MONDAY, DECEMBER 6, 2021 – 8:00 P.M.

With Skokie and the entire State of Illinois now in Phase 5 of the Restore Illinois plan and the lifting of restrictions on in-person gatherings, Skokie Village Board meetings are in-person in the Council Chambers at Skokie Village Hall, 5127 Oakton Street. Village Board meetings begin at 8 p.m. and will continue to be broadcast live on the Village’s YouTube channel as well as on SkokieVision cable television channels 17 (Comcast) and 25 (RCN). Meetings also are re-broadcast on the cable channels in the weeks following each meeting, and the videos are archived on the Village’s YouTube channel.

As of August 30, 2021, all individuals in Illinois shall be required to wear masks when indoors including Village buildings.

Public comments may still be submitted to publiccomments@skokie.org; comments received prior to the meeting or during the meeting will be provided to the Village Board and will not be read aloud. Public comments also can be mailed or hand-delivered to Skokie Village Hall, 5127 Oakton Street, Skokie, Illinois, 60077, Attention: Village Manager’s Office or placed in the exterior drop box on the west side of Skokie Village Hall. Each Village Board meeting agenda includes time for public comments, and individuals wishing to speak on an issue will be allocated three minutes to address the Village Board.

1. Pledge of Allegiance led by Village Clerk Pramod C. Shah.

2. Call meeting to order and roll call.

3. Approve Consent Agenda.

* 4. Approve, as submitted, minutes of regular meeting held Monday, November 15, 2021. **go to**

* 5. Approve Voucher List #14-FY22 of December 6, 2021. **go to**

6. Proclamations and Resolutions.
   A. Proclamation
      Niles Township Food Pantry Awareness Month – December 2021 **go to**

7. Recognition, Awards and Honorary Presentations.

8. Appointments, Reappointments and Resignations.
   A. Swearing in of the following personnel by Village Clerk Pramod Shah:
      Name             Old Position       New Position
      Stephen Jagman   Fire Captain       Fire Deputy Chief
      Timothy Norton   Fire Lieutenant    Fire Captain
      Denise Franklin  Police Sergeant    Police Commander

* B. Reappointments
   Appearance Commission: Maryjane Klein, Joseph Maschek, Jay Pathak, Archana Shah, Thomas DaMario as Vice Chair and Michael Lynk as Chair
   Board of Fire & Police Commissioners: Beryl Rabinowitz as Vice Chair and Will Evans as Chair

* C. Resignations
   Commission on Family Services: Matt MacKellar and Dr. Ed McCarron
9. Presentations and Reports.

10. Report of the Village Manager.  **go to**
    A. Resolution of Support for a Cook County Class 7b Real Estate Tax Incentive at the
       Former Lord & Taylor Parcel at Westfield Old Orchard Mall.  **go to A&B**
    B. Designation of and Scheduling of Public Hearing for Proposed Old Orchard Center
       Business District.  **go to B**
    * C. ProQA Emergency Medical Dispatch Software Implementation - Priority Dispatch
        Corporation, Salt Lake City, Utah - $49,909.  **go to C**
        - $64,864.  **go to D**

11. Report of the Corporation Counsel.  **go to**
    CONSENT:
    * A. An ordinance providing for the levying and assessment of taxes for the fiscal year
       beginning May 1, 2021 and ending April 30, 2022 in the Village of Skokie, Cook
       County, Illinois. This item is on the consent agenda for second reading and adoption.  **go to A**
    * B. An ordinance reducing the tax levy of the Village of Skokie for the fiscal year beginning
       May 1, 2021 and ending April 30, 2022 in the amount of $3,526,191.00. This item is
       on the consent agenda for second reading and adoption.  **go to B**
    * C. An ordinance amending Chapter 2, Article VII, of the Skokie Village Code pertaining
       to the creation of the Skokie Police Use of Force Review Board. This item is on the
       consent agenda for second reading and adoption.  **go to C**
    * D. A resolution approving a plat of subdivision for the property located at 9801-9911
       Woods Drive, Skokie, Illinois in an OR Office Research district (2021-23P). This item
       is on the consent agenda for second reading and adoption.  **go to D**
    FIRST READING:
    E. An ordinance terminating various expired Special Service Areas in the Village of
       Skokie, Illinois, County of Cook. This item is on the agenda for first reading and will
       be on the December 20, 2021 Board agenda for second reading and adoption.  **go to E**


15. Community Development Block Grant – CV/CV3 Housing Expenses Update.  **go to CDBG**

16. Public Comment.
    (See information at top of page 1)

17. Adjournment.

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Items marked with an asterisk (*) indicate they are part of the Consent Agenda that contains routine items or items which have already been discussed by the Mayor and Board at a previous public meeting and require a second reading. Items on the Consent Agenda are passed in one vote at the beginning of the Board Meeting. Prior to the vote on the Consent Agenda, the Mayor will inquire if there is any matter which anyone wishes to remove from the Consent Agenda. If there is an item on the Consent Agenda which you wish to address, please inform the Mayor at that time you wish to remove it from the Consent Agenda.
Memorandum
Manager’s Office

TO: The Honorable Mayor and
Board of Trustees
Village Clerk
Corporation Counsel

FROM: ____________________________
John T. Lockerby, Village Manager

DATE: December 2, 2021

SUBJECT: MANAGER’S REPORT
BOARD MEETING OF MONDAY, DECEMBER 6, 2021

Westfield Old Orchard Shopping Center is one of the most significant community economic drivers and an important regional attraction. As such, it is critical for the Village to help grow and enhance the viability of Old Orchard to ensure continued success into the future. Currently, the property tax burden at Old Orchard is the highest in Westfield’s global portfolio and is three times higher than the industry average. This fact inhibits substantial capital investment into Old Orchard. To overcome this obstacle, Village staff and ownership from Westfield have identified a two-pronged approach that will enable a significant investment of over $100 million dollars back into the center that will immediately help grow and stabilize this important community asset.

These two economic development tools are outlined in Item A and Item B below.

A. Resolution of Support for a Cook County Class 7b Real Estate Tax Incentive at the Former Lord & Taylor Parcel at Westfield Old Orchard Mall
Economic Development staff is recommending a resolution in support of a Cook County 7b Property Tax Incentive for the former Lord & Taylor parcel at Westfield Old Orchard Shopping Center. The Lord & Taylor property has been mostly vacant since its closure in 2018 due to the functional and economic obsolescence of the building. Despite a significant effort by Westfield over the past several years, it has been validated that the building will unlikely be re-leased in its entirety or purchased by another user without significant investment.

