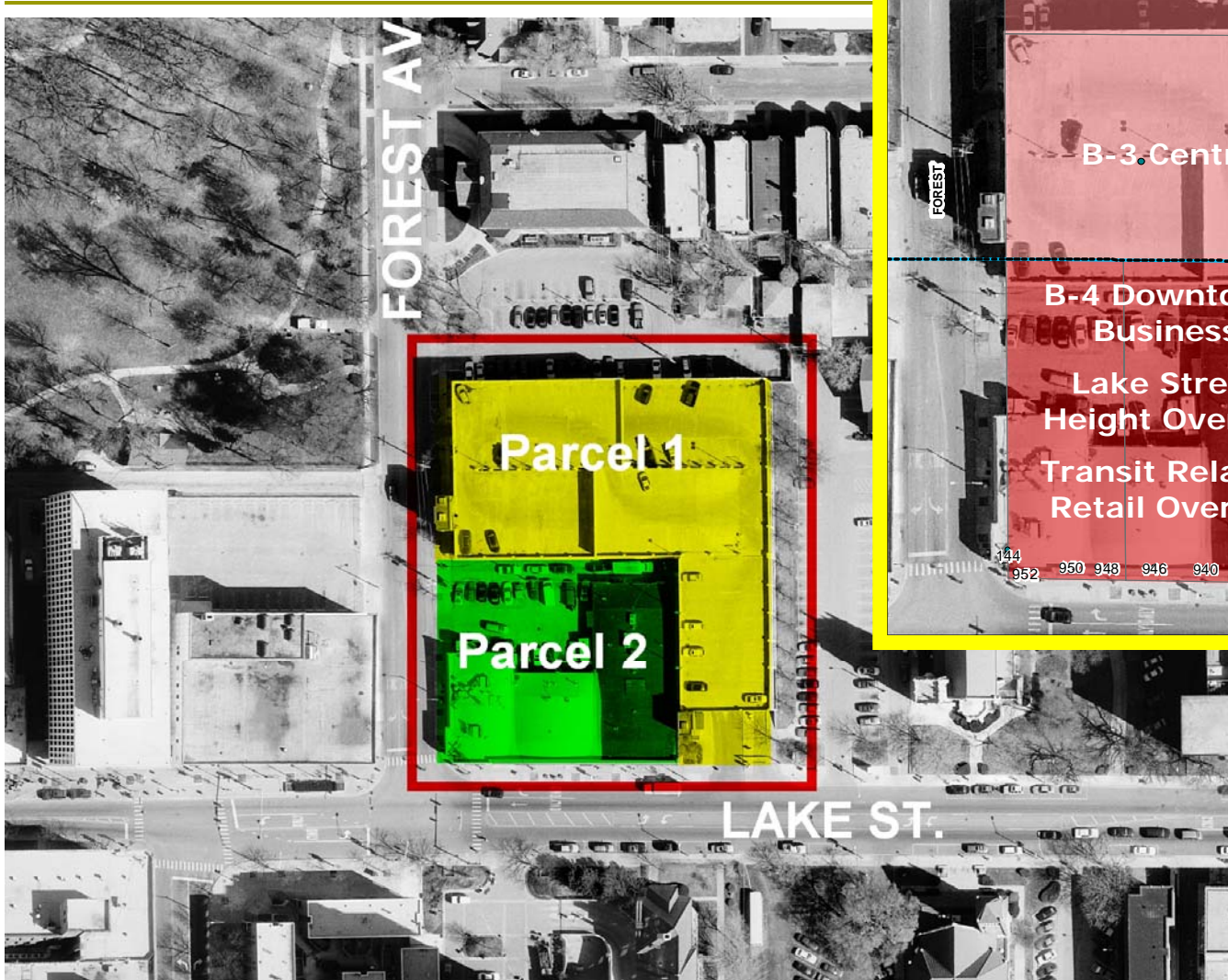


Planning and Zoning



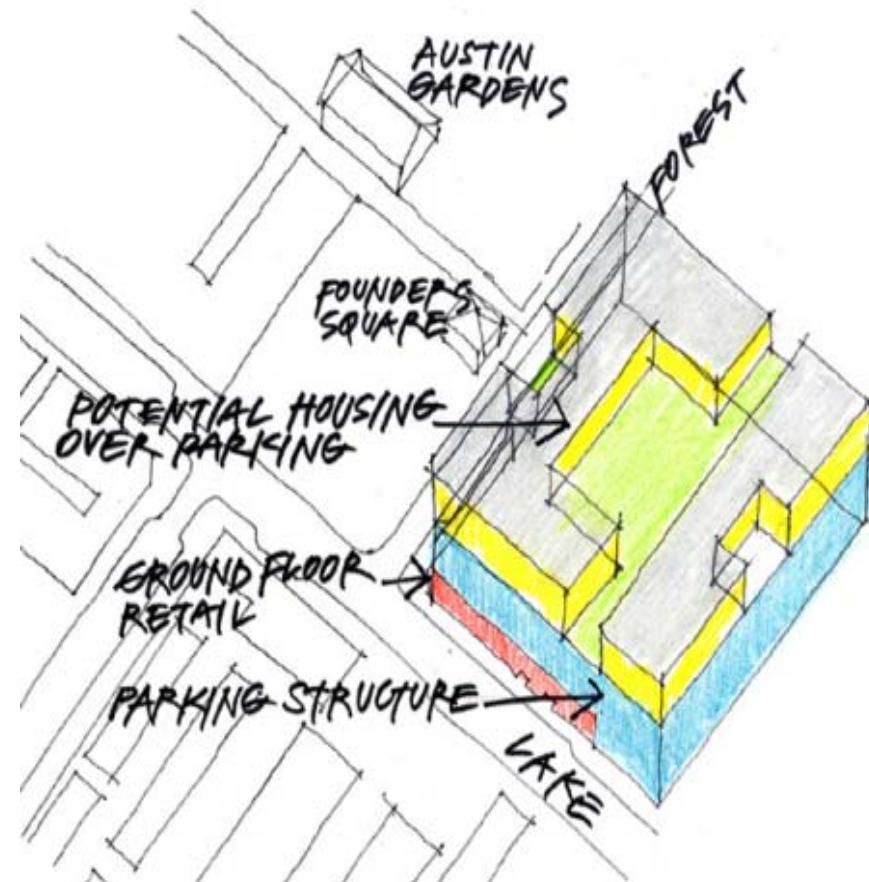
Overview



Adopted March 2005

Greater Downtown Master Plan

- ❑ **Land use:** Transit supportive mixed use
- ❑ **Height:** Marshall Fields Bldg
- ❑ **Parking:** Construct shopper friendly garage with 750 parking spaces
 - [Optional 180 below-grade for potential housing]
- ❑ **Housing:** 180 dwelling units
- ❑ **Retail:** 25,000 square feet
- ❑ **Aesthetics/design:**
 - Active design at sidewalk
 - Context sensitive style/materials
 - LEED/green building principles
 - Quality architecture



Greater Downtown Master Plan

This site was No. 4 on the list of recommended Key/Catalyst Project Sites.



Zoning Ordinance

□ Height:

- B-4 Downtown Business District *General* 125 feet
- B-4 Downtown Business District *Overlay* 80 feet
- B-3 Central Business District *General* 60 feet
- R-7 Multiple Family District *General* 45 feet

□ Residential Density:

- All Districts 2units / 3,000 sq ft + 1unit / 700 sq ft

□ Land Uses:

- Retail *Permitted Use*
- Lodging -Hotel *Special Use*
- Residential *Permitted Use*
- Parking *Permitted Use* **if** beyond 50 feet from Lake Street ROW for Non-Village owned or operated

□ Parking:

- Retail=1/500 square feet
- Residential=2bdm/1.5 parking spaces

Lake & Forest Zoning



Proposed Development / Zoning Ordinance

- Height = 190 feet
 - 80 feet & 60 feet
- Retail = 27,625 sq ft
- Service [Hotel] = 140 Rooms
- Residential = 70 Condominiums
 - 97 units
- Parking = 488 Spaces
 - 300 public
 - 188 private / Hotel 83; Res 105
 - 56 retail + 140 hotel + 105 condo = 301

Planning and Zoning



Overview

Sertus Project



Property and Sales Tax
Revenue Analysis

Value of Villages Land

\$4,190,000 for 45,100 sf of land and improvements per 05/29/08 appraisal by JJ Blake & Associates Inc.

