



LA GRANGE PARK

Village of La Grange Park

2026 ROAD BOND

REFERENDUM

TOWN HALL MEETING

January 28, 2026 @ 6 PM



Presentation

Overview

Question & Answer

Handouts

Election Day: March 17, 2026



Jim Discipio
Village President



Julia Cedillo
Village Manager



Larry Noller
Finance Director



Rick Radde
Public Works
Director



Mark Lucas
Village Engineer

Purpose

- Provide clear information about the 2026 Road Bond Referendum and why it is necessary.
- Share what is proposed, what it would fund, and the financial impact.
- Prepare residents for the election.
- Information is available at the Village's website, in the recent Leaflet Newsletter, and at Village Hall.
- We will address questions this evening and future questions can be sent to info@lagrangepark.org.

Referendum

- The Village Board unanimously approved the placement of a proposition to issue \$10 Million in bonds to continue funding for road infrastructure, continuing the 2016 Road Bond Fund.
- This proposition or referendum will be placed on the March 17, 2026 Ballot. **This is St. Patrick's Day.**

Referendum Question & Legal Notice Ballot Proof
March 17, 2026 Primary Election

To the Voters of the Village of La Grange Park

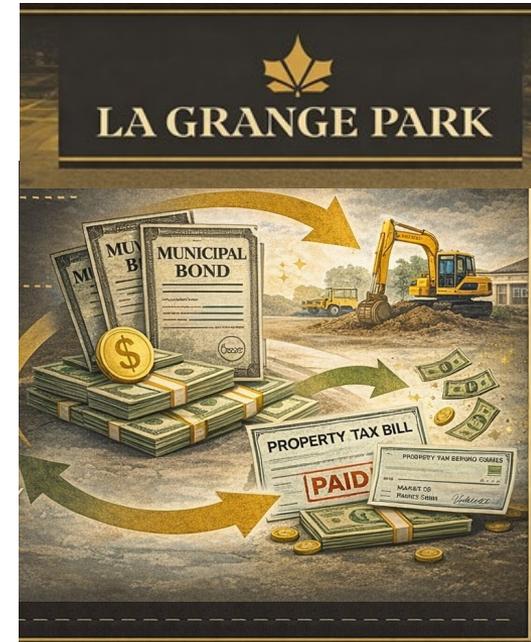
"Shall the Village of La Grange Park, Cook County, Illinois, undertake road improvements in and for the Village, including street resurfacing and sidewalk repair, all on property owned by the Village or over which the Village has sufficient easements, and issue its general obligation bonds to the amount of \$10,000,000 for the purpose of paying the costs thereof, said bonds bearing interest at not to exceed the rate of 6.00% per annum?"

Yes

No

What Are Bonds?

- Bonds are a form of long-term loan used for major public projects.
- Village receives funds upfront and repays over time with interest.
- Repayment for these bonds would come from property tax levy already in place.



Background

- In 2016 voters approved 2 referenda:
 - \$10 million for roads (77% approved)
 - \$1.1 million for ambulance & ladder truck (73%)
- The 2026 proposed bonds would replace both the existing 2016 Road Bonds and Fire Equipment Bonds, which are scheduled to expire in 2026.
- This new issuance would continue the same level of road funding **without adding to your tax burden.**
- The Village is now financially positioned to fund routine capital purchases (vehicles and equipment) through its regular budgeting process.
- A sustained road program exceeds what we can support, making bonding the most practical long-term funding option, given La Grange Park's comparatively low property tax rate.



Challenges – Our Roads

- The Village is responsible for maintaining 37 miles of public streets.
- Engineering analysis shows *at the very least*, \$1.3 million in repaving per year is needed to keep roads in fair condition.
- Current revenues (including Motor Fuel Tax, vehicle stickers) are not sufficient to meet annual needs.
- Construction costs have risen significantly since the 2016 program.
- Aging roads increasingly require deeper repairs to curbs, drainage, and sub-base.
- Without consistent funding, deferred maintenance leads to higher long-term costs.



Challenges – Our Roads

- 2016 Road Bonds: The Village had many streets with declining surface conditions, and the program provided a way to address those needs on a large scale.
- The \$10 million in road bonds were issued at a very low interest rate, and pricing was favorable, which allowed the Village to maximize the investment.
- As a result, 11.4 miles of roadway were completed between 2016 and 2019 (supported in part by grant funding).
- While the bond amount is about the same as 2016, we will pave fewer miles because borrowing rates are higher and construction and materials costs are significantly higher today, and many of the remaining streets need more extensive work (curb, drainage, and base repairs), not just a surface overlay.

