



Proposed East Lake Street Redevelopment Project

Village of Bloomingdale
Board of Trustees Meeting
November 10, 2014



Original Proposed East Lake Street TIF Area



Previous Plans and Efforts

- October 2000: Griffith–Murphy Consulting analysis
- February 2006: Teska Associates study for NE corner of Lake Street and N. Circle Avenue
- Summer 2006: Village sponsored meeting w/property owners
- July 2007: Houseal Lavigne Associates concept drawings for NE corner of Lake Street and N. Circle Avenue
- September 2013: Village Staff prepares a TIF Feasibility Study and Analysis

Findings of Previous Studies

- Confirm study area is eligible for TIF designation
- Recommend property consolidation for greater development appeal
- 2010 Comprehensive Plan identifies NE corner of Lake Street and N. Circle Avenue as “*Strategic Development Location No. 17*”

What is a TIF?

- A Tax Increment Financing District (TIF) is an economic development tool.
- Designation process is governed by Illinois State Statute and includes public input and notice.
- Thirteen taxing districts make up the Joint Review Board that provides input and approval.
- TIFs ***do not*** influence the tax rate.
- TIFs provide for reinvestment in troubled areas.
- Must be a minimum of 1½ acres in size.

How does a TIF Work?

- Once boundaries are established for the TIF District, the total Equalized Assessed Value or “EAV” for all of the properties in the TIF establishes the “BASE” EAV.
- Any increase or “incremental growth” in property tax revenue collected over the BASE EAV is placed in a separate fund for reinvestment in the TIF district.
- After the TIF expires, all property taxes are collected and distributed as prior to the designation.

Proposed East Lake Street TIF Project Area Characteristics

Location and Proposed TIF Boundaries

- East Lake Street frontage – west of Glen Ellyn Road to east of Springbrook Center entry drive
- Does not include St. Paul's Cemetery
- Adjacent to one existing TIF:
 - Ridge/Lake/Springbrook TIF