The Class 7b designation would provide a 12-year reduction in the property assessment rate for the Lord and Taylor parcel only. With this reduction, Westfield will be able to invest $27 million for the renovation of the building and recruitment of new tenants for this property.

I concur with staff’s recommendation and their assessment that this project is an excellent candidate for a Class 7b classification. I respectfully request Mayor and Board approval of the Resolution supporting this designation.
B. **Designation of and Scheduling of Public Hearing for Proposed Old Orchard Center Business District.**

Economic Development staff have worked in close collaboration with Westfield management to propose the creation of a business district at Old Orchard Mall. This designation will enable Westfield to utilize funds generated from a planned additional 1% sales tax on retail goods and services at the mall to cover the costs of rehabilitation, new construction, site preparation and infrastructure enhancements. Additionally, through this initiative, Westfield will be able to attract new and retain existing retail businesses and restaurants and enhance Old Orchard as a premier experiential destination and key regional amenity. Of note, the proposed sales tax increase was determined by an independent consultant to not have a discernable adverse impact on sales at the mall.

To propose the creation of a business district, a resolution is required designating the Old Orchard Center Business District and scheduling a public hearing for January 18, 2022 in connection with the business district and plan. If the resolution is adopted and after the public hearing is held, ordinances establishing the business district, approving the district plan and imposing the Retailer’s and Service Occupation taxes will brought before the Village Board in February 2022. If approved, the Business District will facilitate an additional $80 million investment by Westfield at Old Orchard.

I concur with staff's recommendation proposing the designation of a business district and the scheduling of a public hearing in connection with the proposed Old Orchard Center Business District and respectfully request Mayor and Board approval.

* C. **ProQA Emergency Medical Dispatch Software Implementation – Priority Dispatch Corporation, Salt Lake City, Utah - $49,909.**

In 2014, the State of Illinois amended the Emergency Medical Systems (EMS) Act to mandate the use of Emergency Medical Dispatch (EMD) protocols and require EMD licensure through the Illinois Department of Public Health. The Skokie Police/Fire Communications Center has been utilizing Emergency Medical Dispatch protocols through Priority Dispatch Corporation since 2007. The FY22 CIP budget provides funding for upgrading to Priority Dispatch Corporation’s ProQA Dispatch Software. The software helps emergency dispatchers move smoothly through Case Entry, Key Questioning, Post-Dispatch, Pre-Arrival Instructions, as well as important case completion information. ProQA ensures that the Communication Center meets universal best practice standards that help reduce liability risks to near zero.

I concur with staff’s recommendation and respectfully request Mayor and Board approval of a contract in the amount of $49,909, to be awarded to Priority Dispatch Corporation.

* D. **BS&A ERP Software Maintenance Contract Renewal – BS&A Systems, Bath, Michigan - $64,864.**

In FY2017, the Village of Skokie contracted with BS&A Systems for the licensing and use of their Enterprise Resource Planning (ERP) software system. The Village utilizes this software across the organization. An integral component to the successful operation of the BS&A software is the support and maintenance...
agreement, which provides for support and help desk services, as well as free upgrades and fixes of any of the modules owned by the Village.

I concur with staff’s recommendation to renew the contract with BS&A Systems in the amount of $64,864 to continue the support and maintenance of the ERP software. Mayor and Board approval is respectfully requested.
Memorandum
Community Development Department, Economic Development Division

TO: John T. Lockerby, Village Manager
FROM: Len Becker, Economic Development Manager
Leslie Murphy, Economic Development Specialist

DATE: December 1, 2021

SUBJECT: BOARD OF TRUSTEES AGENDA: OLD ORCHARD URBAN LIMITED PARTNERSHIP (URW OR WESTFIELD) REQUEST FOR RESOLUTION OF SUPPORT FOR A COOK COUNTY CLASS 7B REAL ESTATE TAX INCENTIVE FOR 9200 OLD SKOKIE BOULEVARD AND PROPOSED DESIGNATION OF AND SCHEDULING OF PUBLIC HEARING FOR PROPOSED OLD ORCHARD CENTER BUSINESS DISTRICT

Executive Summary:

As one of the most significant economic drivers in Skokie, it is critical for the Village to help grow and enhance the viability of the Westfield Old Orchard Shopping Center ("Old Orchard" or the "Center") as has been the case historically. Collectively, Old Orchard is the largest sales tax contributor for the Village and is a significant property tax generator for the Village as well as Skokie School District 68 (K-8) and Niles Township High School District 219. Furthermore, Old Orchard has been a significant point of pride for the Village and destination for the region since the center opened in 1956.

Village staff and ownership from Westfield have been working collaboratively since 2019 to strategize ways in which to facilitate additional investment at Old Orchard. The goal of this collaboration is multi-faceted to include increasing sales and taxes, as well as expanding the mix of tenants and services to create a ‘best in class’ experience for visitors and customers. Westfield has maintained that extraordinarily high property taxes have and continue to be the key impediment which has and continues to discourage significant capital investment in the Center. In fact, Old Orchard continues to have the highest property tax burden levied in the Westfield portfolio globally. The property tax burden at Old Orchard accounts for 38% of tenant revenue which is significantly higher than the industry average of 12%.

Efforts to change how the Center is taxed and classified by the Cook County Assessor have not been successful and will likely take years for consideration, if at all. To free up the capital investment required by Westfield to accomplish our mutually beneficial goals, Village staff is proposing a two-pronged approach which will immediately help to stabilize and grow this important asset. The timing of this effort articulated in this memorandum is critically important because of the rapidly changing retail landscape combined with regional opportunities from the
demise of other centers exacerbated by COVID and e-commerce. As such, Old Orchard sits at the precipice of a generational opportunity to become one of the top 5 regional centers in the U.S.

Over the past two years, Westfield has requested several types of public assistance from Cook County and, more recently, from the Village of Skokie. In response, Village staff has agreed in concept to recommend the advancement of two economic development tools to ameliorate the current situation at the Center. The first being the consideration of a Cook County Class 7b Real Estate Tax Incentive for the vacant Lord & Taylor (L&T) property only (which requires that the Village approve a Resolution of Support for the incentive prior to the applicant submitting a formal application to Cook County). The second being the formation of a Business District for the entire Center, which would be duly established in accordance with the Illinois Business District Development and Redevelopment Law.