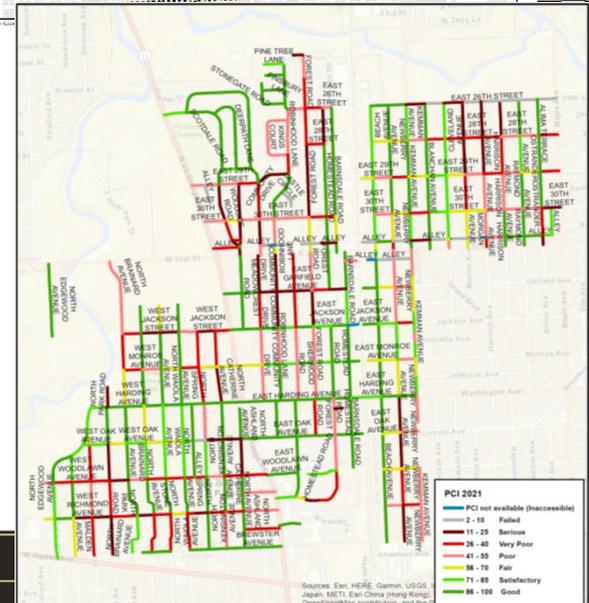
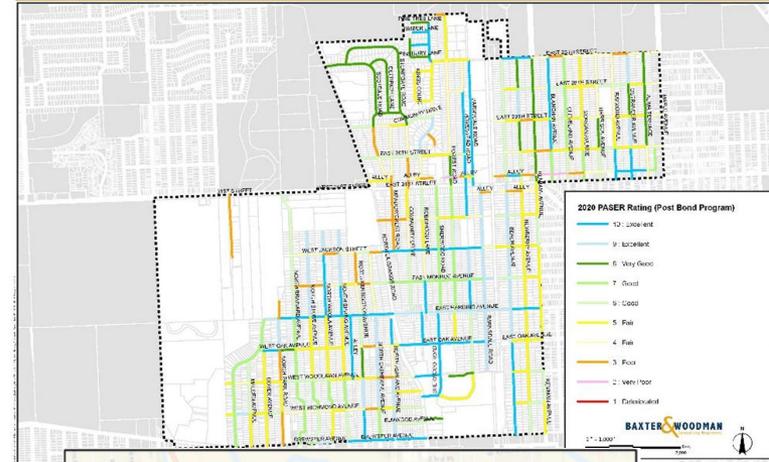
Challenges & Planning

- PCI Study: Following the 2016 Program, the Village conducted a 2019 & 2021 Pavement Condition Index Study, and is updated.
- While overall score improved, there is more work to do – we must continue to spend at least \$1.3 to \$1.6 million per year.
- Roads deteriorate each year.
- (\$10M bond every 10 years) sets Village on path for consistent 35-yr life cycle.
- Continue preventative maintenance to prolong life.

