

**VILLAGE OF LA GRANGE PARK, IL**

**Village Market  
Redevelopment Project Area**

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

**September 30, 2016**

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**Redevelopment Plan and Project**

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**Table of Contents**

<b>SECTION</b>	<b>PAGE</b>
1. Executive Summary .....	1
2. Introduction .....	5
3. Eligibility Analysis .....	10
4. Redevelopment Plan and Project.....	21
5. Financial Plan.....	27
6. Required Findings and Tests .....	34
7. Provisions for Amending Action Plan .....	38
8. Commitment to Fair Employment Practices and Affirmative Action Plan.....	39
Appendix 1: Boundary Legal Description .....	40
Appendix 2: Summary of EAV (by PIN) .....	42

**LIST OF MAPS**

Map 1: Community Context.....	6
Map 2: RPA Boundary .....	7
Map 3: Existing Land Use .....	8
Map 4: Age of Structures .....	14
Maps 5A to 5E: Summary of Improved Eligibility Factors Present to a Major Extent .....	15-18
Map 6: Proposed Future Land Use .....	25

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# 1. Executive Summary

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

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

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

## Determination of Eligibility

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

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

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

## Redevelopment Plan Goal, Objectives and Strategies

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

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

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

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

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

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

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

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

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

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

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

## Required Findings and Tests

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

### **FINDING 1:**

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

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

### **FINDING 2:**

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

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

### **FINDING 3:**

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

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

### **FINDING 4:**

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

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

## 2. Introduction

### The Study Area

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

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

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

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

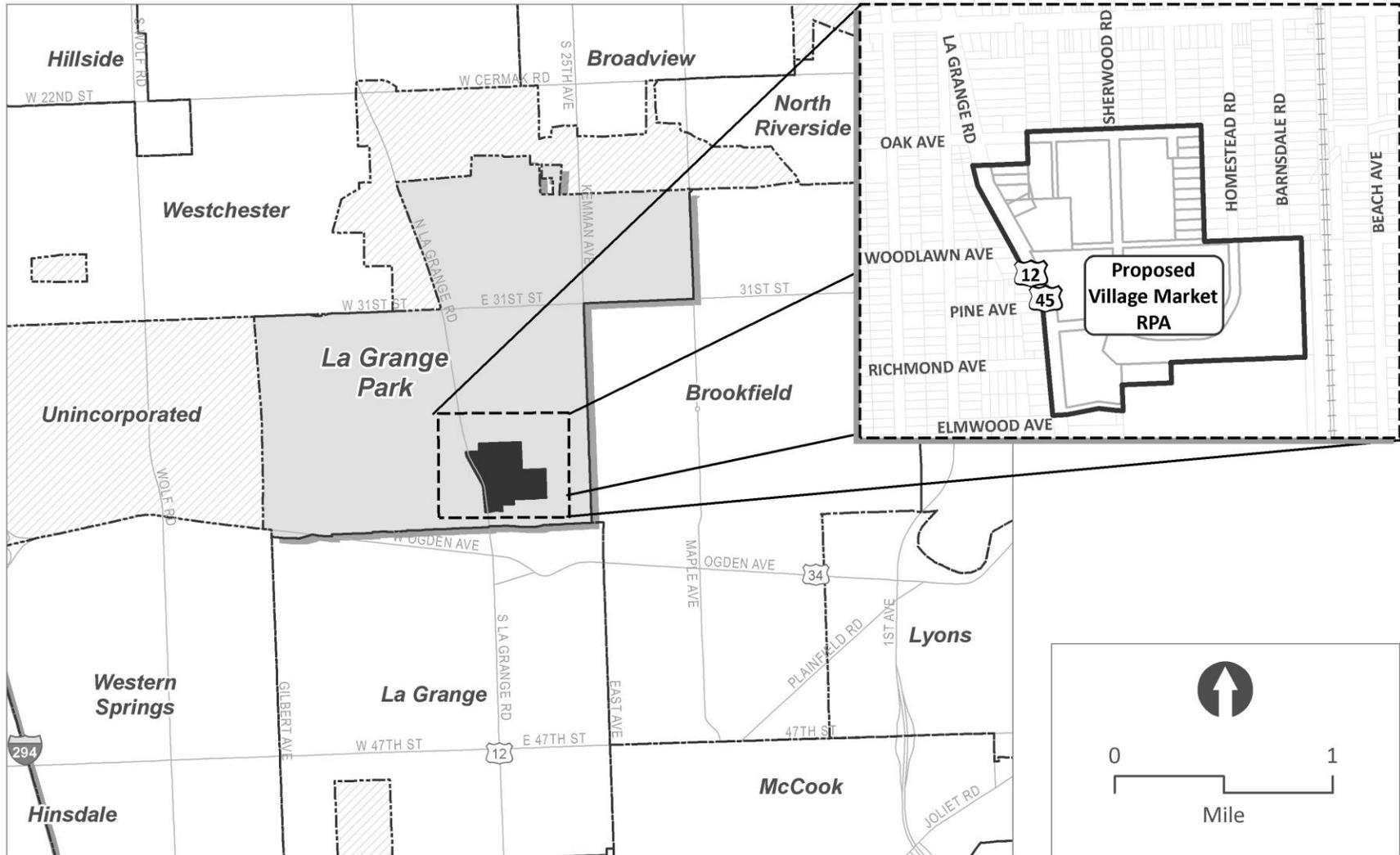
### Existing Land Use

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

- Commercial
- Residential
- Park/Open Space

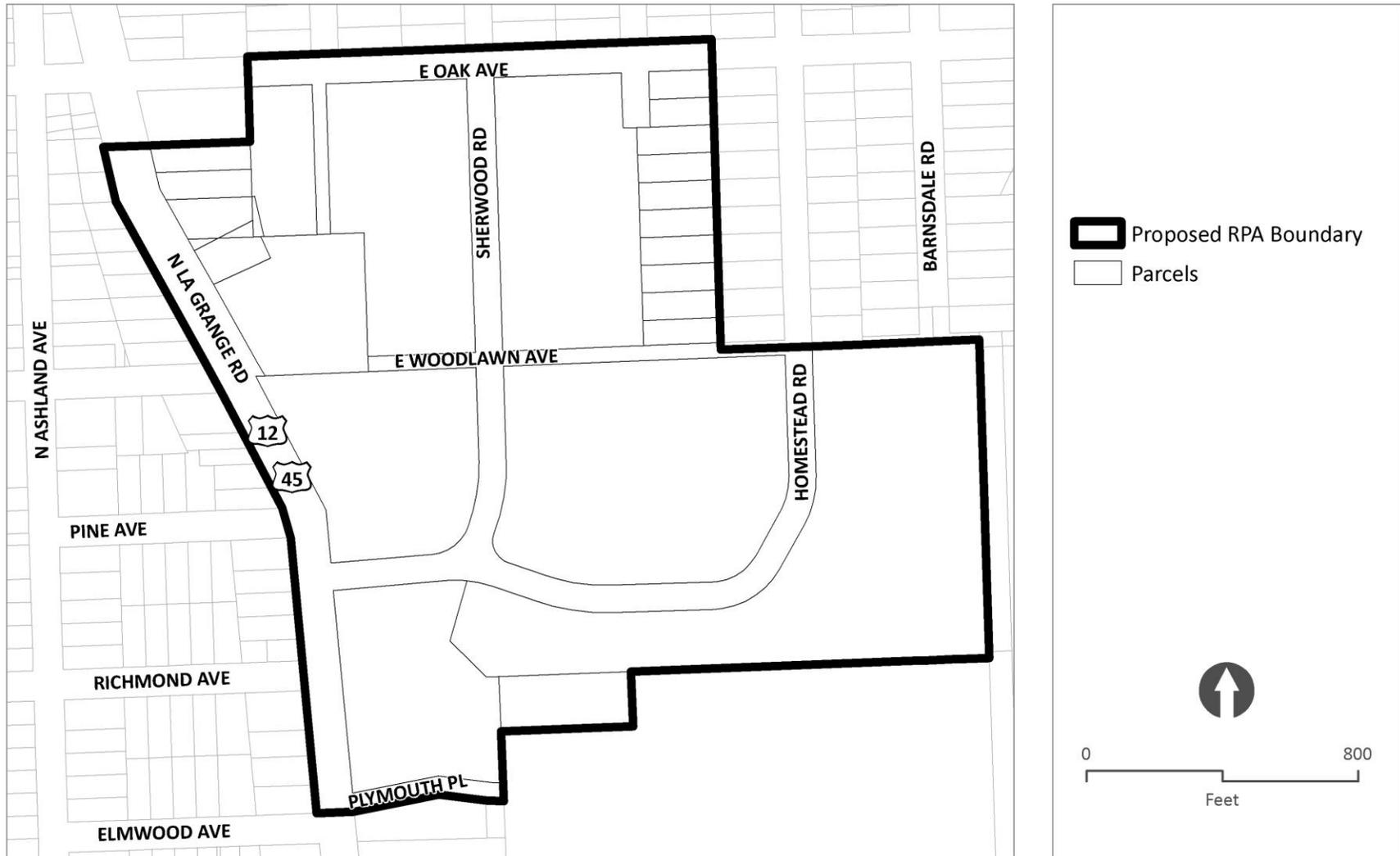
The overall pattern of land use in the Village Market RPA is shown in **Map 3** on page 8.

