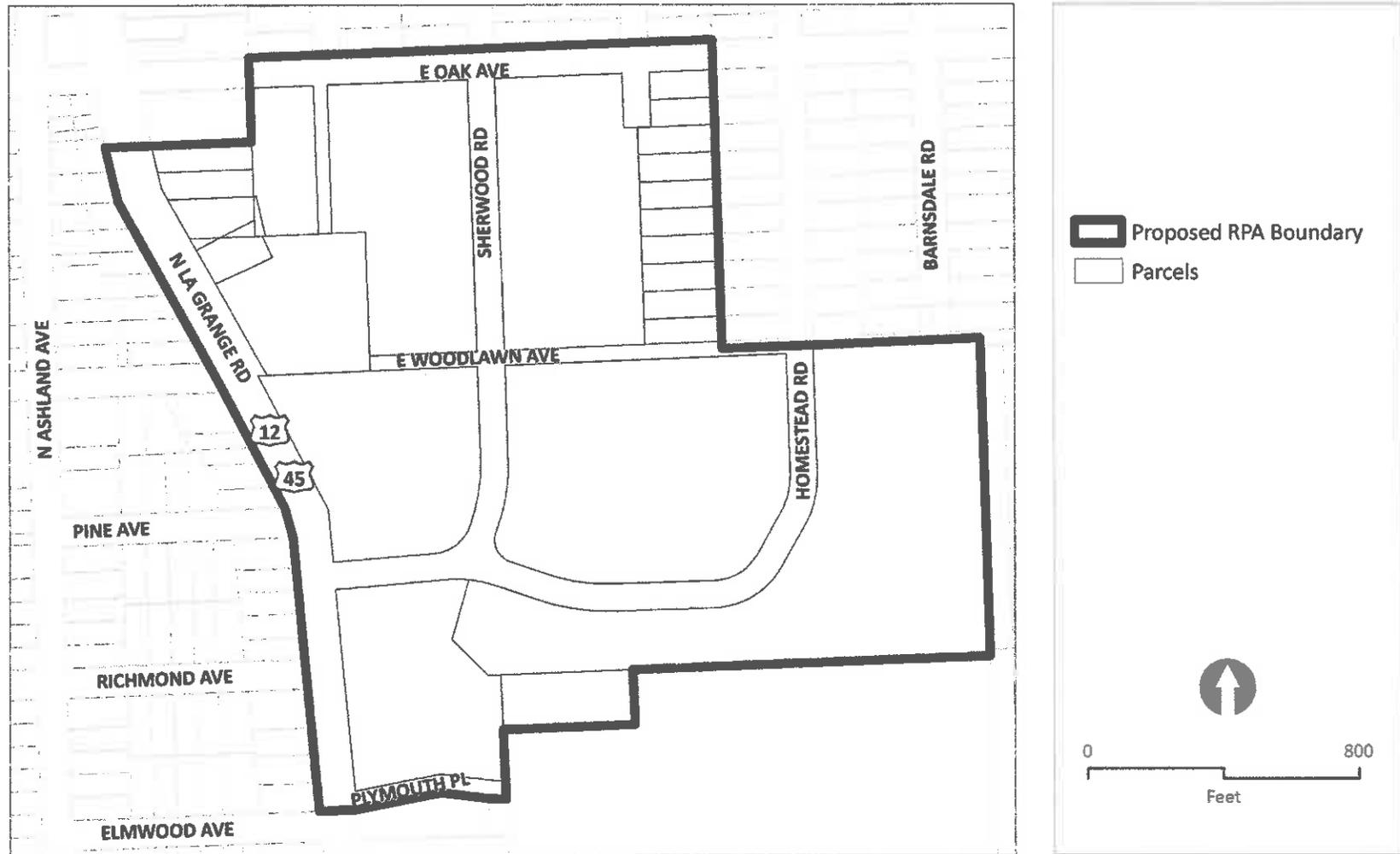
The overall pattern of land use in the Village Market RPA is shown in **Map 3** on page 8.

Map 1: Context Map



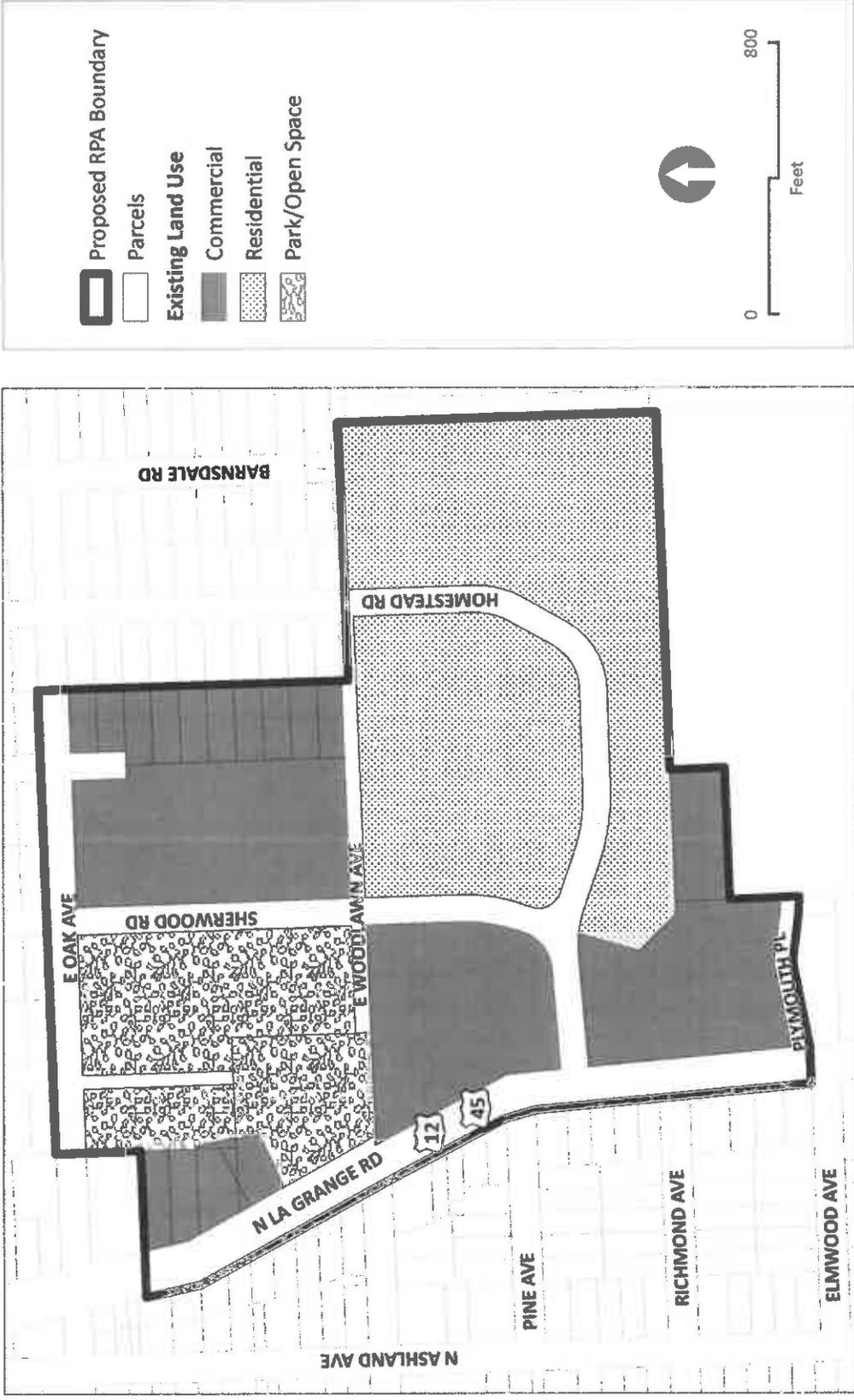
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 2: Proposed RPA Boundary Map