VILLAGE OF LA GRANGE PARK, ILLINOIS

PAVEMENT MANAGEMENT REPORT

2020 PASER RATING (POST BOND PROGRAM)



0 870 1,740 Feet

PCI 2021

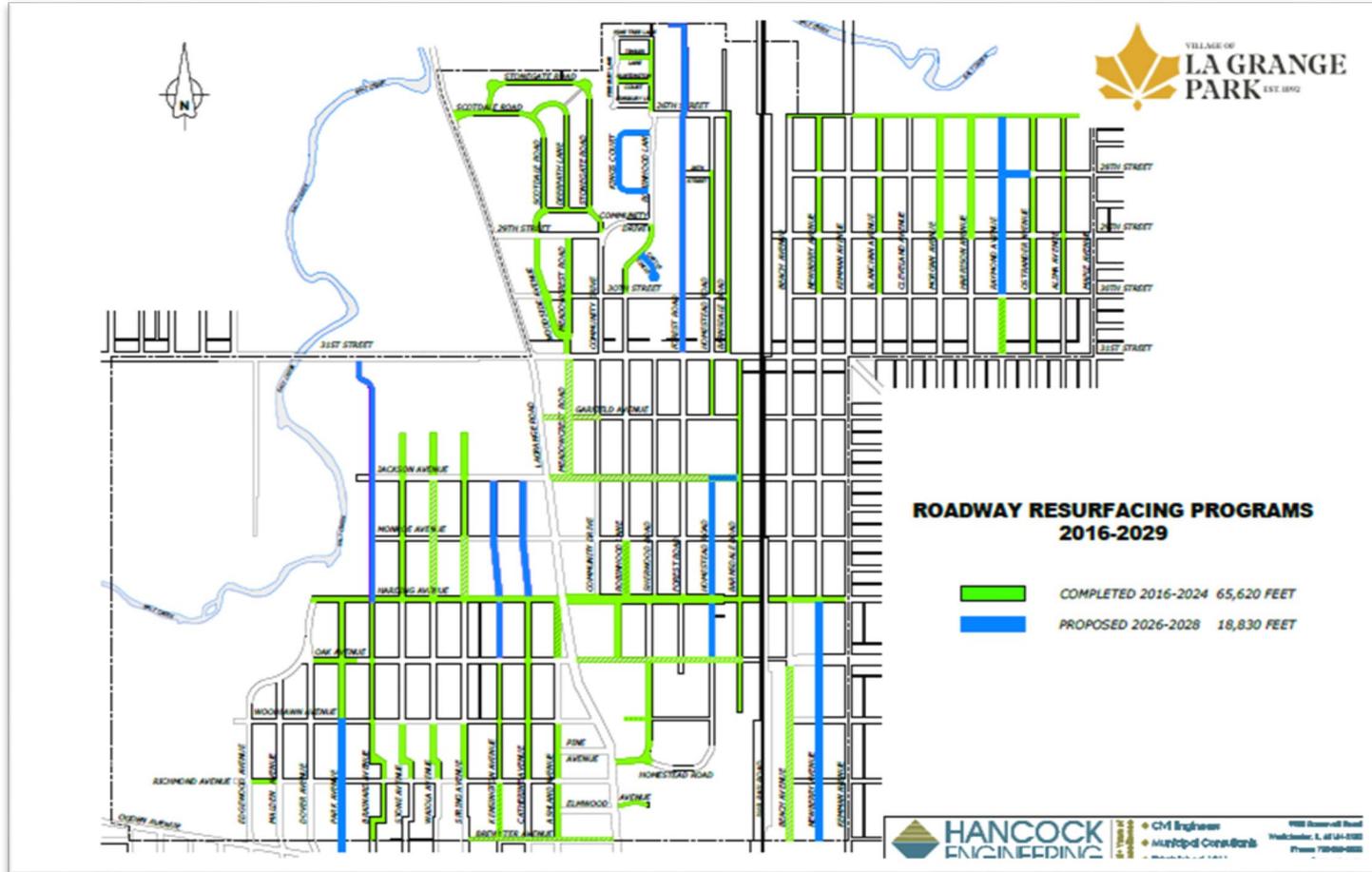
Village of
La Grange Park



2026 Program

- Streets are evaluated by the Village Engineer - Pavement Condition Index (PCI).
- Proposed streets are generally rated “Serious” or “Failed.”
- Common issues include poor pavement, weak sub-base, drainage problems, and failing curbs where simple resurfacing will not last.
- Priority given to streets where major repair is now needed to avoid higher future costs, work can be coordinated with utility or sewer projects (“dig once” approach).
- Program reflects engineering need across the entire community, not complaints/requests, or geography.
- Final projects depend on: bid pricing, available funding, grant opportunities, and coordination with other infrastructure projects.
- Goal: Use limited funds strategically to protect infrastructure, extend pavement life, and deliver the greatest long-term value to residents.
- Scope based on current planning assumptions, borrowing rates, construction costs (roughly \$3.0-\$3.5 million per mile for projects w/ curb, drainage, and base repairs).
- The \$10 million bond is estimated to fund approximately 3 to 4 miles of roadway improvements, depending on final bid prices, how projects can be coordinated with grants and other funding sources.

2026 Program



Financing

- Voter approval for \$10 million in General Obligation Bonds.
- Funds would support road improvements over the next 10 years.
- Required because La Grange Park is a non-home-rule municipality.
- Non-home-rule municipalities must receive voter approval to issue bonds.
- State law limits borrowing authority without referendum approval.
- Referendum ensures residents directly authorize major infrastructure debt.

Financing Challenges

- The Village is now able to fund its fleet.
- Road infrastructure needs exceed available annual revenues.
- Construction costs and project complexity have increased significantly.
- The Village must balance multiple major infrastructure obligations.
- General Fund dollars alone cannot support the full scale of infrastructure investment.
- Delaying investment increases long-term costs.