Map 1: Context Map



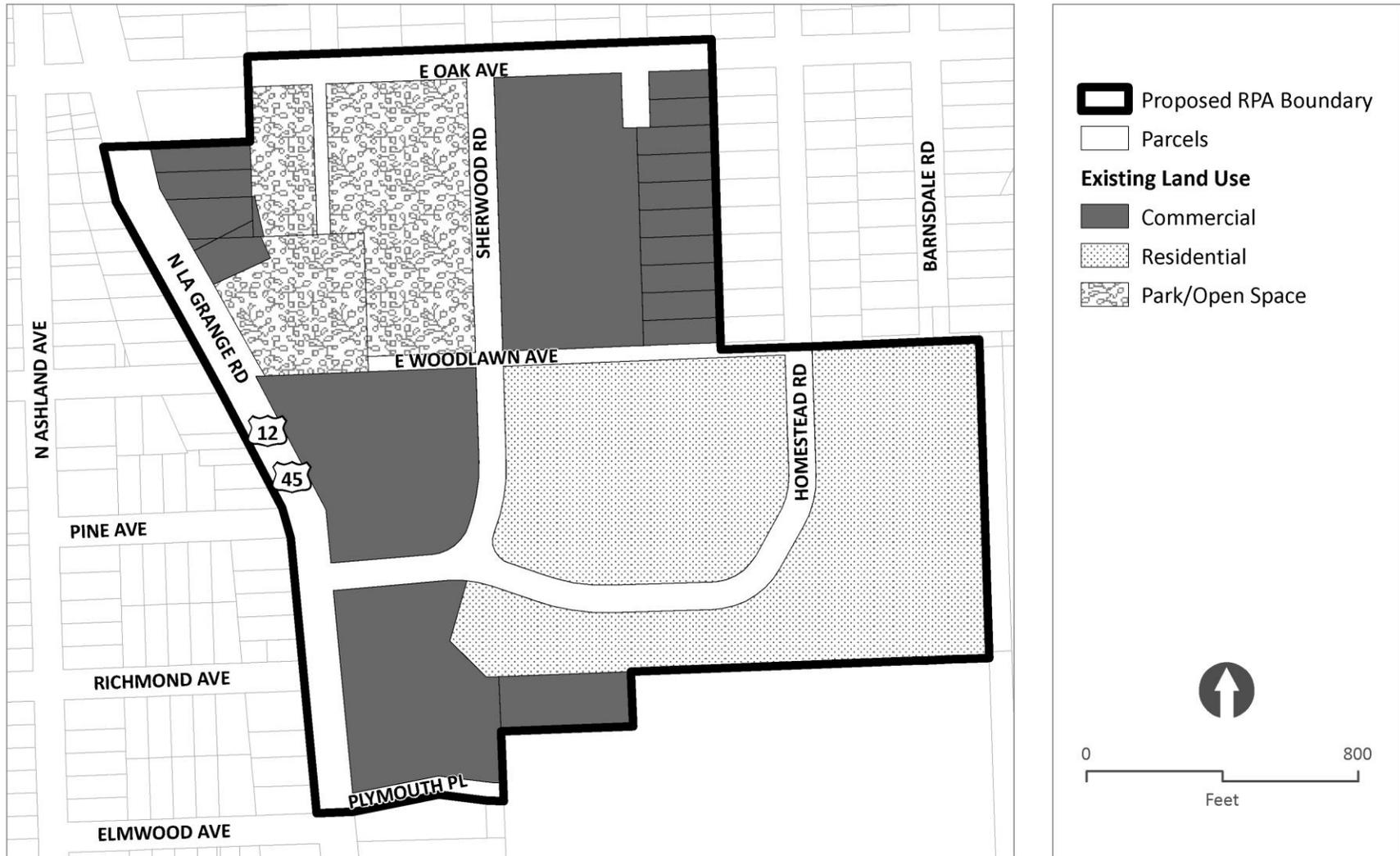
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 2: Proposed RPA Boundary Map