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

Map 3: Existing Land Use



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

Limitations of the Eligibility Study and Consultant Responsibilities

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

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

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

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

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

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

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

Factors for Improved Areas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Methodology Overview and Determination of Eligibility

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

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

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

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

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

Conservation Area Findings – Improved Parcels

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

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

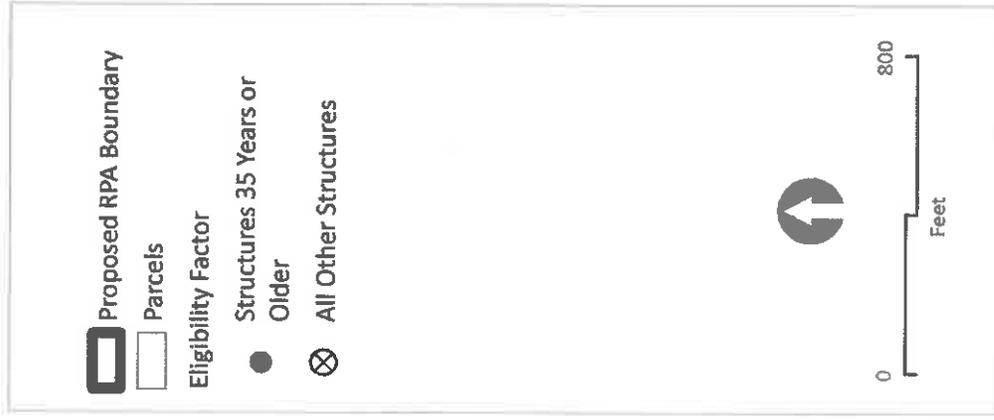
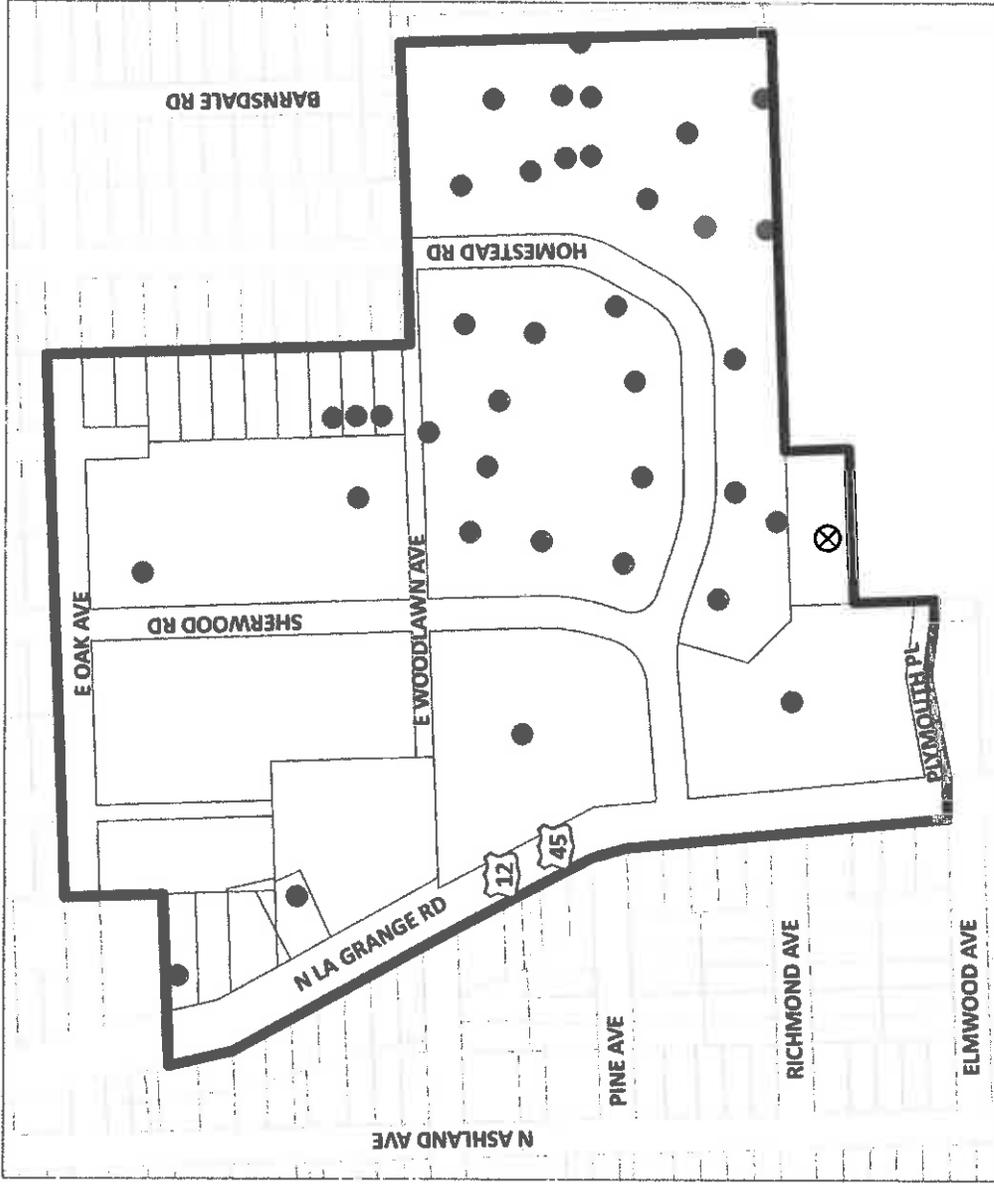
In addition, our research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