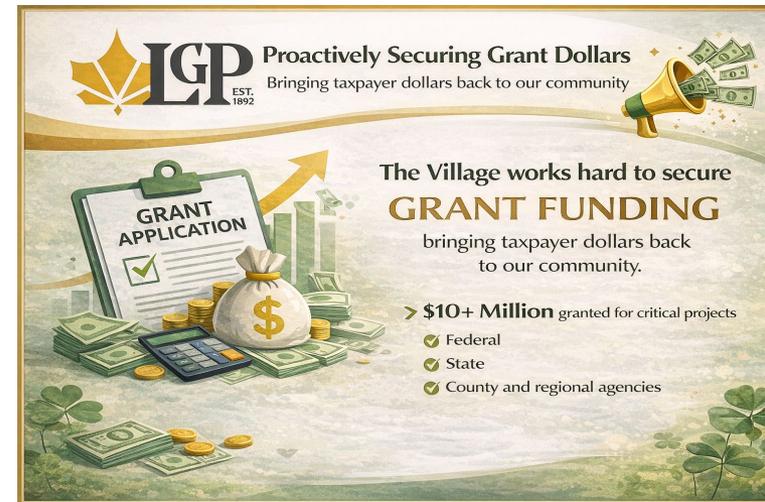
Funding Challenges

- Capital Needs outpace necessary funding.
- Relatively low tax rate.
- Borrowing options are limited.
- Non-home rule held to PTELL, CPI or 5% increase, whichever is lower.
- We are a built out bedroom community.
- All together, we have limited revenue options to help fund large capital projects.



Other Revenues and Grants

- **Millions secured through grants (MWRD, HUD, State of Illinois, IDOT, Cook County)**
 - \$4 Million MWRD – Central Area Sewer Separation
 - \$850K - Central Area Sewer Separation
 - \$500K – State Grant for Central Area Sewer Separation
 - \$200K for Sewer Repairs
 - \$600K for Park Road (combined with MFT) – 2026
 - \$719K Fed Funding for Brainard - future (Harding to 31st)
 - \$250K for Lead Replacement
 - \$110K for Public Works Parking Lot
 - \$68K for Village Hall Green Parking Lot
 - \$75K for Fire Station 2 New Roof
 - \$75K for Village Hall Cybersecurity
 - \$83K Traffic Enforcement
 - \$175K Cook Co. – Engineering Study La Grange Rd.
 - \$281K MWRD – Green Alleys
 - \$180K for IDOT for 31st Street Planning
 - Much more for Public Safety Equipment



- Grants are competitive and limited to specific program needs.
- **Even with grants, funding gap remains for long-term road needs.**

Other Revenues Economic Development

- Significant focus on economic to diversify revenues for financial sustainability.
- 2017 – Implemented 2 TIF districts and 4 Business Development Districts.

- Posto 31
- Dubak Electric & Dubak University
- Happier Now Café
- N. Beach Avenue Parking
- New stamped concrete walk & Plaza 31 Improvements
- Green Alley
- New water and sewer mains and alleyway.
- Parking lot expansion
- Market Study for Jewel Outlots
- Murphy's Automotive
- Meadowcrest Street Parking
- Jimmy's Bagels
- Outdoor recreation at Memorial Park
- New Aldi
- Andy's Frozen Custard
- Homestead Road Street lighting
- Façade Improvement Program (Hop District, Mattone, Generations Dental)