As represented in several formal statements by Westfield leadership, the company intends to stabilize the L&T property and the remainder of the Center and return it to a level of performance commensurate with its location and previous reputation. Achieving this objective will require significant renovation and investment of approximately $107 million by Westfield. But for the incentives achieved through the 7b and Business District, this investment will not occur as they are not feasible because the returns do not meet the minimum return requirements for Westfield.

Following research and due diligence with regard to the above economic development tools, staff is recommending a dual assistance package on behalf of Westfield:

1. Approval of a Resolution of Support for a Cook County Class 7b Real Estate Tax Incentive:

   ED staff supports Westfield’s request to adopt a Resolution of Support for Westfield’s application for the Class 7b assessment reduction incentive. That resolution, along with Westfield’s separate County application, would then be submitted to the Cook County Assessor, who in turn would forward it to the Economic Development Advisory Committee of Cook County (EDAC) for formal review. The findings from that review would then be presented to the Assessor who makes the final decision on all Class 7b applications. *If approved, the 7b will free up $27 million in investment by Westfield in order to renovate and recruit tenants to reoccupy the L&T property.*

2. Establishment of a Business District (BD) following the scheduling of a Public Hearing as authorized under the Illinois Business District Development and Redevelopment Law in order to impose a 1% Retailer’s Occupation Tax and 1% Service Occupation Tax to implement the BD Plan:

   ED staff also supports Westfield’s request to designate the entire mall area as the Old Orchard Center Business District to facilitate development and redevelopment of the Center. By doing so, Westfield will be able to attract new and retain existing retail, services, experiential destinations and restaurants to this important Village property as our largest sales
tax generator and employment center. The establishment of the Village’s 2nd duly authorized Business District (the first being the East Industrial Business Redevelopment District approved in 2005) will enable Westfield to utilize funds generated from the planned additional 1% sales tax on retail and services to cover the costs of rehabilitation, new construction, site preparation, access and infrastructure and soft costs related to their substantial investment commitment to Old Orchard. A Resolution proposing the designation of a BD and the scheduling of a public hearing in connection with the BD and the proposed BD Plan will be considered for adoption first. If the initial Resolution is adopted, the Village will comply with all notice requirements set forth in the Resolution and hold the public hearing on January 18, 2022, which will then be followed by the proposed adoption of Ordinances establishing the BD, approving the BD Plan and imposing the Retailer’s and Service Occupation taxes which would be filed with the County prior to April 1, 2022. If approved, the Business District will facilitate an additional $80+ million investment by Westfield at Old Orchard.

Class 7b Overview and Background:

The former Lord & Taylor department store located at 9200 Skokie Boulevard was acquired by the current owner of the majority of the Westfield Old Orchard Shopping Center, Unibail-Rodamco/Westfield (URW or Westfield), in 2018. Westfield purchased the 116,800 square foot property following the closure of L&T by the corporate retail owner, Hudson Bay Corporation. This property was originally constructed in 1993 and was specifically designed to accommodate a single-tenant department store. For over 25 years, Lord & Taylor operated successfully at the Center, employing an average of 150 employees annually and generating more than $20 million in yearly sales. However, like many brick and mortar retail department stores, sales began to decline in recent years leading up to its closure in 2018. Westfield invested in this acquisition prior to COVID which accelerated the demise of physical retail locales, especially department stores.

Since 2018, the L&T space has remained largely vacant but for a temporary tenant, Mass VR, which opened in March of 2019. This experiential virtual reality use (which occupies less than half of the total 2-story space) was never intended as a permanent solution for the entire or even a portion of the former L&T box. This is evidenced by the fact that Mass VR may be asked to cease operations at any time with 10 days’ notice. The venue was closed for over 12 months during COVID restrictions and has paid significantly reduced rent to Westfield during its tenure. Since 2018, Westfield has worked with approximately 10 viable tenants for this space and has provided the following reasons for the inability to lease the property: poor site lines (an indicator of obsolete design); high property tax burden; high cost of business; lack of leasing capital to assist with development; and lack of adjacent parking.

In July 2021, Village staff received a formal request for Board consideration of a Cook County Class 7b Real Estate Tax incentive for the former L&T property on behalf of the Old Orchard Urban Limited Partnership (the “Applicant”). The property is comprised of a single PIN (10-09-411-074-0000) and encompasses approximately 2.66 acres of land. An aerial map and photograph of the current B4 (Regional Shopping Center) zoned L&T property is attached. In
addition to the longtime vacancy, the existing building is also functionally obsolete as it was constructed for a large department store user and does not conform to the current needs of today’s retailers.

Due to the functional and economic obsolescence of the L&T property, it is highly unlikely that the building will be re-leased in its entirety or purchased by another user. However, it is very likely that the L&T property will continue to decline in value and could remain vacant for a long time. Following several years of consistent attempts to lease the space, Westfield has presented a viable recruitment, leasing and investment strategy for re-tenanting the entire building, presuming the property receives a 7b incentive. Westfield has confirmed that the receipt of a Cook County Class 7b reduction incentive is critical for the redevelopment to proceed and would trigger the anticipated $27 million needed to make the building more attractive to current marketplace users and economically feasible given the historic and ongoing local property tax burden at the Center. Additionally, the anticipated higher taxes that would result once the building were to become fully occupied and specific tenant improvements were to be implemented renders the project as too risky without the County incentive. As such, a current term sheet signed by both the Village and Westfield detailing the planned incentive and investment program (which is to be formalized in a redevelopment agreement between both parties) is contingent on Westfield receiving a 7b.

The Class 7b property assessment incentive is for commercial developments over $2 million that meet certain criteria. The 7b incentive provides for a 10-year reduction of the property assessment rate from the normal 25% of market value for commercial property to 10% (equal to owner-occupied residential properties). In years 11 and 12, the rates increase to 15% and 20%, respectively, before returning to the full rate of 25% thereafter. To proceed with the 7b, the Village must adopt a resolution of support for the property owners’ actual application to Cook County for Class 7b approval. The owners must present evidence that the other factors stipulated in the Class 7b regulations are present and realistic, including: 1) real estate taxes produced by the site have declined or stagnated; 2) the development is viable and expected to proceed on a timely basis; 3) the Class 7b incentive is necessary and the project would not occur without the incentive (the “but for” test), and 4) the development is expected to result in increased tax revenue and employment opportunities. Westfield has provided said documentation which has been accepted by Village staff.

