

**Item #8C:**  
**Village Trustee Kritzmire**  
Proposed Lake-Cook/IL 53 TIF DRAFT Eligibility Report



## **M e m o r a n d u m**

**To:** David Lothspeich, Village Manager  
James Hogue, Village Planer

**From:** Lee M. Brown, FAICP – President, Teska Associates, Inc.  
Benito Garcia, LEED AP BD+C, Associate

**Date:** March 5, 2020

**RE:** Village of Long Grove – Preliminary TIF Assessment

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We have completed our initial review of the conditions and data immediately available with regard to the eligibility of certain properties at the southern gateway into the Village along and near the intersection of IL 53 and Lake Cook Road. As we had indicated in the scope of work, this initial review is not a complete eligibility survey, but it represents an opportunity to determine whether to move forward (if there is a reasonable chance that the properties are found eligible) or to terminate the effort if it appears there is very little chance of establishing eligibility.

Based on this first look, we recommend that the Village authorize the next Phase, to prepare the formal Eligibility Report. We believe that a district can be found to be eligible under the criteria for “TIF conservation districts” where 50% or more of the structures are 35 years or older, and at least three of the qualifying conditions are found, to a meaningful extent, and distributed throughout the study area. We believe that the age of the two structures in the study area exceed 35 years, and we see the presence of the following characteristics:

1. **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the use for which they were originally constructed.
2. **Deterioration,** particularly of site improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
3. **The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.**

Again, these are preliminary findings. We have observed the property from public rights-of-ways and publicly accessible parking lots, but we have not examined building interiors. We have used available assessment data but must wait on Lake County to clarify the history of assessed values of certain properties that have been subdivided and reconstituted (due in part to the State right-of-way acquisition.) But the available evidence suggests that these characteristics, and potentially others, exist to the degree that the area may be found eligible as a TIF district.

Note that we are limiting our initial finding to properties currently within the Village of Long Grove. There are several parcels in unincorporated Lake County that adjoin the study area that could contribute further to both eligibility and would potentially benefit from the establishment of a TIF district. The eligibility study can proceed (with separate determination with and without the unincorporated parcels) but the district cannot include unincorporated parcels, and annexation would need to be completed prior to the JRB and Public Hearing process. If you wish to further entertain the possibility of adding these unincorporated properties, we should consider an appropriate pause before proceeding.