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

Map 3: Existing Land Use



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

## Limitations of the Eligibility Study and Consultant Responsibilities

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

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

## 3. Eligibility Analysis

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

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

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

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

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

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

### Factors for Improved Areas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Methodology Overview and Determination of Eligibility

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

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

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

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

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

## Conservation Area Findings – Improved Parcels

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

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

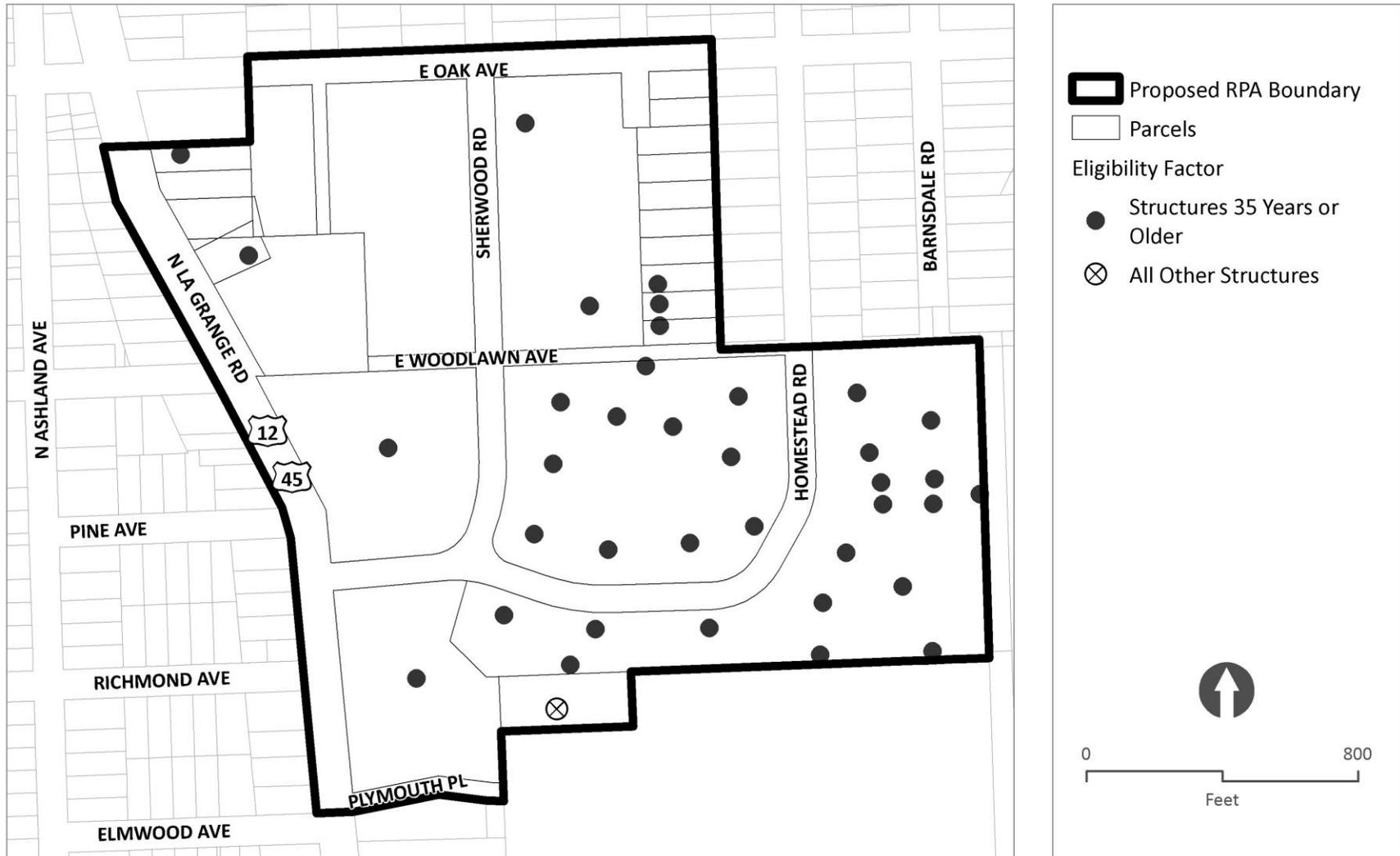
In addition, our research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

