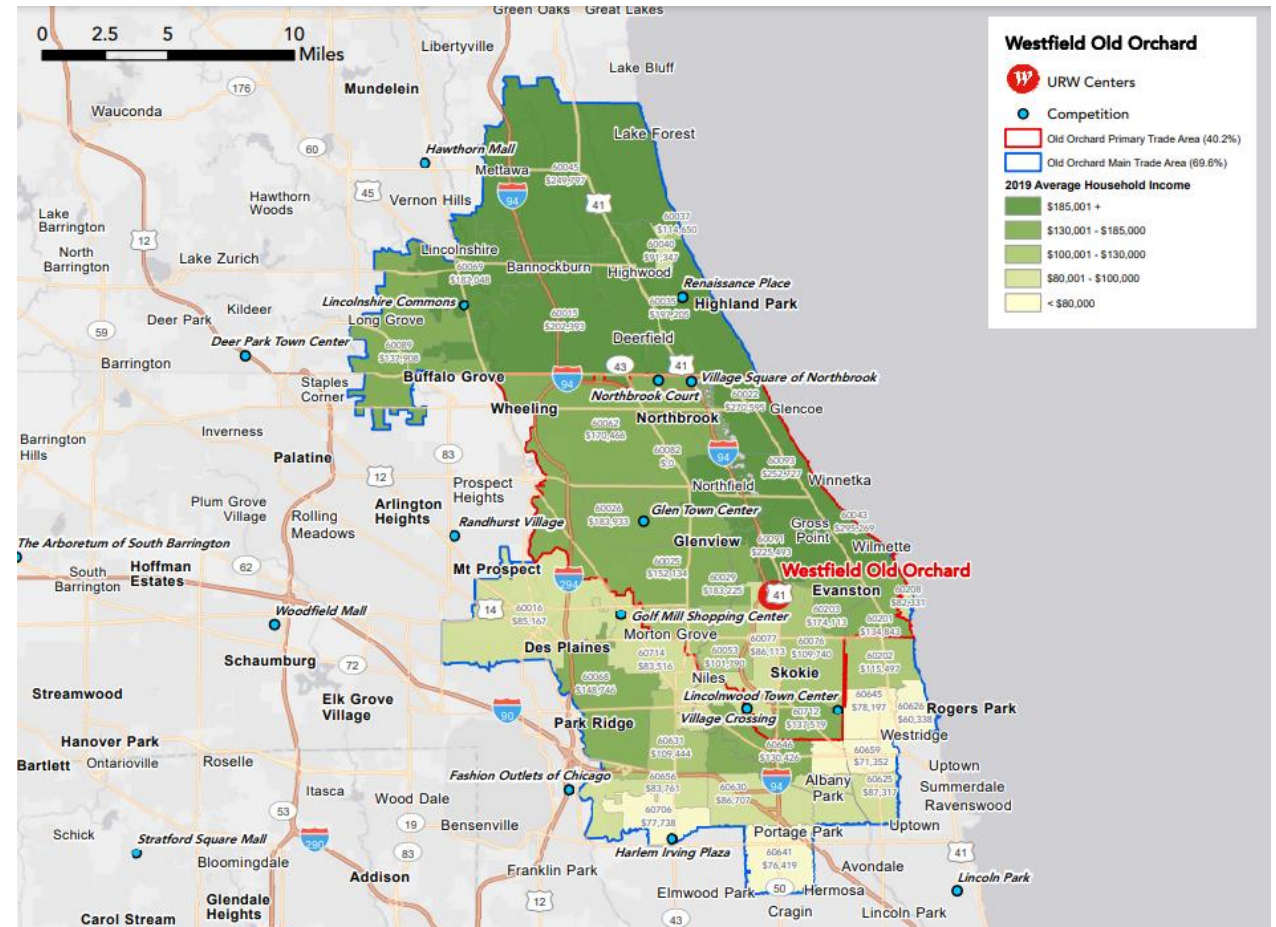


Importance of Old Orchard to the Village and Brief Snapshot

- Old Orchard has been a significant point of pride for the Village and destination for the region since the center opened in 1956, some improvements which remain as built since that time;
- Old Orchard is the largest sales tax contributor for the Village and is a significant property tax generator for Skokie School District 68 (K-8), Niles Township High School District 219 and remaining underlying taxing jurisdictions;
- Old Orchard sales and property taxes have been stagnant over the past five years, and have seen significant declines during 2020 (COVID);
- Approximately 21% of the buildings at Old Orchard are vacant or occupied by temporary users;
- Over 85% of shoppers and visitors to Old Orchard reside outside of Skokie, 35% of which reside in Chicago.



Why a Business District?

A Business District is a prudent and self-supporting tool utilized in over 200 districts throughout Illinois

A Business District will only improve the long term sustainability of revenues for underlying taxing jurisdictions

Old Orchard's property tax burden is 38% of Westfield's expenses; 3x the national average and highest in the URW global portfolio

Another revenue stream is necessary as the last accretive investment occurred in 1991

Retailers are consolidating, closing, and/or pivoting to hybrid models - accelerated by COVID



Qualification of a Business District



Not subject to growth & development:

Over past five years:

- 8% decline in EAV,
- 8% decline in property tax collections,
- 35% drop in sales



Approximately 21% of center is vacant or occupied by temporary tenants

No major investments creating new leasable area since 1991

Average age of property within the Center is 48+ years



Predominance of the following blight factors:

Improper subdivision & obsolete platting

Deterioration of site improvements

Obsolete design

Defective or inadequate street layout



Conforms to the Village's comprehensive plan



Mechanics of Business District



A Business District will be implemented for 23 years;



An additional 1% sales tax will be collected to fund the improvements designated in the plan which will NOT impact the Village's general fund;



The additional 1% sales tax will only apply to the proposed Business District boundaries that ONLY include Old Orchard and NOT the remainder of the Village;



The Business District planned improvements ONLY include existing buildings, common areas, and infrastructure;



Village Board will consider adoption of Business District Plan on February 7th



Village of Skokie and Westfield Outcomes

Increase sustainable sales and tax revenues

Enhance local employment opportunities and career paths

Create a 'best in class' experience for visitors and customers

Free up investment needed to catapult Old Orchard to become one of the top centers by sales in the U.S.

Improve existing and deploy new sustainability programs

Expand the mix of tenants, services, and destination offerings

Increase visitor traffic and dwell time

Modernize and enhance public spaces and amenities

Minimize current and prevent future vacancies and blight