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

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

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

Map 4: Age



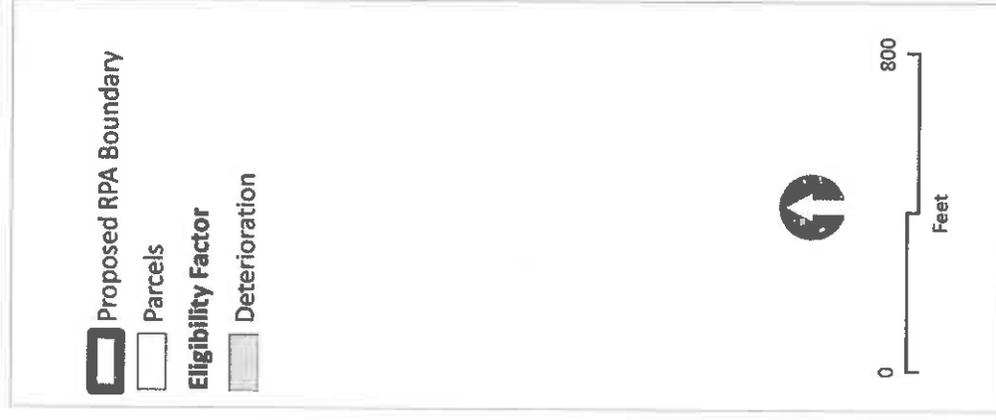
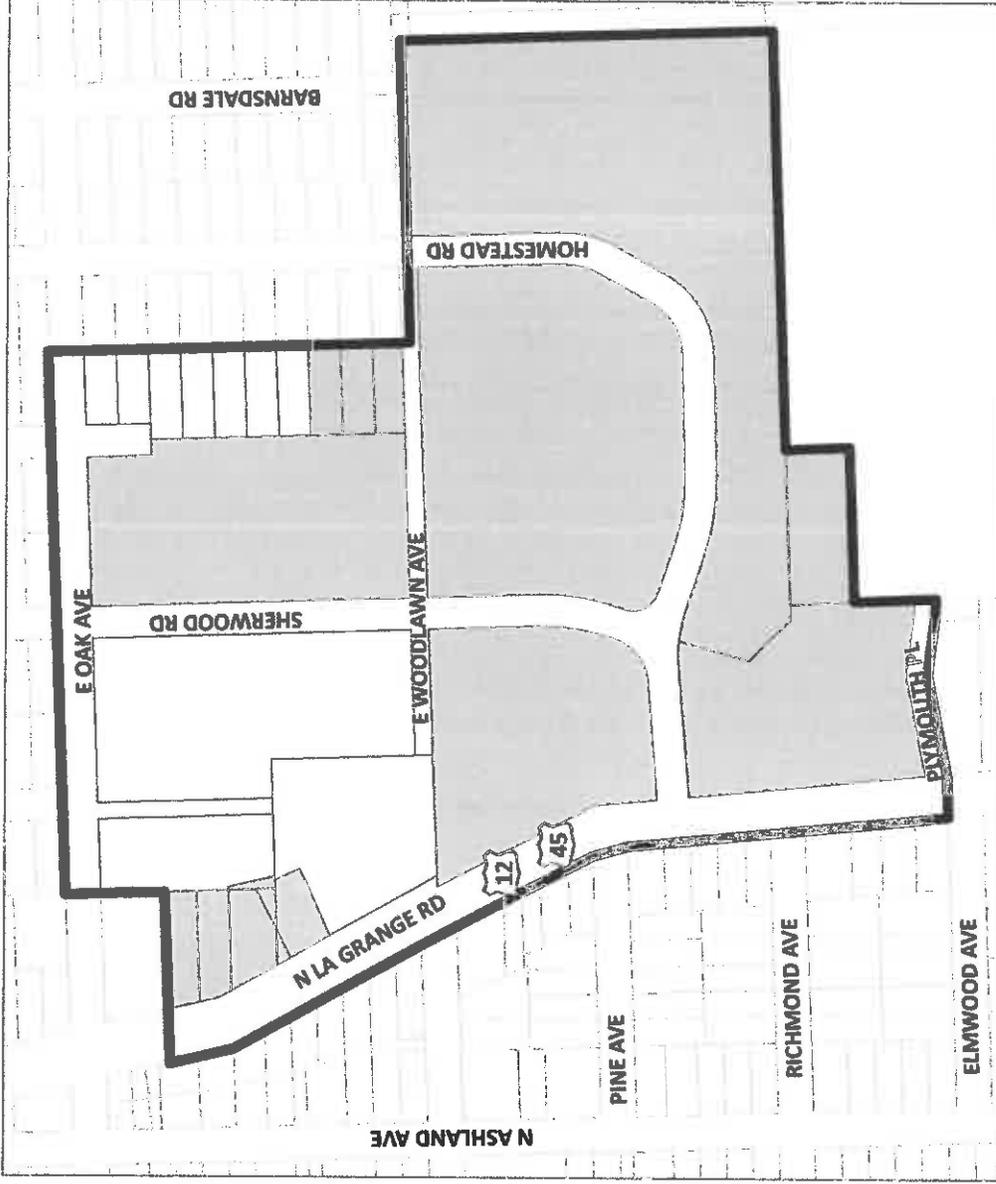
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5A: Lack of Growth in Equalized Assessed Value



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

Map 5B: Deterioration



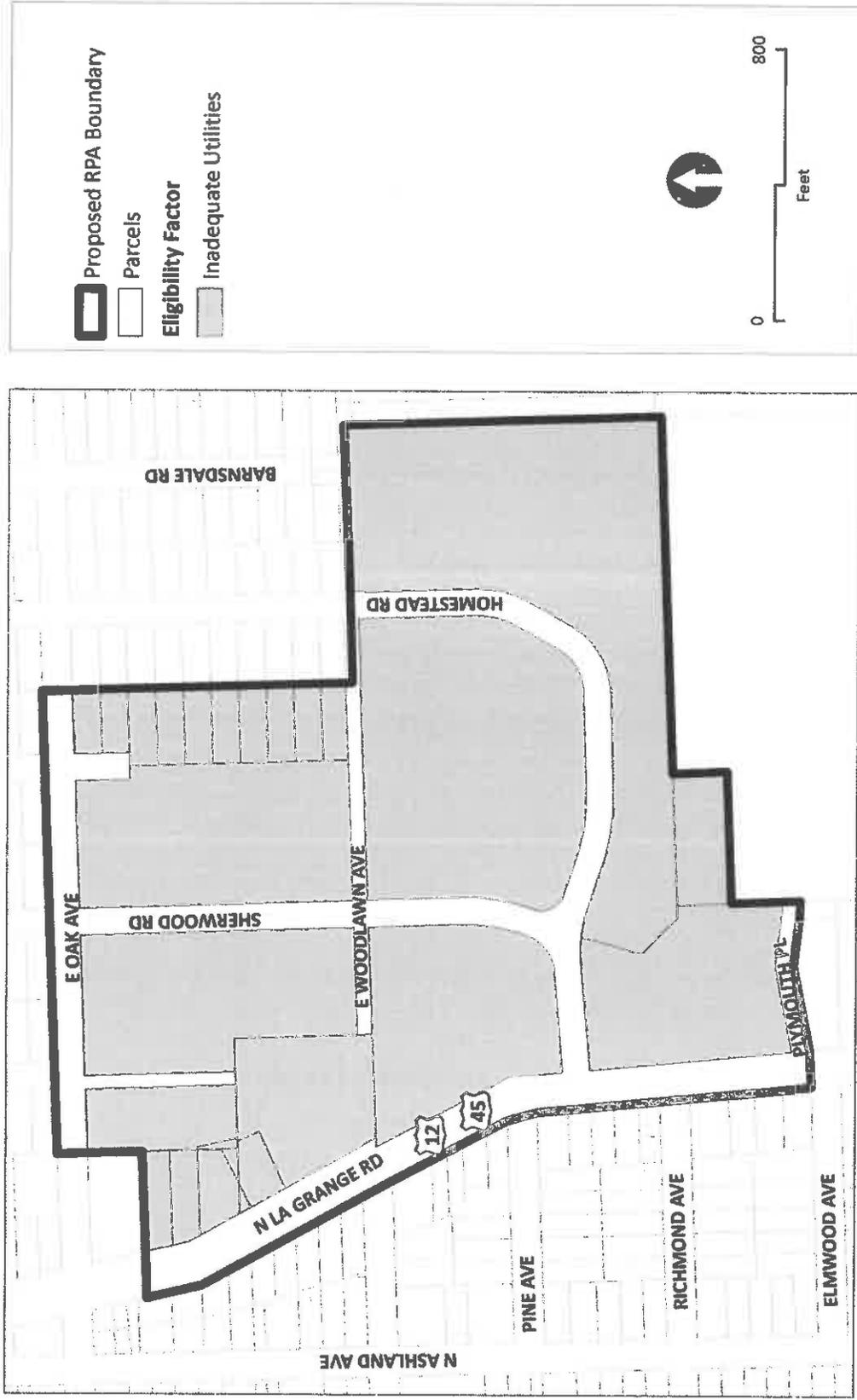
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5C: Presence of Structures below Minimum Code Standards