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

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

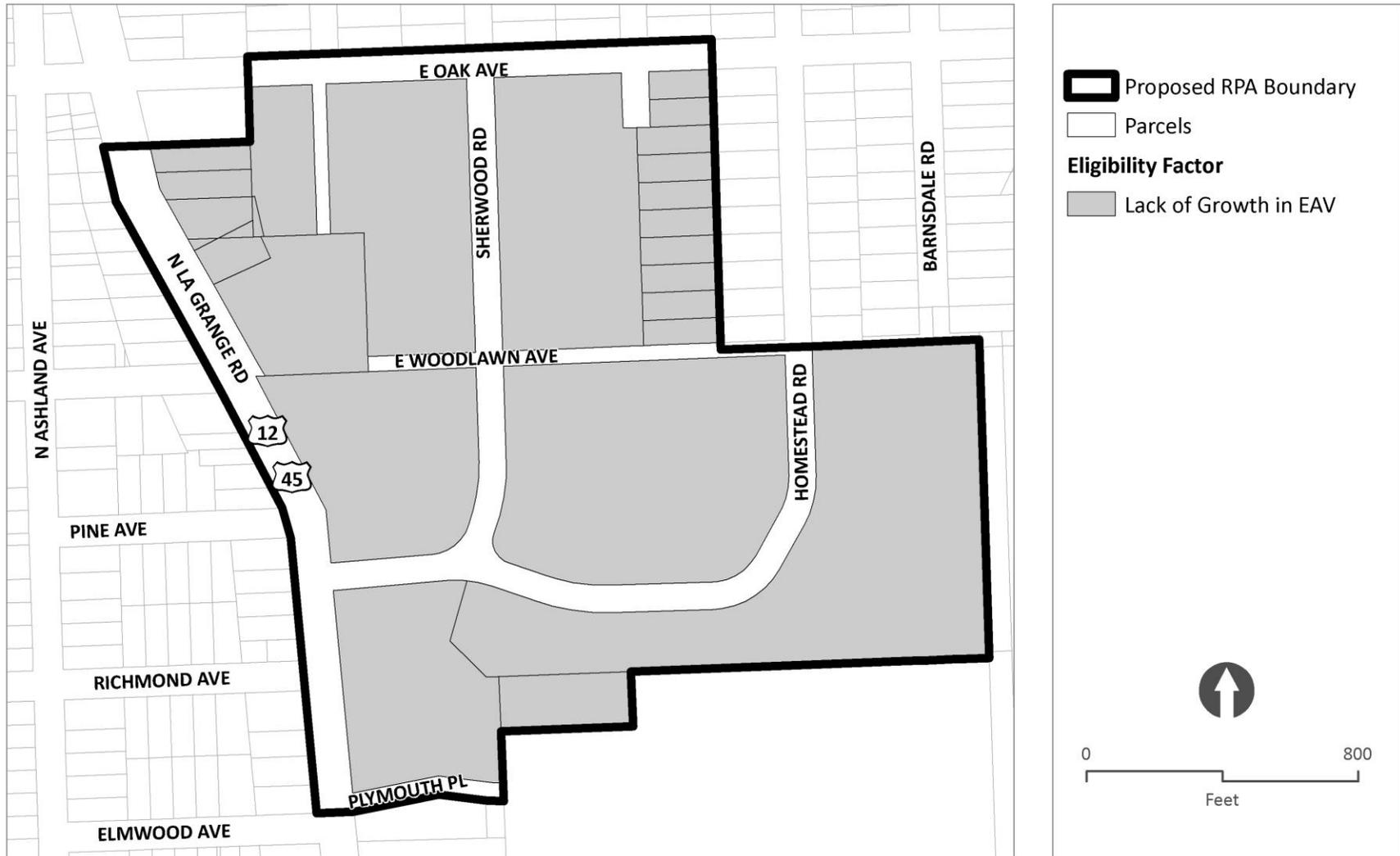
**Maps 5A** through **5D** illustrate the distribution of eligibility factors found within the RPA by highlighting each parcel where the respective factors were found to be present to a meaningful degree. The sections that follow **Maps 5A** through **5D** summarize our research as it pertains to each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

