

**VILLAGE OF STICKNEY
COOK COUNTY, ILLINOIS**

ORDINANCE NO. 2020-25

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF INTERESTED
PARTIES REGISTRIES AND ADOPTING RULES FOR
SUCH REGISTRIES FOR REDEVELOPMENT PROJECT AREAS
IN THE VILLAGE OF STICKNEY**

**ADOPTED BY THE
MAYOR AND VILLAGE BOARD
OF THE
VILLAGE OF STICKNEY
THIS 1st DAY OF December, 2020**

Published by authority of the Mayor and
Village Board of the Village of Stickney,
Cook County, Illinois this 2nd day of
December, 2020.

**VILLAGE OF STICKNEY
COOK COUNTY, ILLINOIS**

ORDINANCE NO. 2020-25

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF INTERESTED
PARITES REGISTRIES AND ADOPTING RULES FOR SUCH REGISTRIES FOR
REDEVELOPMENT PROJECT AREAS IN THE VILLAGE OF STICKNEY**

WHEREAS, the Village of Stickney, Cook County, Illinois (the “Village”) is considering the future designation of “redevelopment project areas,” as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et. seq.* (the “Act”), pursuant to the provisions of the Act; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, the Village is required to establish certain interested parties’ registries (individually, a “Registry” and collectively, the “Registries”) and adopt registration rules for such Registries, for each such redevelopment project area it establishes subsequent to the adoption of this ordinance; and

WHEREAS, the Village desires to adopt this ordinance in order to comply with such requirements of the Act;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Village Board of the Village of Stickney, Cook County, Illinois, as follows:

SECTION 1: The statements set forth in the preamble to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

SECTION 2: The Village Clerk or designee is hereby authorized and directed to create the Registries in accordance with Section 11-74.4-4.2 of the Act for each redevelopment project area (RPA) created under the Act and not terminated by the Village, whether now under consideration or otherwise created after the date of the adoption of this Ordinance.

SECTION 3: In accordance with Section 11-74.4-4.2 of the Act, the Village hereby adopts the registration rules attached hereto as Exhibit A and incorporated herein by reference (the “Rules”) as the Rules for each Registry. The Village’s Corporate Authorities may amend such Rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

SECTION 4: The Village Clerk or designee is hereby authorized and directed to cause the publication of the notice that interested persons may register with the Village in order to receive information about the proposed designation of the redevelopment project area (the “Notice”), said Notice being substantially in the form attached hereto as Exhibit B and incorporated herein by reference, in a newspaper of general circulation within the Village.

SECTION 5: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law. If any provisions of this Ordinance are held to be invalid by a court of competent jurisdiction, that provision shall be stricken from this Ordinance and the remainder of this Ordinance shall continue in full force and effect to the extent possible.

AYES: Trustees Hrejsa, Kapolnek, Savopoulos, Torres and White

NAYS: None

ABSENT: Trustee Milenkovic

PASSED AND APPROVED THIS 1st DAY OF December, 2020.

Jeff Walik, Village President

Attest:

Village Clerk

EXHIBIT A

**VILLAGE OF STICKNEY
REGISTRATION RULES FOR INTERESTED PARTIES REGISTRY**

- A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

“Act” shall mean the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time.

“Clerk” shall mean the Clerk of the Village of Stickney.

“Interested Party(ies)” shall mean any individual or organization or entity registered in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Redevelopment Project Area” shall mean a Redevelopment Project Area that (a) is intended to qualify (or has subsequently qualified) as a Redevelopment Project Area under the Act and (b) is subject to the Interested Parties Registry requirements of the Act.

“Registration Form” shall mean the form appended to these Registration Rules or such revised form as may be approved by the Village consistent with the requirements of the Act.

“Registry” or “Registries” shall mean each Interested Parties Registry, and all such Registries, collectively, established by the Village pursuant to Section 11-74.4-4.2 of the Act for any and all Redevelopment Project Areas in the Village.

“Village” shall mean Village of Stickney, Cook County, Illinois.

- B. Establishment of Registry. The Village shall establish a separate Interested Parties Registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The Village shall establish a new Registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new Registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these Rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.

- C. Maintenance of Registry. The Registries shall be maintained by the Clerk or his or her designee. In the event the Village determines that an individual other than the Clerk should maintain the Registries, the Village may transfer the responsibility for maintaining the Registries to such other Department provided that the Village (i) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) published notice of such transfer in a newspaper of general circulation in the Village.
- D. Registration by Residents. An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk.
- E. Registration by Organizations. An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk.
- F. Determination of Eligibility. All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within 10 business days after the Clerk's receipt of all such documents. The Clerk shall provide written notice to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant specifying the defect(s) and the registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.
- G. Renewal and Termination. An Interested Person's registration shall remain effective for a period of three years. At any time after such three-year period the Clerk may provide written notice by regular mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration with 30 days after the Clerk's mailing of written notice. To renew such registration, the Interested Person shall, within such 30-day period, complete and submit the same Registration Form then required of initial registrants' operations in the Village. The registration of all individuals and organizations whose Registration Form is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three-year period. If the Clerk determines that a registrant's renewal Registration Form is incomplete or does not comply with these Registration Rules, the clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form within 30 days after receipt of the Clerk's notice. If all defects are not corrected within 30 days after the Interested Person's receipt of the Clerk's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as if a first-time registrant.