Designation of the area as one in need of commercial development can be achieved in accordance with the Illinois Municipal Code, 65 ILCS 5/11-74.3-1 et seq. Westfield has retained the services of Grant Thornton, a full-service municipal and development consulting firm, who has provided detail regarding the deficiencies of the site and confirming that the required eligibility requirements stated in the Cook County 7b ordinance are present. Furthermore, the application also provides qualifying factors / findings to deem the property as a “special circumstance.”

Westfield has supplied information, data and analysis to support its contention that the existing conditions and the redevelopment plan meet the intent of the Class 7b regulations. Furthermore, if the current condition of the former L&T property is allowed to continue it will undoubtedly result in decreasing property taxes and virtually no sales taxes. The Class 7b designation would
afford substantial tax savings over the 12-year life of the incentive, while ultimately generating significantly more property tax revenue for the local school districts and other overlapping taxing jurisdictions than the current declining situation. Since the renovation and upgrading is projected to cost $27 million, it is likely that the assessed valuation will increase by approximately $3 million even with the Class 7b incentive in place.

**Old Orchard Center Business District Designation and Background:**

The Illinois Business District Development and Redevelopment Act authorizes Illinois municipalities to designate an area within the municipality as a specialized district designed to promote certain development or redevelopment of property within the boundaries. This widely utilized tool (there are currently almost 230 such Districts operating state-wide) is a method of facilitating development or redevelopment of certain commercial areas, in part, by utilizing separate Illinois retailers' and service occupation taxes that are generated in those areas to pay for necessary public improvements and other eligible project costs. A Business District must be a contiguous area (i.e., the properties within the area border each other) and include only tax parcels of real property that will directly and substantially benefit from the proposed plan. To impose additional taxes on a business district, the area must be blighted, as defined in the Act.

The proposed Old Orchard Center Business District is comprised of over 1.7 million square feet of commercial development that includes large retailers such as Macy’s, Nordstrom, and Bloomingdale’s. Other uses include smaller retailers, restaurants, offices, services, open areas, recreation, and entertainment uses. Old Orchard originally opened in 1956 (making it 65 years old) with Marshall Field’s, the Fair Department Store (later named Montgomery Wards), along with an office tower, which stands today. Various additions were constructed and redeveloped since that time. The North and West parking garages were constructed in 1978. As retailers and mall operators struggled in the late 1980s and 1990s, so did Old Orchard. In 1991, new ownership implemented a major investment in the Center which included the demolition of the then vacant Montgomery Ward store to make room for a 200,000 square foot Nordstrom store as well as 100,000 square feet for the addition of 62 new stores, and the relocation and expansion of Lord & Taylor, which opened in 1993. While the Nordstrom store opened in 1994, the formal reopening of the Center took place in 1995 with the opening of Bloomingdale’s, Barnes & Noble Booksellers, the five-story parking garage, and movie theaters. Since 1995, the Center experienced a modest renovation in 2007. Westfield acquired Old Orchard in 2002, and then merged with URW in 2018. Since 2007, no significant investment has occurred within the Center.

As previously noted, the Center is beginning to experience larger and longer vacancies due to current retail market trends and the obsolete design of the Center. The former L&T building vacancy has already been noted and the former McCormick & Schmick’s and The Bagel restaurants (which both closed in 2018) have experienced similar re-tenanting obstacles. In addition to the overall age factor, excessive vacancies and functional and economic obsolescence associated with the Center, Westfield has also provided evidence confirming deterioration of interior and exterior site improvements due to deferred capital investment throughout the Center, and an overall decline in Equalized Assessed Valuation (EAV) when compared to growth in EAV for the Village as a whole.
The property tax burden in Cook County has long created an undue cost burden on the Center, as evidenced by the inability to fill these major vacancies. As a measure of the tax burden, Westfield compares property tax expense as a percentage of tenant occupancy costs. For the Center (pre-COVID), this percentage stood at approximately 38 percent, which is not only the highest rate but also three times the average for all domestic flagship properties in Westfield’s portfolio. Further, using the International Council of Shopping Centers (ICSC) pre-COVID data, the average percentage of this measure is approximately 12 percent for all retail shopping centers in the ICSC US database. According to Westfield, this high cost substantially constrains the amount of leasing capital (i.e. tenant improvement allowances) that is made available to improve the property and make the capital investments required to secure new tenants and modernize the Center.

In September 2021, the Village received a formal request by Westfield (the principal landowner other than parcels owned by Macy’s) that to offset the high-property tax burden at the Center, the creation of a Business District should be considered. This consideration followed months of review and negotiations with Village staff, and the receipt of an outside sales tax sensitivity study conducted by Gruen Gruen + Associates (commissioned by Westfield) which evaluated potential effects of a 1% increase of sales tax on the Center. The study concluded that a 1% increase in sales taxes will not have an adverse impact on sales for the Center (see attached executive summary). Village staff has concluded that the existing Old Orchard Shopping Center, generally bounded by Old Orchard Road to the north, Golf Road to the south, Lawler Avenue to the west, and Skokie Boulevard to the east, is an acceptable site for a proposed Business District. The area is graphically depicted on the attached map.

The Old Orchard Center Business District Plan will be made available for public review on or before December 23, 2021 at the Skokie Village Clerk’s office. The plan has been developed in conjunction with Westfield and is an important step to partner together in order to strategically maintain and grow retail and commercial users in the Village, solidify Old Orchard as the premier shopping destination on the North Shore, grow the sales tax base, increase visitors from outside the Village, and retain its standing as one of the largest employers in the community. Given recent market trends affecting retail trade, as well as the negative trends toward brick-and-mortar retail, the Village believes additional support including the establishment of a Business District is required to promote and accelerate redevelopment efforts of Old Orchard and enhance economic growth in the Village.