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

Map 5D: Inadequate Utilities



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

1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

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

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

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

Table 1: Percent Change in Annual Equalized Assessed Value

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

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

2. DETERIORATION

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

3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

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

4. INADEQUATE UTILITIES

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

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

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

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

4. Redevelopment Plan and Project

Redevelopment Needs of the Village Market RPA

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

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

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

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

Goals, Objectives and Strategies

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

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

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

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

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

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

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

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

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

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

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

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

Proposed Future Land Use

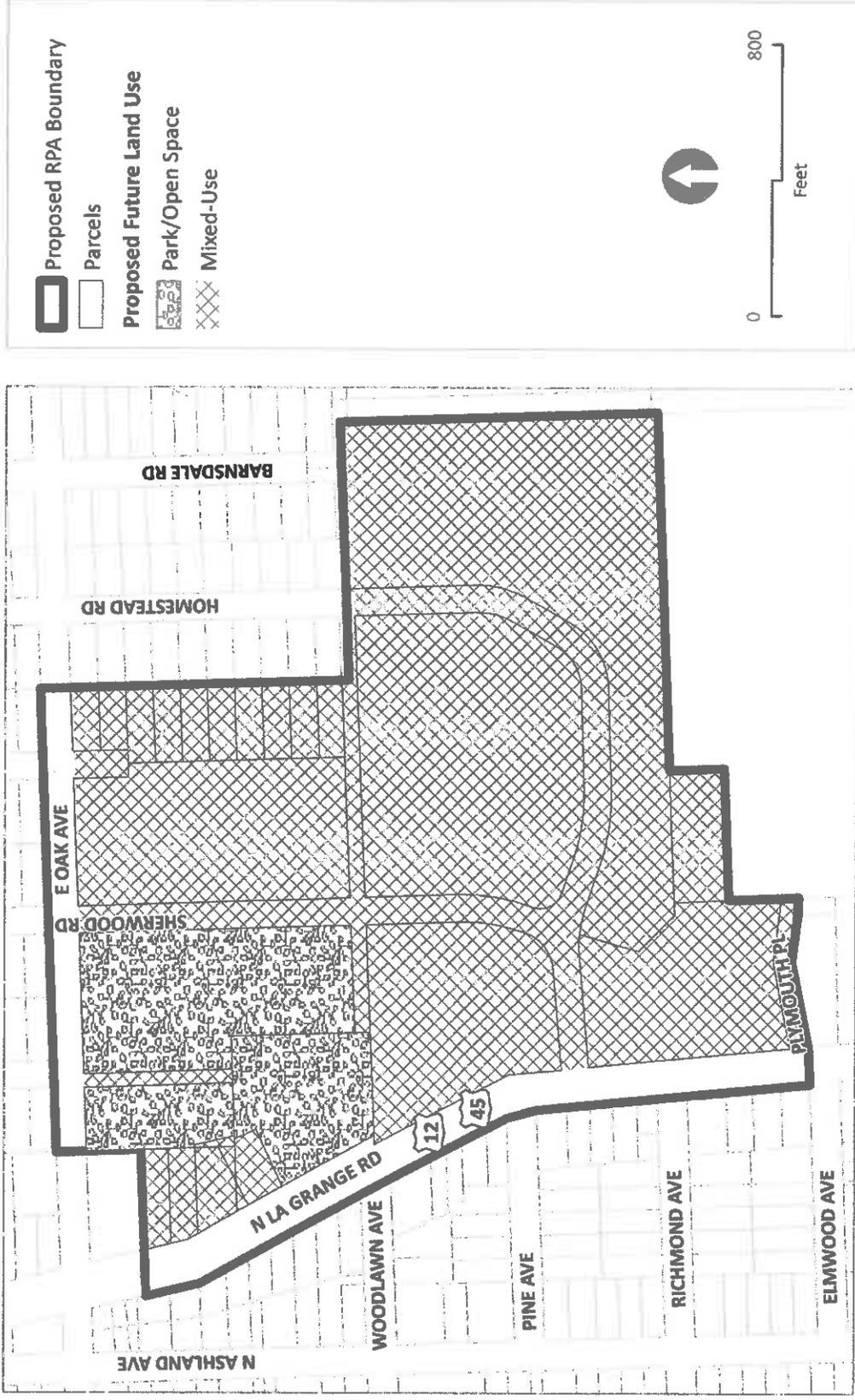
The future land use of the proposed Village Market RPA reflects the objectives of this Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use district and to support other improvements that serve the redevelopment interests of the local community, current business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

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

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

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

Map 6: Proposed Future Land Use



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

Housing Impact and Related Matters

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

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

5. Financial Plan

Eligible Costs

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

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

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

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

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

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

Estimated Redevelopment Project Costs

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

Table 2: Estimated TIF-Eligible Redevelopment Project Costs

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

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

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

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

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

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

Phasing and Scheduling of the Redevelopment

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

Sources of Funds to Pay Costs

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

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

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

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

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

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

Issuance of Obligations

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

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

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

Most Recent Equalized Assessed Value of Properties in the RPA

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

Anticipated Equalized Assessed Value

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

6. Required Findings and Tests

Lack of Growth and Private Investment

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

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

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

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

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

Table 3: Percent Change in EAV

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

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

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

But for...

