

Memorandum
Community Development Department, Economic Development Division

TO: John Lockerby, Village Manager

FROM: 

Leonard Becker, Economic Development Manager


Leslie Murphy, Economic Development Specialist

DATE:

August 23, 2019

**SUBJECT: AGENDA ITEM – FIRST READING OF PROPOSED OAKTON
STREET/NILES AVENUE TAX INCREMENT FINANCE (TIF) AND
DOWNTOWN SCIENCE & TECHNOLOGY TIF AMENDMENT
ORDINANCES – SEPTEMBER 3, 2019**

In February of this year, the Village formally began the process of studying and evaluating a proposed redevelopment area generally located at the northeast and southeast corner of Niles Avenue and Oakton Street in Downtown Skokie. Site surveys and detailed analyses of the conditions present and which had been growing within the area were completed and by May the formal boundaries of the proposed Oakton Street/Niles Avenue TIF District were confirmed. The TIF district takes in the north side of Oakton Street from Niles Avenue on the west to Lacroisse Avenue on the east, including several parcels north of Oakton Street currently situated within the Downtown Science & Technology (DST) TIF District and two parcels on the south side of Oakton Street, just east of Niles Avenue.

The Village, along with its TIF consultant, Kane, McKenna and Associates, Inc. completed a draft Redevelopment Plan and Project for the proposed TIF District in May, 2019 and notified all interested and affected parties in compliance with the Illinois TIF Statute. A resolution adopted by the Village Board on June 17 set the date for a public hearing and called for a Joint Review Board (JRB), consisting of representatives of the primary affected taxing jurisdictions, to meet and review the merits of the TIF and the Redevelopment Plan and Project. The JRB for this TIF District consisted of representatives of the Village, School Districts 69 and 219, Oakton Community College, the Skokie Park District, the Skokie Library District, Northfield Township, and an at-large public member. Cook County was the only taxing district that did not send a representative to the JRB meeting. The JRB met on July 11, 2019 and at the conclusion of the presentation made by Village staff and a Q & A session, the JRB members unanimously recommended the creation of the Oakton Street/Niles Avenue TIF District.

On Tuesday, August 13, 2019, the Village hosted a Downtown Skokie Redevelopment Open House at the Ignite Gaming – Skokie facility on Skokie Boulevard, which drew over 300 residents, property and business owners and local officials to learn more about the proposed TIF District and various development projects underway in the Downtown from the private developers and Village staff directly involved in these projects.

The public hearing for the proposed Oakton/Niles TIF District was held on August 19, 2019 as part of the regular Village Board meeting. Required notices were published twice in a local newspaper and were sent to all affected taxing bodies, property owners within the district, and residents within 750 feet of the TIF district boundaries. All interested parties were invited to file written objections to the TIF and objectors were notified that they would be heard at the public hearing. Village staff delivered a detailed presentation and overview of the efforts already initiated to improve the area as well as significant plans for the successful redevelopment of this important Downtown locale, including a proposed hotel and conference center, the interior rehabilitation of the 146,000 square foot office/lab structure 8030 Lamont Avenue, a private/public parking garage and roadway improvements to accommodate these projects.

The Illinois TIF Law stipulates that the Village must introduce the three enabling ordinances for the proposed TIF District within 14 to 90 days following the public hearing. The attached ordinances describe the proposed Oakton Street/Niles Avenue Redevelopment Plan and Project, the use of TIF financing for the Plan/Project, and the Project Area. Also included is another proposed ordinance which would amend the existing Downtown Science & Technology TIF District area boundaries by disconnecting several parcels deemed as 'minor' by the Village Corporation Counsel. Staff is recommending adoption of this amendment ordinance followed by the ordinances that will establish the new Oakton/Niles TIF District and will be in attendance at the September 3rd Board meeting. Thank you.

C: Michael Lorge, Corporation Counsel
Julian Prendi, Finance Director