



Community Planning Program



Chicago Metropolitan Agency for Planning

Local Technical Assistance Program

Application form: Community Planning program and Local Technical Assistance program

DEADLINE: Noon on Wednesday, June 26, 2013

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant: VILLAGE OF LA GRANGE PARK

2. Main Contact for Application (please include name, phone number and email):

Emily Rodman, Assistant Village Manager
erodman@lagrange.org
(708) 354-0225

3. Type of Applicant (please check any that apply):

Local government

Multijurisdictional group* \longrightarrow Please list the members of the group (including government and nongovernmental organizations):

Nongovernmental organization* \longrightarrow Name of local government partner(s):

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply):

Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

- My project involves preparation of a plan.
- My project helps to implement a past plan.
- My project links land use, transportation, and housing.
- My project has direct relevance to public transit and supports the use of the existing transit system.
- My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Project Location:

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

The proposed project is located east of La Grange Road, between Woodlawn Avenue and Elmwood Avenue in La Grange Park.

6. Project Description:

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project.

(Please include any additional information that is relevant, preferably by providing links to online documents.)

The Village of La Grange Park is a small community with a population of approximately 13,500. The community was established in 1892 and is primarily a bedroom community with limited commercial and industrial uses. The primary commercial area in the community is an open-air shopping center called The Village Market, which consists of 11 parcels and approximately 200,000 square feet of retail/office space. Constructed in 1951, The Village Market is the oldest open-air shopping center in the State of Illinois and is one of the oldest centers of its type in the country.

The design of the shopping center is unique, with two main buildings that house a variety of tenants on two levels, a separate medical building, a free-standing grocery store, an bank outlot, a free-standing flower shop and a vacant parcel. The anchor (a grocery store) is located behind the main shopping center buildings and is not visible from the street. The lower level of the shopping center is located “underground” and is also not visible from the street. Additionally, three of the parcels are separated from the main shopping center buildings (and each other) by a large park. This geographical configuration results in a disjointed shopping center, deters potential tenants and makes it difficult for the center to compete with vibrant, nearby downtown La Grange.

Additionally, there has been little reinvestment in the shopping center in the 60+ years since its construction. The Village Market is owned by an out-of-state investment company, which has little interest in directly reinvesting in the property.

Because of its large size and the limited commercial uses in the Village of La Grange Park, the viability of this shopping center is integral to the community's success and to the long-term sustainability of Village revenues. However, the Village is not in a financial position to be able to offer financial incentives to the property owner to encourage reinvestment, nor is it in the position to offer incentives to individual businesses to encourage their location within the shopping center.

The Village is looking for assistance through the RTA/CMAP LTA program to conduct a Tax Increment Financing Study to determine if the property would be eligible for the creation of a TIF and if so, identify potential reinvestment initiatives, project anticipated revenues and assist in the establishment of the TIF District. The Village believes the establishment of a TIF district may be our only opportunity to directly and positively influence the future of this commercial property, which is intertwined geographically, historically, and emotionally with the La Grange Park community.