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

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

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

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

Conformance to the Plans of the Village

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

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

Estimated Dates of Completion

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

Financial Impact of the Redevelopment Project

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

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

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

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

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

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

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

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

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

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

7. Provisions for Amending Action Plan

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

8. Commitment to Fair Employment Practices and Affirmative Action Plan

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

Appendix 1: Boundary Legal Description

Of Property Described As:

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

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

Appendix 2: Summary of EAV (by PIN)

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

Source: Cook County

Ordinance No. _____

**AN ORDINANCE OF VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,
DESIGNATING THE PROPOSED VILLAGE MARKET REDEVELOPMENT
PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interests of the citizens of the Village of La Grange Park, Cook County, Illinois (the “*Village*”), for the Village to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Project as set forth in the Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project (the “*Plan*”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “*Project Area*”), described in *Section 1* of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 10th day of January, 2017, at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois, and it is now necessary and desirable to designate the Project Area as a “redevelopment project area” pursuant to the TIF Act.

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

Section 1. Area Designated. The Project Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a

redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of Cook County (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Project Area is 2015. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Project Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3. Transmittal to County Clerk. The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Project Area, a map of the Project Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Project Area, and a list of the parcel tax identification numbers for each parcel property included in the Project Area.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 24th day of January, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this 24th day of January, 2017.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2017

Exhibit A

PROPOSED VILLAGE MARKET TIF DISTRICT – LA GRANGE PARK, IL

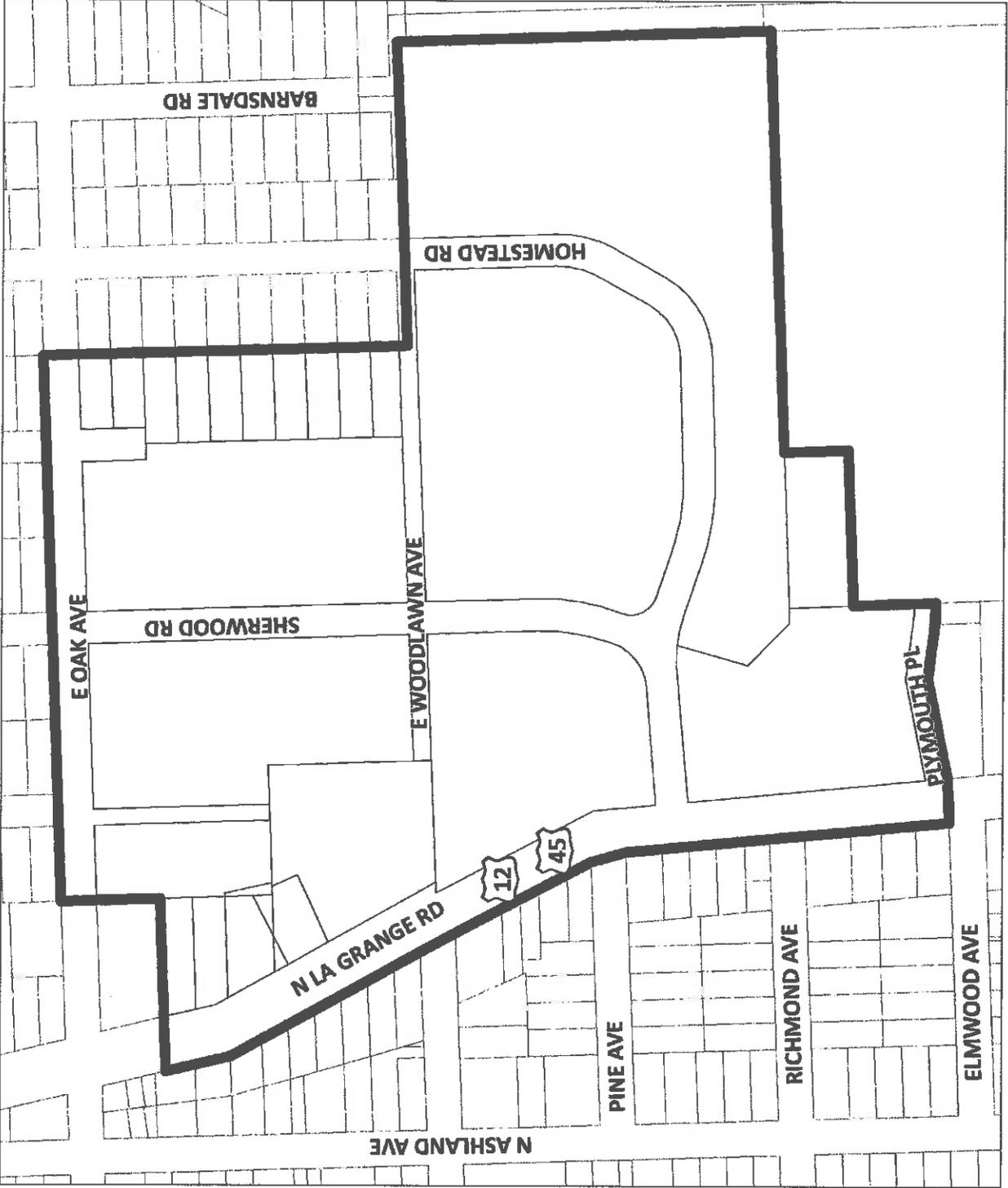
1. THAT PART OF SECTION 33 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID AND THE NORTH LINE OF OAK AVENUE;
3. THENCE EAST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

Order No. 2016-22796
Ordered By: SB Friedman & Co.
August 22, 2016, rev Sept. 2, 2016

Chicago Guarantee Survey Company
4505 N. Elston Ave.
Chicago, Illinois 60630

11. THENCE WEST ALONG SAID SOUTH LINE OF PLYMOUTH PLACE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF LA GRANGE ROAD;
12. THENCE NORTHWESTERLY ALONG SAID WEST LINE OF LA GRANGE ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
13. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION TO THE EAST LINE THEREOF, BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
14. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN LIBRARY CONSOLIDATION AND THE NORTHERLY EXTENSION THEREOF, AND WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID, TO ITS INTERSECTION WITH THE NORTH LINE OF OAK AVENUE, AND THE POINT OF BEGINNING;
15. IN COOK COUNTY, ILLINOIS.

Exhibit B



Proposed RPA Boundary
Parcels



0 800
Feet

Exhibit C

Village Market Summary of EAV (by PIN)

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

Source: Cook County

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 VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, DESIGNATING THE PROPOSED VILLAGE MARKET REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT”

which was adopted by the President and Board of Trustees of the Village of La Grange Park on the ____ day of _____, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of La Grange Park this _____ day of _____, 2017.

Amanda Seidel, Village Clerk

AN ORDINANCE OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE VILLAGE MARKET REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interests of the citizens of the Village of La Grange Park, Cook County, Illinois (the “*Village*”), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

WHEREAS, pursuant to the TIF Act, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore approved the Village Market Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project (the “*Plan*”) for the Village Market Redevelopment Project Area (the “*Project Area*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the Project Area as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

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

Section 1. Tax Increment Adoption. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Project Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Plan costs and obligations issued in respect thereto have been paid, shall be divided as follows:

- (a) That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Project Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.
- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the “Village of La Grange Park, Illinois, Village Market Redevelopment Project Area Special Tax Allocation Fund” of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 24th day of January, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this 24th day of January, 2017.