**Economic Development staff supports the request of Old Orchard Urban Limited Partnership for a Class 7b designation for the L&T property as well as the formation of a Business District for the Center. We respectfully recommend Board approval of the Resolution of Support for the Class 7b Real Estate Tax Incentive and the Resolution scheduling a Public Hearing in connection with the proposed Old Orchard Center Business District as drafted by the Corporation Counsel’s Office.**
A. DEVELOPMENT PLANS

SITE PLAN

FIRST FLOOR

SECOND FLOOR

Page 2 of 9
A. DEVELOPMENT PLANS

FLOOR PLANS

Old Orchard - Lord & Taylor Box, Proposed Level 1

Old Orchard – Lord & Taylor Box, Proposed Level 2
HIGHLIGHTS OF EVALUATION OF POTENTIAL EFFECTS OF A SALES TAX INCREASE ON WESTFIELD OLD ORCHARD

PRIMARY CONCLUSIONS
The amount and duration of a potential tax-related sales decline at Old Orchard may not be significant, because:

• The highly accessible location, large size, and tenant mix of Westfield Old Orchard suggests the mall will continue to be the dominant mall in the primary trade area;

• Affluent households and higher-skilled workers, the primary sources of sales at Old Orchard, place a relatively high value on their time. The travel (including time) costs to a comparable retail mall in a lower-tax jurisdiction would offset the costs of a sales tax increase for all but the most expensive (e.g., $10,000) purchases; and

• Old Orchard can capture a greater share of the market by: (a) further solidifying its position as the “mall of choice” for specialty and luxury retailers; (b) maintaining an environment and adding to the tenant mix that appeals to high-income consumers; and (c) offering best in class eating and drinking establishments that generate lunch- and dinner-time traffic.

KEY FINDINGS

• Most studies conclude that sales tax rate changes usually create a small shift in sales to lower-tax jurisdictions.

• Potential for sales shifts depend upon travel costs, proximity to competitive retail supply, and size and quality of the retail agglomeration in a jurisdiction with a higher tax rate. Because of the relative strength of Old Orchard and that Oakbrook Center and Downtown Chicago are 30-45 minutes away (and because the Chicago tax rate is equally high), potential negative effects of a sales tax rate increase at Old Orchard may be tempered.

• The use of proceeds of a sales tax increase to fund improvements that enhance locational appeal and competitive position may at least partially offset the disadvantages associated with a higher sales tax rate.

• Despite already having the highest sales tax rate, taxable non-automotive sales in Skokie have held up better than sales in other suburban Chicago jurisdictions with regional malls (e.g., Oak Brook and Northbrook).

• “Case Study” review of three Westfield malls (Old Orchard, Topanga, and Roseville Galleria) subject to sales tax rate increases indicate that sales before- and after- the rate increases did not decline in categories typically comprised by a high share of infrequent but high-ticket purchases.

• Westfield Old Orchard is geographically situated within a more densely populated and more affluent area than other Chicago metro regional malls.

• On-the-ground retail space supply within the primary trade area served by Westfield Old Orchard exceeds demand (from households and workers) by almost 3.0 million square feet when a required sales threshold for future viability of $600-per-square-foot is assumed. This explains the excessive vacancies at regional- and community-serving retail centers throughout the trade area and indicates intensely competitive conditions now and in the future.
A RESOLUTION OF SUPPORT FOR CLASS 7(B) REAL ESTATE TAX INCENTIVE FOR THE REAL PROPERTY LOCATED AT 9200 SKOKIE BOULEVARD, THE FORMER LORD & TAYLOR SITE IN WESTFIELD OLD ORCHARD MALL, IN THE VILLAGE OF SKOKIE, ILLINOIS
PURSUANT TO COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE

WHEREAS, the Village of Skokie (hereinafter referred to as “Village”), a home rule municipality, situated in Cook County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, the Mayor and Board of Trustees constitute the duly elected qualified and acting officials of the Village; and

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance (hereinafter “County Ordinance”), to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for commercial purposes; and

WHEREAS, the Village, consistent with the County Ordinance, as amended, desires to induce business to locate and expand in the Village by offering financial incentives in the form of property tax relief, specifically through the use of a Class 7(b) designation; and

WHEREAS, the Village intends to adopt an ordinance establishing the Old Orchard Center Business District (hereinafter “Business District”), pursuant to the Section 5/11-74.3-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-74.3 (2004), encompassing property at the Old Orchard Mall southeast corner of Golf Road and Skokie Boulevard in the Village of Skokie as a business redevelopment district to encourage commercial redevelopment of the property in the area; and

WHEREAS, Class 7(b) of the County Ordinance requires the municipality in which such real estate proposed for Class 7(b) designation is located, to make a determination through the adoption of a resolution that the five eligibility requirements stated and defined in Section 74-65 of the County Ordinance and in the Class 7(b) application procedures are present; and

THIS RESOLUTION MAY BE CITED AS
VILLAGE RESOLUTION
21-12-R-
WHEREAS, the specific property which the owners are seeking 7(b) property tax relief is located within the anticipated Business District and is specially known as the location of the former Lord & Taylor site (hereinafter “Subject Property”). This Subject Property legally described in the Exhibit “1” and attached hereto, is in need of commercial renovation and the property meets the five eligibility requirements in Section 74-65 of the County Ordinance, confirmed by Village Economic Development staff; and

WHEREAS, Old Orchard Urban Limited Partnership (the “Applicant”), has been trying without success to find a long-term, market tenant for this space since Lord &Taylor vacated the site in 2017; and

WHEREAS, the Village recognizes that the Applicant secured a short-term tenant for a portion of the property. That temporary lease does not include a market rent, can be terminated on ten days notice, and is in place only to defer some of the costs associated with a vacant building; and

WHEREAS, the Village recognizes the current state of the retail market and the difficulty associated with vacant big box properties such as the Subject Property; and

WHEREAS, the Village recognizes that special circumstances exist at the Subject Property such that the Village finds that the subject property is abandoned for purposes of the 7(b) incentive; and

WHEREAS, the Applicant intends to file with the Office of the Assessor of Cook County an Eligibility Application for Class 7(b) classification; and

WHEREAS, the Subject Property will continue to be utilized for retail/commercial purposes in compliance with the Skokie Village Code and the Village’s Comprehensive Plan; and

WHEREAS, the grant of Class 7(b) tax incentives for the Subject Property is necessary for the renovation and reoccupancy of the Subject Property; and

WHEREAS, the proposed renovation and reoccupancy of the Subject Property will provide significant future employment, both temporary and permanent; and

WHEREAS, notwithstanding the Class 7(b) status of the Subject Property, the renovation thereof will generate significant new revenues to the Village and other local governments in the form of additional tax revenues; and

WHEREAS, the Applicant has indicated to the Mayor and Board of Trustees that such incentive provided for in said County Ordinance is necessary for the renovation and reoccupancy of the Subject Property to occur; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Board of Trustees of the Village of Skokie, County of Cook, State of Illinois:
Section 1: The above stated Recitals are hereby restated and incorporated herein as if fully set forth.