- H. Amendment to Registration. An Interested Party may amend its registration by giving written notice to the Clerk by certified mail of any of the following: (i) change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.
- I. Registries Available for Public Inspection. Each Registry shall be available for public inspection during normal business hours. The Registry shall include the name, address and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.
- J. Notices to Be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:
- (i) Pursuant to sub-section 11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information; such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan; and
 - (ii) Pursuant to sub-section 11-74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed Redevelopment Project Area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area, to a total of more than 10; such notice shall be sent by mail not later than 10 days following the Village's adoption by ordinance of such changes; and
 - (iii) Pursuant to Section 11-74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5 percent after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project, to a total of more than 10; such notice will be sent by mail not later than 10 days following the Village's adoption by ordinance of such amendment; and

- (iv) Pursuant to sub-section 11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section 74.4-5(d) of the Act, including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report; and
 - (v) Pursuant to sub-section 11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of residents from 10 or more inhabited residential units or which will contain 75 or more inhabited residential units; such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.
- K. Non-Interference. These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.
- L. Amendment of Registration Rules. These Registration Rules may be amended by the Village subject to and consistent with the requirements of the Act.

INTERESTED PARTIES REGISTRATION FORM

Registration for Individuals: If you would like to register on the Interested parties Registry for one or more Redevelopment Project Areas (TIFs) in the Village of Stickney, please complete Part A of this form, sign and date the form and submit to the Village Clerk at the address indicated below.

Registration for Organization: If you would like to register on the Interested Parties Registry for one or more Redevelopment Project Areas (TIFs) in the Village of Stickney, please complete Part B of this form, sign and date the form and submit to the Village Clerk at the address indicated below.

PART A: REGISTRATION FOR INDIVIDUALS (Please Print)

Name _____

Street Address _____

Zip Code _____ Home Telephone _____

Fax Number _____ E-Mail Address _____

Please specify by commonly known name the TIF District (s) you are interested in below:

PART B: REGISTRATION FOR ORGANIZATIONS (Please Print)

Organization Name _____

Contact Name _____

Street Address _____

Village _____ State _____ Zip Code _____

Telephone (____) _____ Fax (____) _____

E-Mail Address _____

Please specify by commonly known name the TIF District (s) you are interested in below:

Please return this form to: TIF Interested Parties Registry
Village Clerk's Office
Village of Stickney
6533 Pershing Road
Stickney, Illinois 60402

Signature/Title _____ Date _____

EXHIBIT B

PUBLIC NOTICE- VILLAGE OF STICKNEY, COUNTY OF COOK, ILLINOIS PROPOSED CICERO/PERSHING TAX INCREMENT FINANCING DISTRICT REGISTRATION FOR INTERESTED PARTIES REGISTRY

On December 1, 2020, the Village Council of the Village of Stickney (the “Village”) adopted “An Ordinance Authorizing the Establishment of Interested Parties Registries and Adopting Registration Rules for Such Registries for Redevelopment Project Areas in the Village of Stickney.”

The purpose of the Ordinance was to establish a system for interested persons to obtain certain information relating to the Village’s establishment or amendment for any redevelopment project area under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the “TIF Act”).

The Village is currently exploring the proposed Cicero/Pershing redevelopment project area (the proposed “TIF District”) under the TIF Act. The proposed TIF District is located within an area that is generally bounded by: 35th Street to the north; Cicero Avenue to the east; Sanitary and Ship Canal (the “Canal”) to the south; and Laramie Avenue to the west.

The Registry for the Cicero/Pershing Redevelopment Project Area, together with the rules and regulations approved by the Village Board for the Village of Stickney for the Registries (the “Rules and Regulations”), are on file and available for public inspection during normal business hours at the office of the Village of Stickney Village Clerk’s Office, Village Hall, 6533 Pershing Road, Stickney, Illinois 60402. All interested persons or organizations may register with the Village Clerk for the Registry for the proposed Cicero/Pershing Redevelopment Project Area, as provided in the Rules and Regulations, in order to receive information related to this proposed Cicero/Pershing Redevelopment Project Area.

/s/ Audrey McAdams
Village Clerk
Village of Stickney, Illinois

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATE

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Stickney, Cook County, Illinois (the “Village”), and as such, I am the keeper of the records and files of the Village and of the Village’s Mayor and Village Board. I further certify as follows:

Attached to this Certificate is a true, correct and complete copy of the Village of Stickney Ordinance No. _____, entitled:

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF INTERESTED PARTIES REGISTRIES AND ADOPTING RULES FOR SUCH REGISTRIES FOR REDEVELOPMENT PROJECT AREAS IN THE VILLAGE OF STICKNEY

This Ordinance was passed and approved by the Village’s Mayor and Village Board on _____, 2020. A true, correct and complete copy of this Ordinance was published in pamphlet form on _____, 2020.

Given under my hand and official seal at the Village of Stickney, Cook County, Illinois, this _____ day of _____, 2020.

Village Clerk

(SEAL)