Village President

Attest:

Village Clerk

Exhibit A

PROPOSED VILLAGE MARKET TIF DISTRICT – LA GRANGE PARK, IL

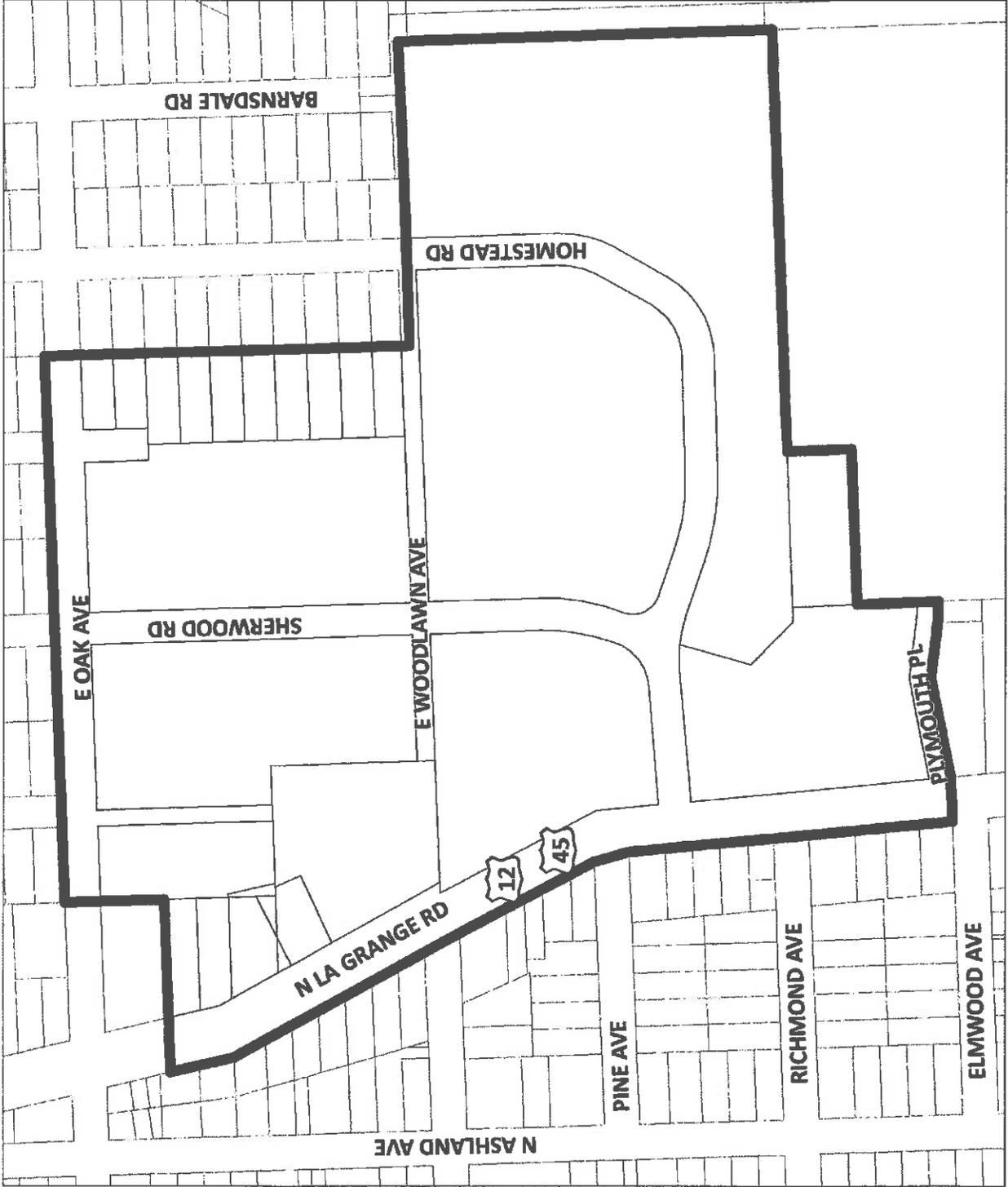
1. THAT PART OF SECTION 33 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID AND THE NORTH LINE OF OAK AVENUE;
3. THENCE EAST ALONG SAID NORTH LINE OF OAK AVENUE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID, BEING ALSO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOTS 114 TO 119, INCLUSIVE, IN WILSON'S ADDITION TO LA GRANGE IN SECTION 33 AFORESAID;
4. THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, AND SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOTS 114 TO 119, INCLUSIVE, IN WILSON'S ADDITION TO LA GRANGE, TO THE CENTER LINE OF VACATED WOODLAWN AVENUE;
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Order No. 2016-22796
Ordered By: SB Friedman & Co.
August 22, 2016, rev Sept. 2, 2016

Chicago Guarantee Survey Company
4505 N. Elston Ave.
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15. IN COOK COUNTY, ILLINOIS.

Exhibit B



 Proposed RPA Boundary
 Parcels



0 800
Feet

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, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE VILLAGE MARKET REDEVELOPMENT PROJECT AREA”

which was adopted by the President and Board of Trustees of the Village of La Grange Park on the _____ day of _____, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of La Grange Park this _____ day of _____, 2017.

Amanda Seidel, Village Clerk

Items of Interest Divider

VILLAGE OF LA GRANGE PARK

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

Annual Schedule of Regular Meeting Dates for 2017

January 10, 2017	Work Session Meeting	7:30 p.m.	Village Hall
January 24, 2017	Village Board Meeting	7:30 p.m.	Village Hall
February 14, 2017	Work Session Meeting	7:30 p.m.	Village Hall
February 28, 2017	Village Board Meeting	7:30 p.m.	Village Hall
March 14, 2017	Work Session Meeting	7:30 p.m.	Village Hall
March 28, 2017	Village Board Meeting	7:30 p.m.	Village Hall
April 11, 2017	Work Session Meeting	7:30 p.m.	Village Hall
April 25, 2017	Village Board Meeting	7:30 p.m.	Village Hall
May 9, 2017	Work Session Meeting	7:30 p.m.	Village Hall
May 23, 2017	Village Board Meeting	7:30 p.m.	Village Hall
June 13, 2017	Work Session Meeting	7:30 p.m.	Village Hall
June 27, 2017	Village Board Meeting	7:30 p.m.	Village Hall
July 25, 2017	Village Board Meeting	7:30 p.m.	Village Hall
August 8, 2017	Work Session Meeting	7:30 p.m.	Village Hall
August 22, 2017	Village Board Meeting	7:30 p.m.	Village Hall
September 12, 2017	Work Session Meeting	7:30 p.m.	Village Hall
September 26, 2017	Village Board Meeting	7:30 p.m.	Village Hall
October 10, 2017	Work Session Meeting	7:30 p.m.	Village Hall
October 24, 2017	Village Board Meeting	7:30 p.m.	Village Hall
November 14, 2017	Work Session Meeting	7:30 p.m.	Village Hall
November 28, 2017	Village Board Meeting	7:30 p.m.	Village Hall
December 12, 2017	Village Board Meeting	7:30 p.m.	Village Hall

La Grange Park mulls TIF districts

Program seen as potential economic boon

By ANNEMARIE MANNION
Pioneer Press

The village of La Grange Park is looking at ways to boost economic development in areas that are lagging including setting up tax increment finance and business development districts.