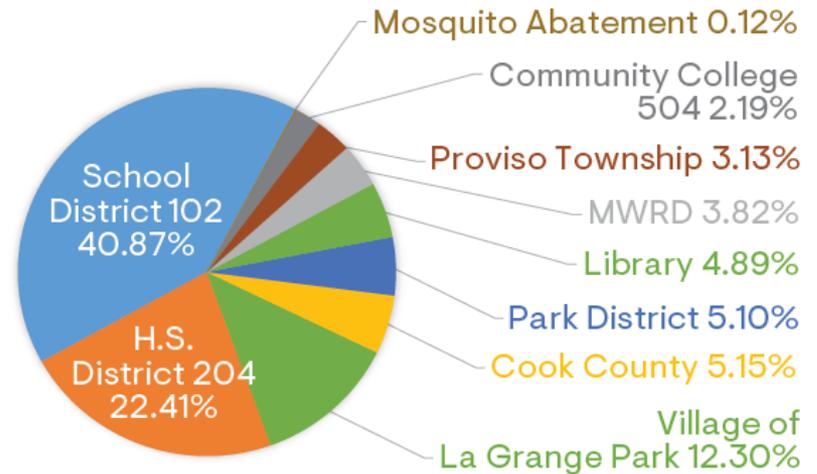
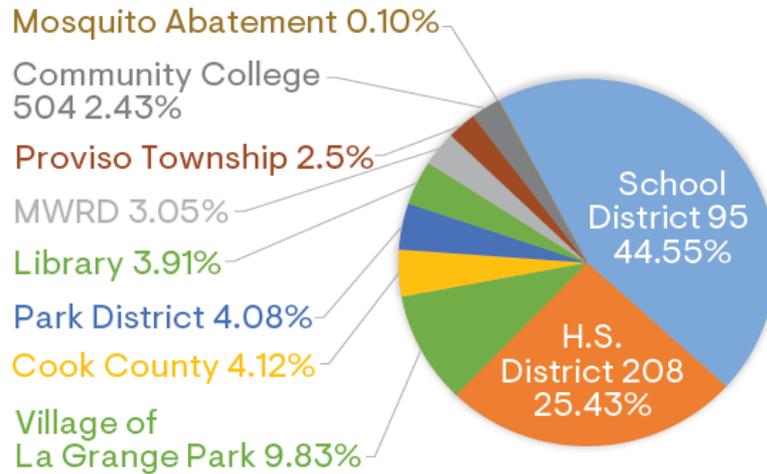
Property Taxes

Village	Population	EAV	2024 Village Property Tax	Rate	Property tax per capita
La Grange Park	13,475	\$ 517,682,552	\$ 5,674,184	1.096	\$ 421
Lyons	10,817	\$ 246,845,797	\$ 5,879,973	2.382	\$ 544
La Grange	15,550	\$ 980,871,658	\$ 9,086,334	0.926	\$ 584
Westchester	16,892	\$ 655,237,298	\$ 10,616,391	1.620	\$ 628
Westchester Hills	13,629	\$ 1,008,381,315	\$ 8,704,842	0.863	\$ 639
Broadview	19,476	\$ 538,886,417	\$ 13,101,288	2.431	\$ 673
River Forest	11,717	\$ 746,595,952	\$ 8,538,758	1.144	\$ 729
Westchester	9,298	\$ 405,455,716	\$ 6,806,199	1.679	\$ 732
Oak Park	54,583	\$ 2,353,827,289	\$ 40,123,293	1.705	\$ 735
Broadview	7,998	\$ 395,403,089	\$ 8,732,695	2.209	\$ 1,092
Hillside	8,320	\$ 287,013,648	\$ 13,268,007	4.623	\$ 1,595

- We have the lowest property tax rate per capita of any of the area communities.
- We are primarily a bedroom community.

Property Taxes

2024 PROPERTY TAX BILL DISTRIBUTION



Total Tax Levy

The 2024 total tax rate per \$100 of Equalized Assessed Valuation (EAV), which was payable in 2025, was 8.910 for properties in School District 102 and 11.151 for properties in School District 95.

Preferred Option

Bond Referendum (Proposed)

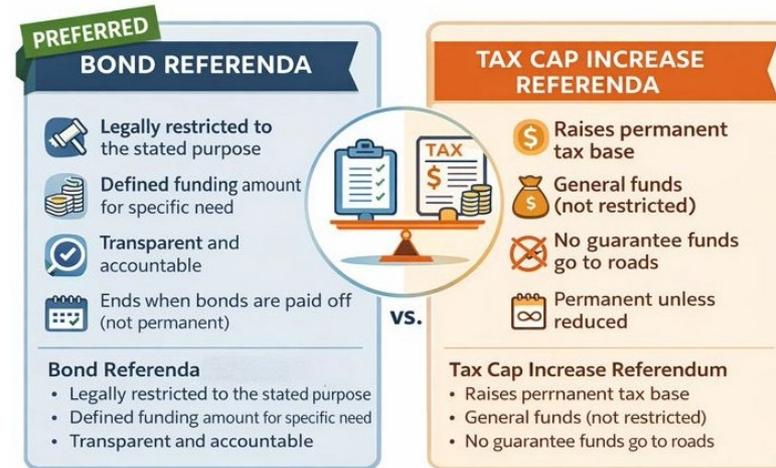
- Funds restricted to road improvements
- Defined amount for a specific purpose
- Transparent and accountable use of funds
- Ends when paid off (not permanent)

Tax Cap Increase Referendum (Not Proposed)

- Permanently raises the tax base
- Funds go to the General Fund (unrestricted)
- No guarantee funds support roads
- Remains unless later reduced

Why the Village Prefers the Bond Approach

- ✓ Residents approve funding for a specific purpose with clear limits, accountability, and an end date.