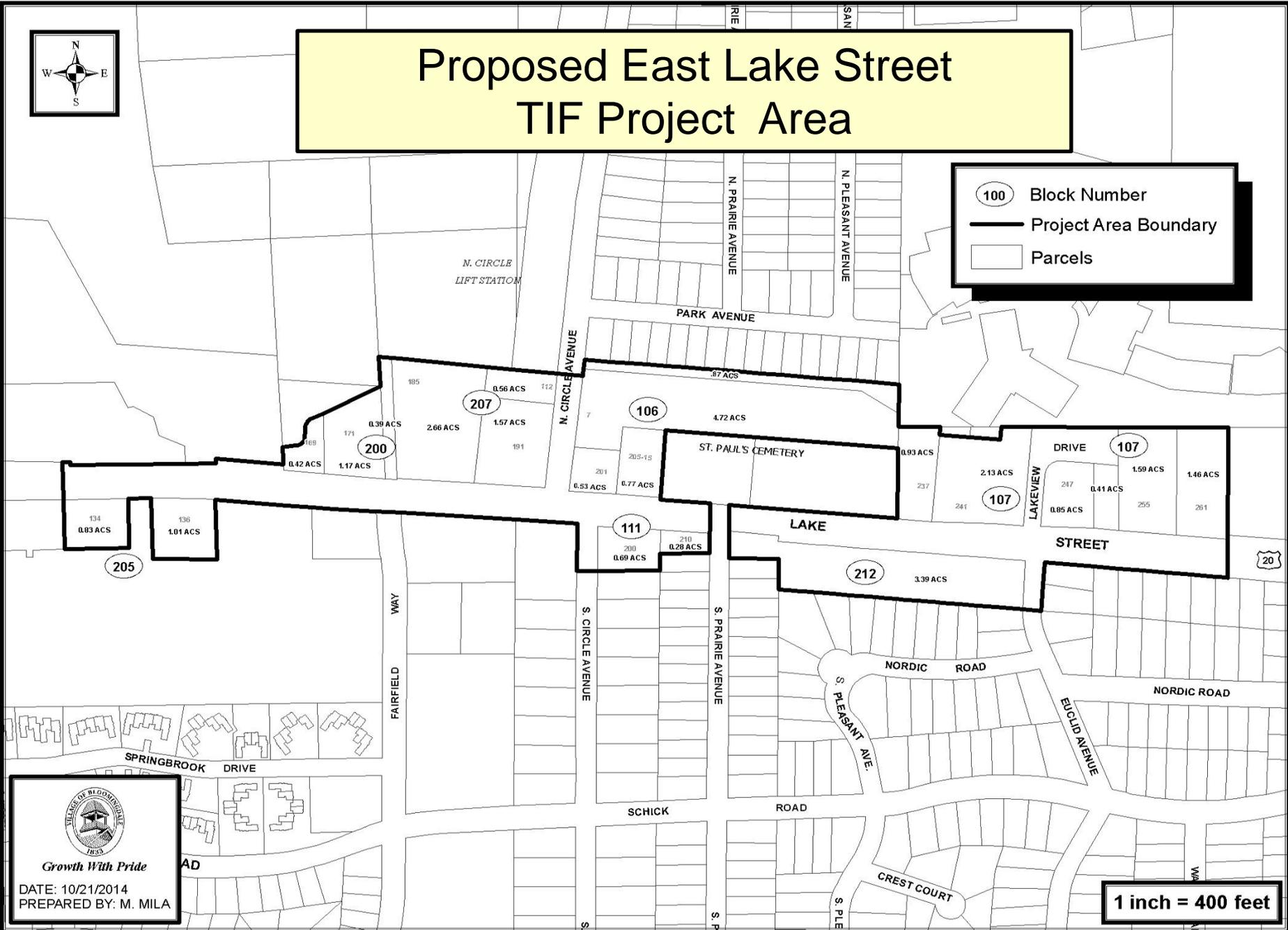
Size and Characteristics

- 39.75 acres
- 21 tax parcels on 7 tax blocks
- 15 buildings – 6 completely vacant
- 72% of Project Area is commercial use



Proposed East Lake Street TIF Project Area

100 Block Number
— Project Area Boundary
□ Parcels



Growth With Pride
DATE: 10/21/2014
PREPARED BY: M. MILA

1 inch = 400 feet

Proposed East Lake Street TIF Project Area



Proposed East Lake Street TIF Eligibility Study

Age Threshold (50% is required)

- 80% of buildings are 35 years or older

8 of 13 Eligibility Factors Present (3 required)

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Structures Below Code
5. Excessive Vacancies
6. Overcrowding/Excessive Land Coverage
7. Lack of Community Planning
8. Declining or Lagging EAV

Proposed East Lake Street TIF

“But For” Findings

- ✓ Limited presence of 2 additional factors: Deleterious Land Use; Environmental Remediation
- ✓ Declining EAV in 3 consecutive years
- ✓ Long term vacancies
- ✓ Lack of private investment

Proposed East Lake Street TIF Redevelopment Plan – Land Use

- ✓ Encourages mixed use development.
- ✓ Considers future redevelopment opportunity at NE corner of Lake Street and N. Circle Ave.
- ✓ Reinforces underlying zoning.
- ✓ Promotes stability of existing commercial activity.

Proposed East Lake Street TIF Benefits - Goals & Objectives

- ✓ Improve the physical condition and functional layout of existing and future development for long term sustainability.
- ✓ Promote development opportunities along Lake Street.
- ✓ Encourage maintenance and improvement of existing commercial properties.
- ✓ Improvements to Lake Street Streetscape.

TIF Eligible Costs

- TIF related administration costs.
- Property acquisition, demolition, and site preparation.
- Public and private building rehabilitation or renovation.
- Construction of public works and public improvements.
- Job training for employment within the TIF.
- Relocation costs.
- Financing costs, including interest assistance.
- Studies, surveys, and plans.
- Marketing sites located within the TIF.
- Professional services, such as architectural, engineering, legal and financial planning.
- Payment in lieu of taxes.

Benefits of a TIF Designation

- Increased property values as a result of increased private investment in the Project Area.
- The property tax increment collected over the Base EAV is **reinvested** in the Project Area.
- TIF **does not** affect tax rates. Tax rates are established through a formula and TIF has no direct or indirect influence on those calculations.
- TIF provides a tool for the Village to stimulate investment in an area that would not have or has not occurred through market forces.