TIF districts are established to help generate development. When a municipality establishes a TIF, property taxes to local taxing bodies are frozen at current levels for up to 23 years. As development occurs and property values rise, the additional tax revenue, or increment, is used to fund improvements that spurred the development such as land acquisition, roads, water and sewer upgrades or other incentives.

Establishing a business development district allows municipalities to implement an additional sales tax of up to 1 percent on retail goods to be used for redevelopment and public infrastructure improvements. Certain sales are exempt, such as drugs, medicines and food. The sales tax in La Grange Park is 8 percent.

The areas where TIF districts are being considered include the area around the Village Market and the 31st Street/Barnsdale Corridor.

There are four areas where the village plans to establish business development districts. Those include the two areas where they are looking at establishing TIFs and two others: 31st Street West (northeast and southeast corners of the intersection of La Grange Road and 31st Street) and 31st Street East (the west side of Maple Avenue, between 31st Street and 30th Street).

The village is expected in



ANNEMARIE MANNION/PIONEER PRESS

The Village Market Shopping Center is being considered for a tax increment financing district.

January to decide if and where it will proceed with TIF districts, said Emily Rodman, assistant village manager. Officials have already decided to move forward with the business development districts, but has not yet finalized the amount of the sales tax increase.

In order to establish a TIF district, the village needs to determine that the areas show a lack of growth in equalized assessed value, deterioration, have structures that are below minimum standards, and inadequate utilities.

A TIF can be established as either a conservation area or a blighted area. In a conservation area, primary structures must be at least

35 years old and meet three of 13 other requirements, such as having a decreasing equalized assessed value, deterioration or inadequate utilities. For TIFs that are considered as blighted, the district must meet at least six of the 13 requirements.

The village's contractor, the firm of S.B. Friedman Development Advisors, has evaluated each of the areas to determine if they would qualify as a TIF District and what the appropriate boundaries would be.

The Village Market Redevelopment area was noted as eligible as a conservation area. It consists of 26 tax parcels and 26 buildings. It has nearly 47 acres of land and would include Memori-

al Park, in order to be contiguous, and Plymouth Place Senior Living.

The equalized assessed value in the Village Market area declined from \$21 million in 2009 to \$14.8 million in 2014, according to the village. If the area is established as a TIF, the village estimates it would have \$24 million in equalized assessed value by 2040.

The village's plans for the area would include improving infrastructure, utilities and improvements such as streetscaping to spur the area's redevelopment as mixed use.

The Village Market property is owned by Woodmen of the World Life Insurance Society in Omaha, Ne-

braska.

Rodman said the village has kept the company aware that it is considering putting a TIF in at the shopping center via its local management company.

"Private property owners don't have any ability to keep a TIF from moving forward," she said.

Aleks Briedis, director of the Community Park District of La Grange, said he the district is not opposed to the proposed TIFs.

"It may keep our property tax (proceeds) at the current level, but that may happen anyway if a property tax freeze is approved by Springfield," he said.

Though he does not expect any major improve-

ments within Memorial Park if it becomes part of the TIF district, he'd like to see improvements near the park.

"I think it would be an improvement if there was better streetscaping and it would be more unified," he said. "If there were better crosswalks, I think it would be a more pedestrian-friendly set-up."

The 31st Street/Barnsdale area was found by the consultant to qualify for a TIF district as both blighted and a conservation area. Of the 67 buildings in the area, 64 are 35 years or older, the village found. To qualify as blighted, some of requirements are that an area has environmental contamination, deteriorating structures and lack of growth in equalized assessed value.

The equalized assessed value for improved and vacant parcels within the proposed TIF district has declined over the past five years. The value for vacant parcels went from \$267,069 in 2011 to \$239,909 in 2015, according to the village, which estimates that by 2040, the 31st Street/Barnsdale area would have a total taxable equalized assessed value of \$23 million.

Rodman said any improvements that may come from establishing TIF districts would not be immediate.

"It's a long-term tool," she said. "We think the use of TIFs will serve as a catalyst for reinvestment and redevelopment in those areas."

Mark Kuzniewski, superintendent of La Grange Park-Brookfield School District 95, said his district has no objections to the village moving forward with TIF districts. He said La Grange Park makes up only a small portion of his district and added that an improved local business landscape will benefit schools over the long term.

amannion@tribpub.com

The Doings, La Grange
Thursday, December 15, 2016

The Suburban Life

Wednesday, December 21, 2016

LEGAL NOTICE / PUBLIC NOTICE
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 10th 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 28th 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 25th day of October, 2016,

Amanda Seidel, Village Clerk
December 21, 28, 2016
LaGrange Suburban Life 1252444

LEGAL NOTICE / PUBLIC NOTICE
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

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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.

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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 25th day of October, 2016,

Amanda Seidel, Village Clerk
December 21, 28, 2016
LaGrange Suburban Life 1252444

The Suburban Life

Wednesday, December 28, 2016

LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,
PROPOSED APPROVAL OF THE 31ST STREET/BARNSDALE
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Notice is hereby given that on the 10th 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 25th day of October, 2016.

Amanda Seidel, Village Clerk

December 21, 28, 2016

LaGrange Suburban Life 1252444

LEGAL NOTICE / PUBLIC NOTICE
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 10th 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.

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

Amanda Seidel, Village Clerk

December 21, 28, 2016

LaGrange Suburban Life 1252440

Legislators air views over breakfast

La Grange Park meeting touches on Trump, budget

BY ANNEMARIE MANNION
Pioneer Press

From hearing their views on President-elect Donald Trump to solving the state budget impasse, members of the business community got to know their state legislators a bit better at a legislative breakfast hosted by the La Grange Park Chamber of Commerce.

State Senate Republican leader Christine Radogno, who represents the 41st District, said passing a state budget will take a multi-prong approach including addressing such issues as pension reform and procurement reform to make the state run more efficiently, and bonding.

With a new budget, Radogno said bonds will be needed to pay delinquent bills.

"We'd need bonding unpaid bills so people can be paid immediately," she said.

State Rep. Patti Bellock, a Hinsdale Republican, said Illinois has a \$6 billion deficit and about \$10 billion in unpaid bills.

State Sen. Steve Landek said it might take state operations grinding to a halt to make headway.

"There's no urgency," the Bridgeview Democrat said. "Shut down government and all those big personalities will disappear because we will have to get it done."

Radogno suggested that there are people in both parties who do not want to see the budget issues resolved.

"I believe there is an active strategy out there that it's better to have no budget," she said.

Asked how the business community could help, Radogno said people need to call their representatives.

Asked about term limits, state Rep. Mike Zalewski



ANNEMARIE MANNION/PIONEER PRESS

State legislators talk about issues at a breakfast attended by the business community in La Grange Park.

and Rep. Emanuel "Chris" Welch, both Democrats, said they oppose them because terms for representatives are just two years.

Welch said it takes time to learn about the job and about how laws get made. Being forced out after three terms would not be good, he said.

"I just feel like I'm learning the job," Welch said.