Current Village Debt

- \$1.19 million in property-tax-supported bonds (2016 bonds) paid off by end of 2026.
- \$370,000 in 2006 ARB / sewer bonds paid off in 2025 (funded by sewer fees). Re-issuing \$5 Million in ARB in 2026 to support the Central Area Sewer Separation Project (also funded by sewer fees).
- New 2026 Road Bonds would maintain, not increase, the existing bond levy level.

Funding Strengths

- Highly desirable community - great parks, schools, and amenities.
- S&P Global Ratings (Jan. 2026)
 - La Grange Park GO Bonds rated AA+ (S&P)
 - Existing GO Bonds Affirmed
 - Outlook: Stable
- What this reflects
 - Strong financial management and long-term planning
 - Healthy reserves and disciplined budgeting
 - Stable local economy and continued resident investment
 - Strong credit rating supports lower borrowing costs, reducing long-term taxpayer expense

S&P Global
Ratings

2026 Road Bond Overview



What the \$10 million would fund

- Street resurfacing and reconstruction projects.
- Curb, sidewalk, ADA, and drainage improvements where needed.
- Projects prioritized using engineering evaluations and pavement condition data.

Why this funding is being proposed

- Engineering analysis indicates at least \$1.3 million per year is needed to maintain the road network in fair condition.
- Existing revenue sources are insufficient to meet this level of investment.
- The 2026 Road Bond would replace two expiring bond issuances. The 2016 Road & Fire Equipment Bonds are scheduled to be fully paid off in 2026.

If the referendum is not approved

- The Village would have far less funding available for resurfacing and reconstruction.
- Projects would be scaled back and much delayed.
- Over time, delayed maintenance can lead to higher-cost repairs as road conditions deteriorate.

2026 Road Bond Overview



Castle Circle
Kings Court
Forest Road
Homestead Road
Kensington Avenue
Catherine Avenue
Newberry Avenue
Harrison Avenue
Raymond Avenue
Woodlawn Avenue
Richmond Avenue
Ashland Avenue
Note: Brainard is grant funded.
Brainard Avenue

If Approved Estimated Timeline

- March 17, 2026: Referendum appears on ballot
- Summer 2026: Potential bond issuance if approved
- 2026–2029: Road projects implemented in phases

- Coordination with Other Projects
 - Sequencing with Lead Service Line Replacement Program
 - Coordination with Central Area Sewer Separation Project
 - Goal is to minimize disruption and avoid paving then re-opening streets

If Approved Ongoing Maintenance for All Streets

- Streets not included in resurfacing still receive patching and repairs
- Crack sealing, pothole repair, and inspections continue Village-wide
- Goal is safe and reliable travel across the entire community



Community Benefits of Road Investment

- Improved safety for drivers, pedestrians, and cyclists
- Better neighborhood appearance and property values
- Reduced long-term infrastructure costs through proactive maintenance
- Learn More and Stay Informed
 - Visit: www.lagrangepark.org for updated materials and FAQs
 - Contact Village Hall with questions or for additional information

What is the cost to residents?

\$389K Average cost to resurface one block

< \$1 PER DAY
Cost to fund critical road improvements (for median homeowner)



0% Increase to Property Tax

Priority Roads for the next 10 years (in blue)



Our Roads **12-15** Average lifespan of an asphalt paved road surface
YEARS

by the **32%** Amount of roadways in greatest need of resurfacing that are targeted for improvement by this project

Numbers **37** Total amount of roadway the Village maintains
MILES

For more information about the 2026 Road Bond Referendum including Frequently Asked Questions, visit lagrangepark.org or scan this QR Code:



Wrap Up

- The community can determine its own course – vote on March 17, 2026! (St. Patrick’s Day)
- The Village has demonstrated its need after hearing from residents and exercising due diligence.
- **The Village has thoughtfully considered its options – residents can make the choice.**
- Thank you!





Thank You

Question & Answer Handouts

Election Day: March 17, 2026