Map 4: Age



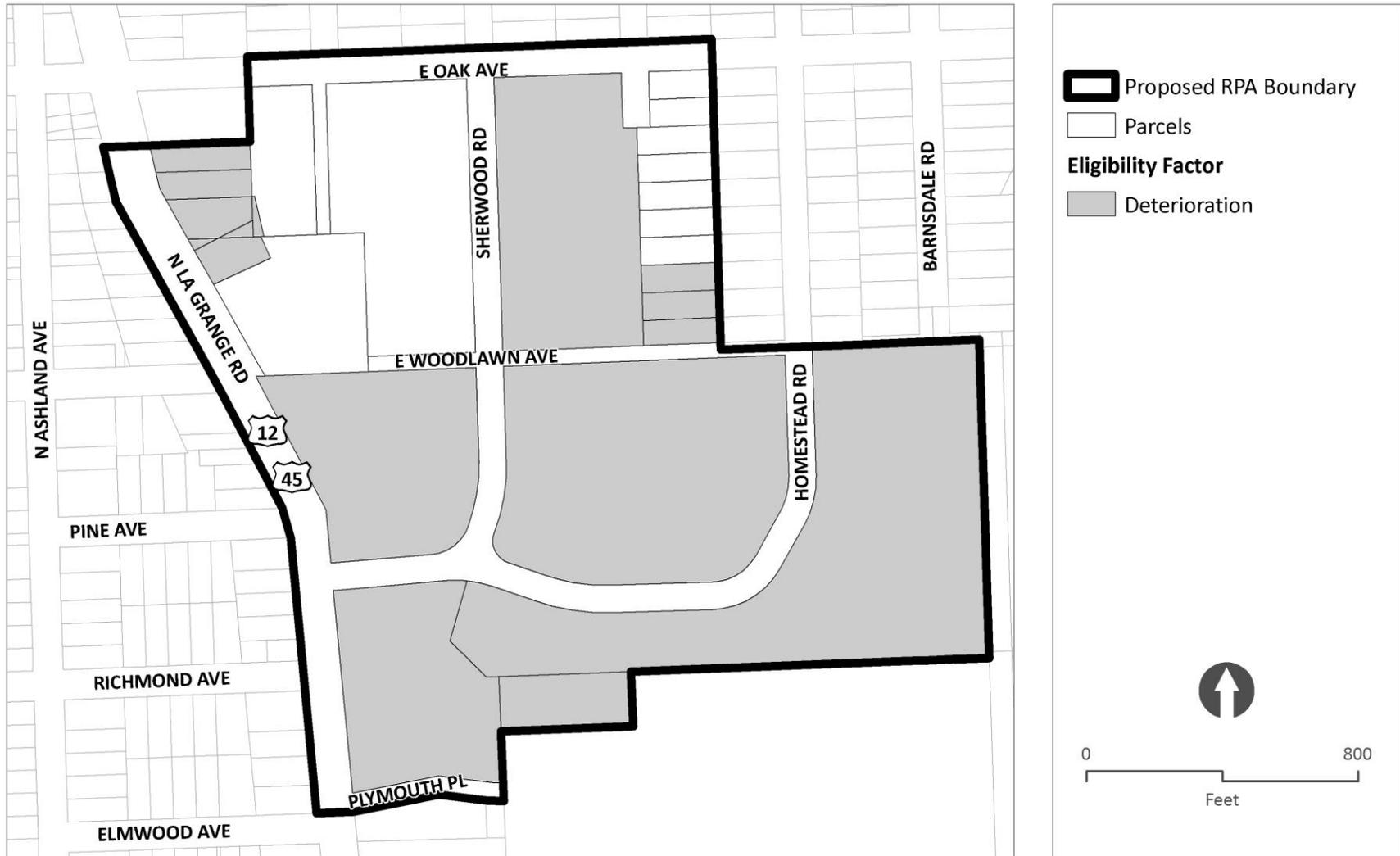
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5A: Lack of Growth in Equalized Assessed Value