Section 2: The five eligibility factors stated and defined in Section (4)(A) of the County Ordinance and in the Class 7(b) application procedures are present, and it has been demonstrated that the Subject Property is in need of commercial renovation and the Subject Property is appropriate for Class 7(b) tax incentive benefits pursuant to the County Ordinance, as amended.

Section 3: Special circumstances exist at the Subject Property to support a finding that the Subject Property is abandoned for purposes of the 7(b) incentive.

Section 3: The Mayor and Board of Trustees hereby find that the incentives provided by the Class 7(b) real property assessment classification, to be applicable to the Subject Property are necessary for the renovation and reoccupancy to occur on the Subject Property.

Section 4: Pursuant to the County Ordinance, as amended, the Village of Skokie hereby approves, consents and supports the filing of the Class 7(b) application for the classification of the Subject Property.

Section 5: The Clerk of the Village of Skokie is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602.

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately upon its passage and approval, or as otherwise provided by law.

PASSED this day of December, 2021.

Ayes: 
Village Clerk

Nays: 
Approved by me this day of December, 2021.

Absent: 

Attest: 

Mayor, Village of Skokie
Vacant Lord & Taylor Property Legal Description

THAT PART OF LOTS 1, 2, AND 5 IN OLD ORCHARD, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 1, 1957 AS DOCUMENT NO. 16854547, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, BEING ALSO A CORNER OF LOT 1; THENCE S 89° 23' 37" W ALONG THE LINE BETWEEN LOTS 1 AND 5, A DISTANCE OF 279.00 FEET TO A COMMON CORNER OF SAID LOTS 1 AND 5; THENCE S 11° 33' 14" W ALONG SAID LINE BETWEEN LOTS 1 AND 5 A DISTANCE OF 180.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 11° 33' 14" W ALONG SAID LINE BETWEEN LOTS 1 AND 5 A DISTANCE OF 10.03 FEET; THENCE S 73° 57' 55" E 85.45 FEET; THENCE S 00° 00' 00" N 239.79 FEET; THENCE N 90° 00' 00" W 20.07 FEET; THENCE N 73° 57' 55" W 113.90 FEET TO THE LINE BETWEEN SAID LOTS 2 AND 5; THENCE CONTINUING N 73° 57' 55" W 60.68 FEET; THENCE S 28° 57' 55" W 4.00 FEET; THENCE S 61° 02' 05" W 6.34 FEET; THENCE S 28° 57' 55" E 4.00 FEET; THENCE S 61° 02' 05" W 2.00 FEET; THENCE S 28° 57' 55" E 0.33 FEET; THENCE S 61° 02' 05" N 8.00 FEET; THENCE S 28° 57' 55" E 0.33 FEET; THENCE S 61° 02' 05" W 2.00 FEET; THENCE S 28° 57' 55" W 4.00 FEET; THENCE N 16° 02' 05" E 14.14 FEET; THENCE N 73° 57' 55" W 20.00 FEET; THENCE S 61° 02' 05" W 4.00 FEET; THENCE N 73° 57' 55" W 113.90 FEET; THENCE S 61° 02' 05" W 0.33 FEET; THENCE S 61° 02' 05" W 2.00 FEET; THENCE S 61° 02' 05" W 6.34 FEET; THENCE S 61° 02' 05" W 0.33 FEET; THENCE S 61° 02' 05" W 2.00 FEET; THENCE S 61° 02' 05" W 4.00 FEET; THENCE N 73° 57' 55" N 75.70 FEET; THENCE N 16° 02' 05" E 226.00 FEET; THENCE S 73° 57' 55" E 78.96 FEET; THENCE N 16° 02' 05" E 60.00 FEET; THENCE S 73° 57' 55" E 51.00 FEET; THENCE N 16° 02' 05" W 20.00 FEET; THENCE S 73° 57' 55" N 25.00 FEET; THENCE N 16° 02' 05" W 20.00 FEET; THENCE S 73° 57' 55" E 16.74 FEET TO THE PLACE OF BEGINNING, CONTAINING 71,598 SQUARE FEET, IN COOK COUNTY, ILLINOIS.
A RESOLUTION PROPOSING THE DESIGNATION OF A BUSINESS DISTRICT IN THE VILLAGE OF SKOKIE, COOK COUNTY, ILLINOIS AND THE SCHEDULING OF A PUBLIC HEARING IN CONNECTION WITH THE PROPOSED OLD ORCHARD CENTER BUSINESS DISTRICT

WHEREAS, the Village of Skokie (hereinafter “Village”), a home rule municipality, situated in Cook County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, et seq. (hereinafter “the Law”) allows a municipality to determine that it is essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created with the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment and attracting sound and stable business and commercial growth; and

WHEREAS, it is in the public interest that the area legally described in Exhibit A attached hereto and made a part hereof, and depicted on the map attached hereto as Exhibit B and made a part hereof the proposed Business District, to be known as the Old Orchard Center Business District (hereinafter “Business District”), in the Village of Skokie, Cook County, Illinois (hereinafter “Village”), be considered for designation as a business district pursuant to the terms of the Law; and

WHEREAS, on January 18, 2022, there will be a public hearing at 8:00 pm in the Council Chambers at the Skokie Village Hall to discuss and hear public comment regarding the proposed Business District. A draft of the proposed plan for the Business District will be available at the Skokie Village Hall in the Office of the Skokie Village Clerk on or about December 23, 2021 for public viewing; and

WHEREAS, it is in the public interest that the Village consider the designation of the Old Orchard Center Business District with a finding and determination that the Business District is a blighted area, pursuant to the terms of the Law; and

WHEREAS, the Old Orchard Center Business District lies entirely within the corporate limits of the Village;
NOW THEREFORE, BE IT RESOLVED by the Mayor and the Board of Trustees of
the Village of Skokie, County of Cook, State of Illinois:

SECTION 1: That the preambles of this Resolution are hereby incorporated in this
Section 1 as though fully set forth herein.