"If we had term limits, staff and the governor would be running the state," Zalewski said.

Radogno said states that

have term limits for legislators are not doing much better than Illinois, but she said they might make sense for the executive branch and for legislative leadership positions.

As for Trump, the audience wanted to know if the legislators predicted beforehand that he would win.

Welch said he foresaw it as he campaigned for office and was occasionally asked by voters who he planned to vote for in the presidential race. When he answered

"Hillary Clinton," he said he had a few doors slammed in his face.

"I went back to my campaign manager and he said, 'You've got to stop talking about Hillary,'" Welch said.

Bellock, whose district includes mostly DuPage County and a small part of Western Springs, said she didn't foresee it because Trump didn't win in her district.

"In our area, we didn't see it (Trump support) at all," she said. "I was shocked."

Despite her surprise, she predicted Trump will be a business-friendly president.

The final question was for panelists to name what they wanted for Christmas. Landek responded that he wanted good health for everyone he knows. Zalewski, who has four young children, said he'd be happy with a couple of new shirts not stained with juice.

Members of the audience laughed as one person listening to the panel shouted "a paycheck," because legislators have gone without

payment because of the state's budget woes.

After the breakfast, Sally Naus, who owns Active Souls, a running store, said she enjoyed getting to know the legislators.

"It was great to see their faces and learn a little bit about what they're doing for the state," she said.

"This made them approachable," she said. "I feel like now I could call one of them and give them a view or two."

amannion@tribpub.com

The Doings, La Grange
Thursday, December 22, 2016

Incumbents running for village offices

4 hopefuls running for 3 La Grange Village Board seats

By ANNEMARIE MANNION
Pioneer Press

Mostly incumbents — including those running for village president — will run for village leadership spots in La Grange and La Grange Park in April.

The candidates filed on Dec. 19, the last day to file petitions for the spring election.

La Grange

Tom Livingston is seeking a second term as village president, and John Burns is running again for village clerk. Both are uncontested.

Three incumbent trustees, Bill Holder, David McCarty and Mark Langan, are seeking re-election to three open spots. A fourth candidate, Louis Gale, also has filed to run for village trustee in the contested race.

The incumbent candidates have created a LinkedIn page under the tag line Keep La Grange Working. The candidates mention a desire for “renewed commitment to fiscal responsibility, innovation and cooperation with business leaders.”

They also assert that “our



CHICAGO TRIBUNE/MICHELLE MANCHIR

The race for La Grange Village Board will be contested with four candidates running for three available seats.

team brings the leadership, experience and vision required to Keep La Grange Working.”

Livingston, who is an attorney, previously mentioned redevelopment of the former Rich Port YMCA into 254 units of luxury apartments as one accomplishment during his tenure that will boost the local economy.

Holder has said if re-elected he would like to see a police officer stationed at the Lyons Township High School North Campus. The south campus in Western Springs already has a police officer, he has noted.

McCarty, who is an architect, has cited an agreement to consolidate emergency services with nearby com-

munities as an accomplishment. If re-elected, he wants to update the village’s building and zoning codes.

Livingston, McCarty, Holder and Langan were each elected to village office in 2013.

Gale is an attorney and engineer who also serves on the village’s Economic Development Commission. He said his experience as an engineer would be useful in tackling how to improve infrastructure, which is one of his top issues.

La Grange Park

Village President James Discipio, who is in his third term, will seek re-election. He is running uncontested.

The incumbent clerk,

Amanda Seidel, will run for village clerk.

The three incumbents on the Village Board are all running uncontested for another term. They are Michael Sheehan, Jamie Zaura and James Kucera.

Discipio is a general dentist who operates a practice, J.V. Discipio D.D.S. & Associates and has lived in La Grange Park for four decades.

Prior to serving as village president, Discipio was on the village’s Zoning Board of Appeals, the Community Park District of La Grange Park Board and on the board of La Grange Elementary District 102.

Sheehan was elected to the Village Board in 2013 and has lived in La Grange Park for about 25 years. He has worked for Nicor Gas for more than 30 years and serves in customer relations.

Sheehan has served as the president of the La Grange Park Lions Club and has been on the Pastoral Council of St. Louise De Marillac Church. He also previously was on the village’s Plan Commission and on the library board.

Kucera was elected to the Village Board in 2013 and has lived in La Grange Park for more than 20 years. He has worked for FirstMerit Financial Services Inc. for 25 years and is a financial adviser. Previously, he

worked for Wells Fargo Advisors as a financial adviser and for MB Financial Bank as a branch manager.

Zaura was appointed to the board in 2015. She is a licensed architect and co-founded her firm, 845 Design Group. Zaura formerly served on the La Grange Park Zoning Board of Appeals for four years.

Seidel was appointed to the position of village clerk in 2012 and was elected in 2013. She has worked for a variety of legislators and campaigns, and has also volunteered for a wide variety of nonprofit organizations. She is currently director of development for Open Doors Animal Rescue.

Lyons Township District 204

Four incumbents and one newcomer are planning to run in April for four open spots on the Lyons Township High School District 204 Board of Education.

Dec. 19 was the last day to file petitions to be on the ballot. Races for Western Springs village president, clerk and board are all uncontested with only caucus endorsed candidates filing.

The District 204 incumbents seeking another term are Thomas W. Cushing of La Grange, Jessica McLean of La Grange, Molly B. Murphy of Western Springs

and George Dougherty of La Grange. The newcomer is William M. Cassidy of Willow Springs.

Cushing, an attorney, was named to the school board in 2012. He replaced William Purcell Jr., who died.

Cushing, who is current board president, has previous school board experience as a member and former president of the St. Francis Xavier School Board. He also served on the parish council at St. Francis and is a board member and past president of the Notre Dame Law Association.

Dougherty is vice president of the LT board. He has been on the board since 2009 and is chairman of the Curriculum Committee and of the Finance, Human Resources and Litigation Committee. Dougherty is a partner in the law firm of Shook, Hardy & Bacon in Chicago.

McLean, a marketing professional and former teacher, has been a member of the board since 2015 and is co-chairman of the Curriculum, Human Resources and Technology Committee.

Murphy has been a board member since 2016. She serves as co-chairman of the Finance, Litigation and Technology Committee.

The Doings, La Grange

Thursday, January 5, 2017

La Grange Park police plan citizens academy

Applications are available for the La Grange Park Police Department's Citizens Police Academy that begins in April.

The academy is open to all residents and business owners in the village, age 18 and older. The goal is to bring a greater understanding of the role of a police officer; continue a trusted relationship with the community; expand the knowledge of laws and police procedures; and enhance involvement with the community and Police Department.

Some of the topics that will be covered in class are community policing, traffic stops, patrol techniques, safety at home, investigations and criminal law. Sessions will be for four weeks on Thursday nights.

Applications are available at the Police Department in Village Hall, 447 N. Catherine Ave., La Grange Park. There is no cost to apply, but a routine background check will be conducted on all applicants.

The 20 participants selected must sign a waiver of liability. Qualified applicants will be selected on a first-come, first-served basis. There will be a second academy beginning in September.