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

**Map 5B: Deterioration**



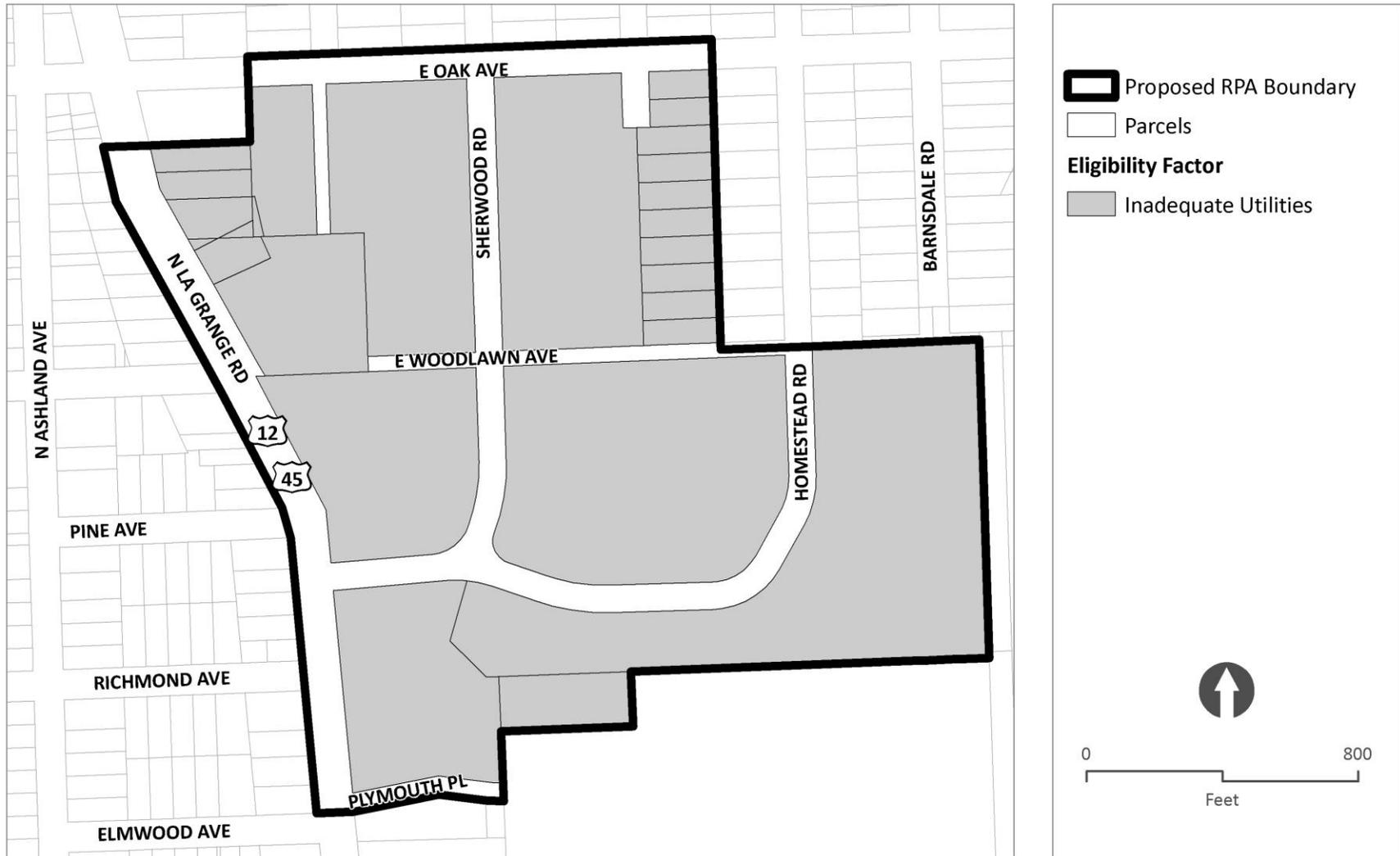
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 5C: Presence of Structures below Minimum Code Standards



