



Village of Mount Prospect, Illinois

Prospect and Main TIF
Joint Review Board Meeting
November 19, 2019

20 West



TIF Metrics - 20 West

20 West		
Metric	Base	Projected
Total Development Costs	-	\$ 23,000,000
TIF Assistance	-	\$ 2,200,000
New residential units	-	73
Population growth	-	100
Growth in EAV	\$ 71,907	\$ 2,190,000
Sales tax generation	\$ -	\$ 60,000
Retail and commercial base	-	4,617
Number of building permits	-	1
Projects benefiting impacted local governments	-	1
Retail and commercial vacancy	NA	NA
Infrastructure improvements	\$ -	\$ 685,000
Metra ridership	-	NA

Park Terrace



TIF Metrics - Park Terrace

Park Terrace		
Metric	Base	Projected
Total Development Costs	- \$	6,000,000
TIF Assistance	- \$	460,000
New residential units	-	12
Population growth	-	28
Growth in EAV	\$ 72,085	\$ 1,200,000
Sales tax generation	\$ -	\$ -
Retail and commercial base	-	-
Number of building permits	-	1
Projects benefiting impacted local governments	-	1
Retail and commercial vacancy	NA	NA
Infrastructure improvements	\$ -	\$ 160,000
Metra ridership	-	NA

Maple Street Lofts



TIF Metrics - Maple Street Lofts

Maple Street Lofts		
Metric	Base	Projected
Total Development cost	-	\$ 100,000,000
TIF Assistance	-	\$ 11,170,000
New residential units	-	313
Population growth	-	564
Growth in EAV	\$ 1,726,826	\$ 16,569,148
Annual Sales tax generation	\$ -	\$ 56,000
Retail and commercial base (sq. ft.)	-	14,000
Number of building permits	-	4
Projects benefiting impacted local governments	-	1
Retail and commercial vacancy	NA	NA
Infrastructure improvements	\$ -	\$ 8,170,000
Metra ridership	-	113

Central and Main



TIF Metrics - 10 N. Main

10 N. Main		
Metric	Base	Projected
Total Development cost	-	\$ 25,000,000
TIF Assistance	-	\$ 250,000
New residential units	-	97
Population growth	-	158
Growth in EAV	\$ 1,787,890	\$ 3,395,000
Sales tax generation	\$ -	\$ -
Retail and commercial base	-	-
Number of building permits	-	1
Projects benefiting impacted local governments	-	1
Retail and commercial vacancy	NA	NA
Infrastructure improvements	\$ -	\$ 250,000
Metra ridership	-	30

Projected Impact on Schools

Projected Student Impact				
Project	K - 5th Grade	Jr. High	High School	Total
Park Terrace	2.81	0.70	0.71	4.21
20 West	2.07	2.02	0.07	4.16
Central and Main	2.94	1.46	1.55	5.94
Maple Street Lofts Apartments	9.29	4.62	4.90	18.81
Maple Street Lofts Rowhomes	11.65	3.57	3.35	18.56

Pocket Park

PRELIMINARY DESIGN CONCEPTS

Busse Pocket Park, Mount Prospect Illinois



Police and Fire Station Relocations



Questions?