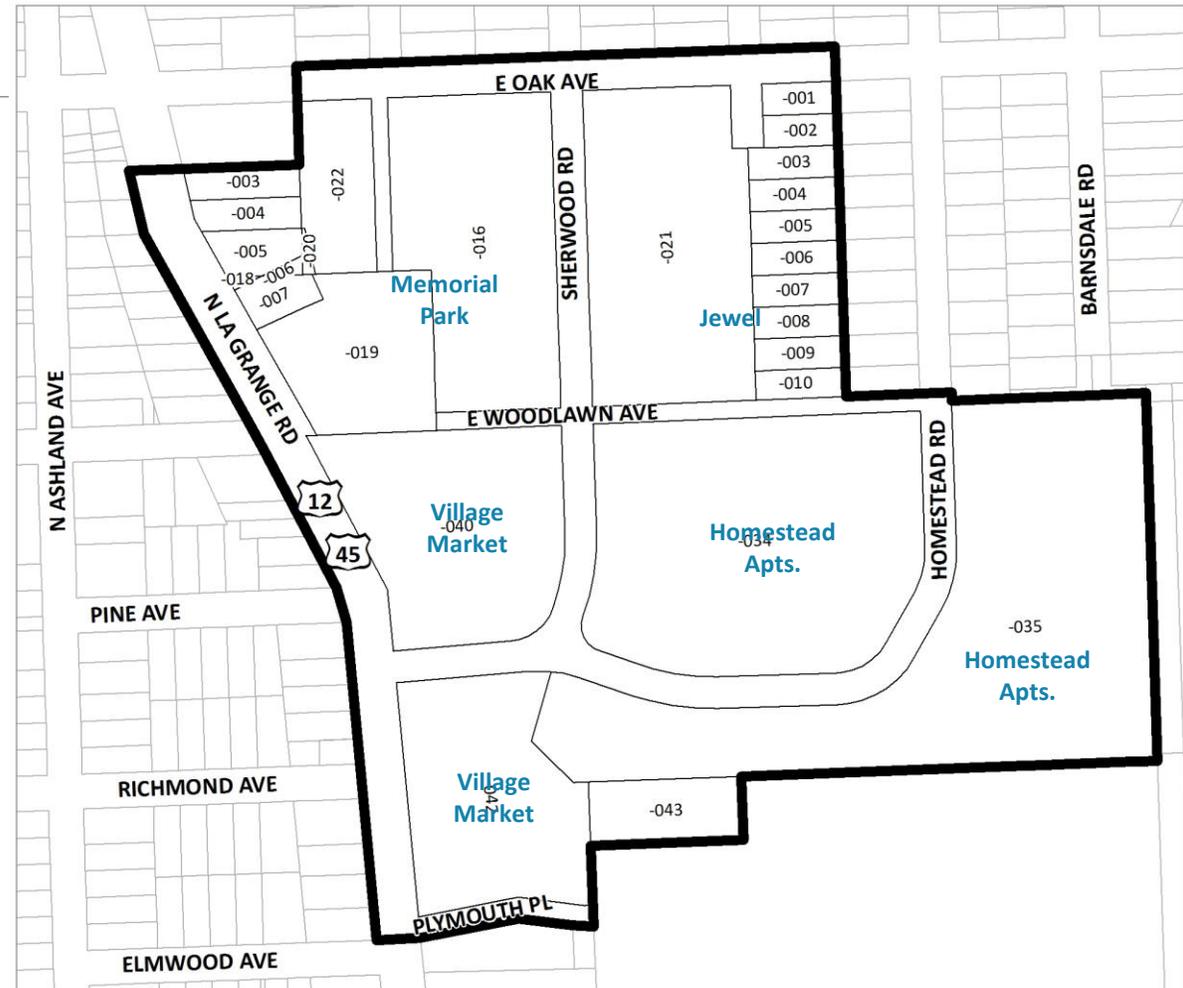


VILLAGE MARKET TIF JOINT REVIEW BOARD MEETING

DECEMBER 12, 2019

TIF Boundaries

- Established January 2017
- Conservation TIF
- Base year – 2015
- Includes multiple uses:
 - Commercial
 - Multi-Family Residential
 - Open Space
 - Vacant land



Affected taxing districts

Section 6

Village of La Grange Park

Cook County

Proviso Township

Forest Preserve District of Cook County

Metropolitan Water Reclamation District

Des Plaines Valley Mosquito Abatement District

La Grange Park Public Library District

Community Park District of La Grange Park

School District #102

Lyons Township High School District #204

DuPage Community College District #502

Revenues & Expenses

Sections 3.1, 3.2A, 3.2B, 3.3, 4, 5

May 1, 2018 – April 30, 2019

Beginning fund balance **(\$30,686)**

- Professional services and legal fees attributed to establishment of TIF

Completed Market Analysis and Residual Land Analysis for former Pancake House property **(cost \$15,654)**

- Identify potential uses
- Redevelopment concepts
- Establish land value
- Appropriate level of financial incentive

No other redevelopment activity undertaken, property acquired or obligations issued

End fund balance **\$297,831**

Upcoming projects

Property status unclear

Vacant 5/3 Bank site

Streetscaping design with pedestrian enhancements

Questions?