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

**Map 5D: Inadequate Utilities**



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

## 1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

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

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

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

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

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

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

## 2. DETERIORATION

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

## 3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

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

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

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

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

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

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

## 4. Redevelopment Plan and Project

### Redevelopment Needs of the Village Market RPA

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

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

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

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

### Goals, Objectives and Strategies

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

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

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

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

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

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

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

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

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

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

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

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

## Proposed Future Land Use

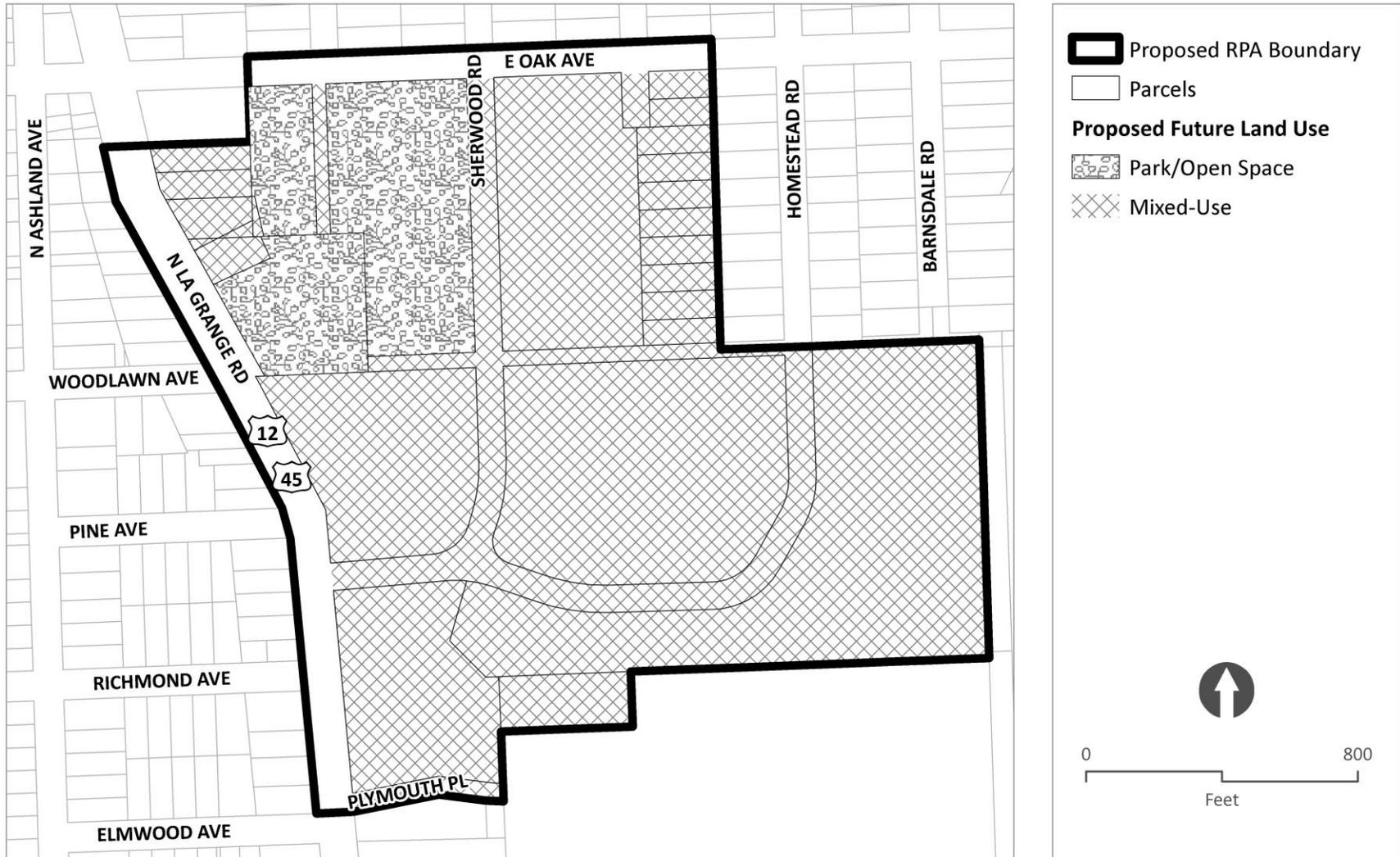
The future land use of the proposed Village Market RPA reflects the objectives of this Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use district and to support other improvements that serve the redevelopment interests of the local community, current business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

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

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

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

Map 6: Proposed Future Land Use



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

## Housing Impact and Related Matters

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

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

# 5. Financial Plan

## Eligible Costs

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

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

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

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

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

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

## Estimated Redevelopment Project Costs

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

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

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

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

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

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

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

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

## Phasing and Scheduling of the Redevelopment

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

## Sources of Funds to Pay Costs

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

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

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

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

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

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

## Issuance of Obligations

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

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

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

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

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

## Anticipated Equalized Assessed Value

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

## 6. Required Findings and Tests

### Lack of Growth and Private Investment

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

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

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

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

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

**Table 3: Percent Change in EAV**

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

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

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

## But for...

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

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

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

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

## Conformance to the Plans of the Village

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

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

## Estimated Dates of Completion

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

## Financial Impact of the Redevelopment Project

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

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

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

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

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

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

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

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

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

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

## 7. Provisions for Amending Action Plan

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

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

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

# Appendix 1: Boundary Legal Description

## Of Property Described As:

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

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

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

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

Source: Cook County