SECTION 2: That a public hearing shall be held at 8:00 p.m. on January 18, 2022,
at the Skokie Village Hall, Council Chambers, located at 5127 Oakton Street, Skokie, Illinois
(hereinafter "Hearing"), to discuss and hear public comment for consideration on a
business district plan for the Old Orchard Center Business District, as set forth in the Law,
and whether to designate the Old Orchard Center Business District as a business district
with a finding and determination that the Old Orchard Center Business District is a blighted
area, as set forth in the Law.

SECTION 3: That notice of the Hearing shall be given by publication at least twice,
and not more than thirty (30) nor less than ten (10) days prior to the Hearing, in a
newspaper of general circulation within the Village, in substantially the form as set forth in
Exhibit C attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately
upon its passage and approval, or as otherwise provided by law.

PASSED this day of December, 2021.

Ayes: ____________________________  

Village Clerk

Nays: ____________________________  

Approved by me this day of December, 2021.

Absent: ____________________________  

Mayor, Village of Skokie

Attest: ____________________________  

Village Clerk
OLD ORCHARD CENTER BUSINESS DISTRICT LEGAL DESCRIPTION

THAT PART OF OLD ORCHARD SUBDIVISION, PART OF BLOCK 1 IN NILES CENTER HEIGHTS, ANC BLOCKS 1, 2, AND A PART OF BLOCK 3 IN 1 HAMSWOOD MANOR TOGETHER WITH VARIOUS VACATED STREETS AND ALLEYS THEREOF, TOGETHER WITH THE VACATED 16 FOOT ALLEY PER DOCUMENT NO. 95808783 ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1; THENCE ON AN ASSUMED BEARING SOUTH 00 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF LOT 1 AFORESAID, 42.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 20 MINUTES 13 SECONDS WEST, 31.43 FEET TO A LINE 20.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINES OF LOT 1 AND LOT 13 AFORESAID; THENCE NORTH 89 DEGREES 50 MINUTES 02 SECONDS WEST ALONG SAID PARALLEL LINE, 1,234.37 FEET TO THE WEST LINE OF LOT 1, BEING ALSO THE EAST LINE OF LAVERGNE AVENUE; THENCE SOUTH 00 DEGREES 30 MINUTES 52 SECONDS WEST ALONG SAID WEST LINE, 614.08 FEET; THENCE NORTH 89°48'03" WEST A DISTANCE OF 296.02 TO THE EAST LINE OF LAWLER AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 00° 29'12" WEST A DISTANCE OF 1774.01 FEET; THENCE SOUTH 89°56'05" EAST A DISTANCE OF 66.08 FEET; THENCE SOUTH 00°30'06" WEST A DISTANCE OF 125.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOLF ROAD; THENCE ALONG SAID LINE SOUTH 89°56'05" EAST A DISTANCE OF 206.05 FEET; THENCE NORTH 00°30'52" EAST A DISTANCE OF 155.96 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF LAVERGNE ROAD; THENCE DEPARTING SAID LINE SOUTH 89°56'05" EAST A DISTANCE OF 33.00 FEET; THENCE NORTH 00°30'52" EAST A DISTANCE OF 0.35 FEET; THENCE 89°56'11" EAST A DISTANCE OF 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF LAVERGNE ROAD, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00°50'52" WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 28°46'09" EAST A DISTANCE OF 35.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOLF ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°55'11" EAST A DISTANCE OF 240.00 FEET; THENCE SOUTH 00°14'49" WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°55'11" EAST A DISTANCE OF 457.24 FEET; THENCE SOUTH 00°04'49" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°55'11" EAST A DISTANCE OF 220 FEET; THENCE SOUTH 00°14'49" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°46'11" EAST A DISTANCE OF 201.55 FEET TO A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 45°26'50" EAST, A CHORD DISTANCE OF 85.70 FEET, A LENGTH OF 95.45 FEET AND A RADIUS OF 80.00 FEET TO THE WEST RIGHT OF WAY OF SOKIE BOULEVARD, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°37'30" EAST A DISTANCE OF 2423.29 FEET TO THE POINT OF BEGINNING.

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Notice of Public Hearing in Regard to the Proposed Old Orchard Center Business District

PUBLIC NOTICE
Pursuant to 65 ILCS 5/11-74.3-2(b)

The Mayor and Board of Trustees of the Village of Skokie (the "Village") will hold a public hearing on Tuesday, January 18, 2022 at 8:00 p.m., at the Skokie Village Hall, Village Chambers, 5127 Oakton Street, Skokie, Illinois (the "Hearing"), to consider whether to designate the following-described property (the "Proposed Old Orchard Center Business District") as a business district with a finding and determination that the Proposed Old Orchard Center Business District is a blighted area as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, et seq. (the "Law"), and whether to approve the proposed Business District Plan for the Proposed Old Orchard Center District (the "Business District Plan") as set forth in the Law:

OLD ORCHARD CENTER BUSINESS DISTRICT LEGAL DESCRIPTION

That part of Old Orchard Resubdivision No. 1 being a subdivision of part of Old Orchard Subdivision, part of block 1 in Niles Center Heights, and blocks 1, 2, and a part of block 3 in 1 Harmswood Manor together with various vacated streets and alleys thereof, together with the vacated 16 foot alley per Document No. 95808783 all in the southeast 1/4 of section 9, township 41 north, range 13, east of the third principal meridian, in Cook County, Illinois, described as follows:

Beginning at the northeast corner of Lot 1; thence on an assumed bearing south 00 degrees 37 minutes 30 seconds west along the east line of Lot 1 aforesaid, 42.80 feet to the point of beginning; thence north 43 degrees 20 minutes 13 seconds west, 31.43 feet to a line 20.0 feet south of and parallel with the north lines of Lot 1 and Lot 13 aforesaid; thence north 89 degrees 50 minutes 02 seconds west along said parallel line, 1,234.37 feet to the west line of Lot 1, being also the east line of Lavergne Avenue; thence south 00 degrees 30 minutes 52 seconds west along said west line, 614.08 feet; thence north 89 degrees 49'03" west a distance of 296.02 to the east line of Lawler Avenue; thence southerly along said east right-of-way line, south 00' 29' 12" west a distance of 1774.01 feet; thence south 89'56"05' east a distance of 58.08 feet; thence south 00'30"08' west a distance of 125.97 feet to the north right-of-way line of golf road; thence along said line south 89'56"05' east a distance of 206.05 feet; thence north 00'30"52' east a distance of 155.86 feet, along the west right of way line of Lavergne Road; thence departing said line south 89'56"05' east a distance of 33.00 feet; thence north 00'30"52' east a distance of 0.35 feet; thence 89'55"11' east a distance of 55.00 feet to the east right of way line of Lavergne Road, thence along said right of way line south 00'30"52' west a distance of 110.00 feet; thence south 28'46'09" east a distance of 35.39 feet to the north right-of-way line of golf road, thence along said right of way line south 89'55"11' east a distance of 240.00 feet; thence south 00'14'49" west a distance of 5.00 feet; thence south 89'55"11' east a distance of 457.24 feet; thence south 00'04'49" west a distance of 5.00 feet; thence south 89'55"11' east a distance of 220 feet; thence south 00'14'49" west a distance of 5.00 feet; thence south 89'45"11' east a distance of 201.55 feet to a curve to the right having a chord bearing of north 45"26'50" east, a chord distance of 85.70 feet, a length of 85.45 feet and a radius of 60.00 feet to the west right of way of Skokie Boulevard, thence along said right of way line north 00'37"30" east a distance of 2423.29 feet to the point of beginning.

GT/12-2-21
All interested persons will be given an opportunity to be heard at the Hearing. The proposed Business District Plan for the proposed Old Orchard Center Business District under consideration at the Hearing provides, generally, as follows:

I. Village Goals

- Provide for the implementation of economic development and redevelopment strategies that benefit the Village and its residents.
- Encourage positive and economically feasible redevelopment of the existing Old Orchard Shopping Center ("Old Orchard").
- Preserve and strengthen the property tax base for overlapping taxing jurisdictions and sales tax base of the Village.
- Maintain the Village's commitment to keep its portion of the property tax rate and collections flat, as it has been done for the past 30 years on properties located within its corporate boundaries.
- Create new jobs and retain existing jobs for the Village and area residents.
- Facilitate and promote environmentally focused investments and initiatives that advance the Skokie Environmental Sustainability Plan.
- Coordinate redevelopment within the Village in a comprehensive manner.

II. Village Objectives

- Unlock the potential of Old Orchard to be the premier shopping destination on the North Shore of Chicago.
- Increase customer visits to Old Orchard focusing on non-Village resident patronage.
- Create an improved shopping experience for Old Orchard customers, a more diverse tenant mix, and improved dining options to ensure its long-term success in the Village.
- Reduce the operating costs of Old Orchard to encourage increased investment in the property and create the opportunity for additional development within or adjacent to the proposed Business District.
- Prevent future vacancies and encourage the redevelopment of the former Lord & Taylor and other vacant spaces.
- Promote environmentally sustainable investments in commercial development projects and promoting adaptive reuse of existing buildings.
- Promote and/or enhance retail business occupancy within existing buildings and structures through the utilization of applicable funds for eligible capital improvements.
- Facilitate right-of-way and private roadway improvements, public transportation, parking, and access related agreements and enhancements within the proposed Business District.
- Address physical deficiencies of facilities, infrastructure, and obsolescence of Old Orchard.
- Create a stronger environment for investment by the owner/developer of Old Orchard.

III. Village Policy Criteria

The Village has established the following policy criteria to guide development activities within the proposed Old Orchard Center Business District:

A. Preserve and create an environment within the proposed Old Orchard Center Business District which will promote the economic and social welfare of the Village, including opportunities for new retail/commercial growth and for retention of existing commercial activities.

B. Exercise powers provided for under the Law in the promotion of the public interest and enhancement of the tax base and tax revenues to the Village.

C. Enhance the economic well-being and strengthen the retail/commercial sector within the proposed Old Orchard Center Business District by encouraging private investment and reinvestment through public financing vehicles, if necessary, to increase business activity, attract sound and stable commercial growth, create and retain job opportunities, and enhance and diversify the tax base.

D. Address the need for economic feasibility, cost efficiency and economies of scale in development through encouragement of coordinated development of projects and, where applicable, through prudent and appropriate acquisition and assemblage of parcels.

E. Provide necessary public infrastructure that enhances the proposed Old Orchard Center Business District to create a more modern and attractive service and/or shopping environment to encourage and support private investment.

F. Establish adequate and safe vehicular and pedestrian circulation and provide adequate parking in locations easily accessible for patrons and other users of commercial activities.

G. Advance the goals and policies as set forth within the Village's Comprehensive Plan and the Village's Economic Development Strategy.

IV. General Project Description

The Village intends to provide or enter into agreements with private sector interests to provide certain public and private improvements in the proposed Old Orchard Center Business District to enhance the immediate area and to serve the needs of development.

Potential Projects include, but are not limited to:

- Improvements to Old Orchard, including but not limited to such items as building systems replacements or upgrade (e.g., HVAC, fire suppression, electrical, or data service) façade or entry way renovation, remodeling of common areas, assistance with tenant buildouts, addition of new signage, landscaping, and lighting, and other building or site improvements that may be necessary and allowable under the Law.
• Demolition and/or site preparation for the purposes of new construction or renovation of existing structures. Although this is a possible component of the Project, Old Orchard is not expected to increase gross leasable area at this time.

• Professional fees including, but not limited to, legal, architectural, engineering, and marketing fees that are necessary for implementation of the proposed Business District Plan.

• Promotional activities designed to improve the customer experience and increase customer utilization at Old Orchard.

• Projects related to improving the transportation infrastructure servicing the proposed Old Orchard Center Business District.

V. Sales Tax

The Village intends to impose a one percent (1%) business district retailers’ occupation tax and a one percent (1%) business district service occupation tax, as permitted by the Law, in the proposed Old Orchard Center Business District only for the planning, execution and implementation of the Business District Plan, and to pay for proposed Project costs as set forth in the Business District Plan.

A copy of the Business District Plan under consideration for the proposed Old Orchard Center Business District is available at the Skokie Village Hall, Village Clerk’s Office, 5127 Oakton Street, Skokie, Illinois, for review. Any party interested in or who would like further information in regard to the proposed Old Orchard Center Business District should contact Len Becker, Economic Development Manager at 847/933-8447.

Village of Skokie

Village Clerk