This value will be credited to the Village to offset either the cost to construct a replacement parking garage or to construct a "Flag" Hotel.

3 Scenarios have been modeled

Option 1: The project with a Hotel (includes an operating subsidy for the initial 2 years of operation of \$250,000/year).

Option 2: The project with apartments instead of a hotel

Option 3: No redevelopment or “Do Nothing”

Note 1: Options 1 & 2 both include 27,000sf retail and 70 condos as well as a parking garage w/300 public & 188 private spaces.

Note 2: Option 3 would necessitate the estimated outlay of \$5 million to repair the existing garage.

Assumptions

Property Tax

- Condos: 2,005sf av. size @ \$4.08/sf
- Apartments: 1,000sf av. size @ \$4.00/sf
- Retail: 27,625sf @ \$8.25/sf
- Hotel: 88,164sf @ \$6.60/sf
 - Escalation or growth rate: .33%/year

Note 1: Condo sf rate is slightly below Opera Club and 1120 Club \$/sf per tax bills of units in those developments.

Note 2: Retail and Hotel rates verified by ULI and SB Friedman as reflective of Midwest Averages.

Assumptions

- Sales Tax: \$325/sf at 8.75% rate
 - Escalation or growth rate: .50%/yr
- Hotel Tax: 4% of room revenue
 - Escalation or growth rate: .50%/yr
- NPV Rate: 5.15%

Note 1: 10 yr Sales Tax escalation rate average is 2.5%

Note 2: 10 yr Hotel Tax escalation rate average is also 2.5%

Assumptions for Parking Revenues & Costs

2008 Quarterly Permit Rates	#of Permits	Total/yr
Daytime: \$135.00	147	\$79,380
Overnight: \$105.00	51	\$21,420
24-hour: \$165.00	156	\$102,960
	Total	\$203,760
Hourly rate (Avg.)	\$1.50 on 90 spaces (210 permit spaces)	
Utilization %/day	33%	
Hours/day use/space	3.5	
Days/year of use	307	\$145,058
	Total Revenue:	<u>\$348,818</u>
Garage Maintenance & operations cost (\$200/space)		<u>\$60,000</u>
	Net operating income/yr:	\$288,818

Parking Garage Bond Rate Costs

Garage cost: \$21,700/space for 300 spaces
Total: \$6,510,000

Term: 25 years

Rate: 4%

Annual P & I payment w/Hotel: \$416,718

Annual P & I payment w/Apts.: \$148,508

Balloon \$ payoff for Hotel option at end of TIF: \$5,218,652

Balloon \$ payoff for Apt. option at end of TIF: \$1,859,796

Assumptions

Property Tax Distribution percentages per Cook County—Oak Park Township 09-08

Taxing Body	% of Total
Cook County	4.83%
Other	2.05%
Township of Oak Park	1.34%
Metro Water Reclamation District	2.85%
Consolidated High School District 200	30.82%
School District 97	33.10%
Triton Community College District 504	2.42%
Oak Park Park District	4.84%
Oak Park Library	5.52%
Village of Oak Park	12.23%

Analysis Findings

Option:	1	2	3
20yr Cum total:	\$21.4 mil	\$15.1 mil	\$1.1 mil
20yr NPV total:\$	\$12.6 mil	\$8.6 mil	-\$149,625
<u>School District 200</u>			
20yr cum prop tax:	\$7.0 mil	\$4.6 mil	\$382,155
20yr NPV prop tax:	\$4.6 mil	\$3.0 mil	\$240,703
<u>School District 97</u>			
20yr cum prop tax:	\$7.5 mil	\$4.9 mil	\$409,421
20yr NPV prop tax:	\$4.9 mil	\$3.2 mil	\$282,819

Note 1: The project “breaks even” in the year when both the total of the annual revenues and expenses and the cumulative totals of the same both become a positive number.

Note 2: The “Breakeven Year” for Option 1 is 2016 and for Option 2 it is 2017 (both before the end of the TIF).

Job Creation & Spending Power

- 40 new retail sales jobs created
- The owners of the 70 condos represent an additional \$3.2 million in annual spending power.
- If 77 apartments were fully rented, there would be an additional \$3.5 million in annual spending power.

Source: IDES Industry profile for # of retail jobs and Claritas 2008 estimates for spending power.