

**ORDINANCE NO. 2021-10**

**AN ORDINANCE OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS,  
APPROVING THE VILLAGE OF STICKNEY CICERO AND PERSHING  
TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT  
(CICERO AND PERSHING TIF DISTRICT)**

**WHEREAS**, the Village Board of Trustees (the “Village Board”) of the Village of Stickney (hereinafter referred to as the “Village”) desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the “TIF Act”) for the proposed Stickney Cicero and Pershing Tax Increment Financing District (hereinafter referred to as the “Cicero and Pershing TIF District”) redevelopment plan and project (hereinafter referred to as the “TIF Plan”), and designate the tax increment redevelopment project area (hereinafter referred to as the “Redevelopment Project Area”) relative to the Cicero and Pershing TIF District; and

**WHEREAS**, the Village authorized a study in regard to the designation of the Redevelopment Project Area for the Cicero and Pershing TIF District and the preparation of the TIF Plan in relation thereto; and

**WHEREAS**, on March 10, 2021, the Village provided for the availability of the TIF Plan, with said TIF Plan containing an eligibility study (or qualifications report) for the Cicero and Pershing TIF District, addressing the tax increment financing eligibility of the Redevelopment Project Area (hereinafter referred to as the “Eligibility Study”); and

**WHEREAS**, the Village Board desires to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the

Redevelopment Project Area described and depicted in EXHIBIT A, EXHIBIT B and EXHIBIT C, both being attached hereto and made a part hereof; and

**WHEREAS**, the Village has complied with the specific notice, public meeting, Joint Review Board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the Cicero and Pershing TIF District, in that the Village has taken the following actions:

	<u><b>ACTION</b></u>	<u><b>DATE TAKEN</b></u>
1.	Established for publication the TIF Interested Parties Registry Notice	December 1, 2020
2.	Announced the time and date of the Public Meeting	February 20, 2020
3.	Mailed notice of the Public Meeting: <ul style="list-style-type: none"> <li>• to all taxing districts (by Certified Mail, return receipt requested);</li> <li>• to all parties who are registered on the Village’s TIF Interested Parties Registry (by Certified Mail, return receipt requested);</li> <li>• to all taxpayers of record within the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>• to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	February 23, 2021
4	Provided for the availability of the Eligibility Study and TIF Plan at the Village Clerk’s Office	March 10, 2021
5.	Held the Public Meeting	March 11, 2021
6.	Approved Resolution No.1-2021 calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	March 16, 2021
7.	Mailed a copy of the TIF Plan (including the Eligibility Study), along with a notice of the Joint Review Board meeting and the public hearing: <ul style="list-style-type: none"> <li>• to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	April 1, 2021

8.	Mailed notices relative to the availability of the Eligibility Study and TIF Plan: <ul style="list-style-type: none"> <li>to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all parties who are registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	April 16, 2021
9.	Held the Joint Review Board meeting	April 16, 2021
10.	Mailed notices of the public hearing: <ul style="list-style-type: none"> <li>to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	May 5, 2021
11.	Published notice of the public hearing in the local newspaper twice	April 28, 2021 and May 5, 2021
12.	Held a public hearing	May 18, 2021

; and

**WHEREAS**, at the meeting on March 16, 2021, the Joint Review Board, relative to the Cicero and Pershing TIF District, did issue an action to file an affirmative report related to the Village proposal to approve the Redevelopment Project Area and to approve of the TIF Plan in relation thereto (pursuant to the TIF Act, meaning the Joint Review Board found that the Village's proposed redevelopment area and redevelopment plan satisfies the objectives of the TIF Act, including all the plan requirements and eligibility criteria); and

**WHEREAS**, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the public hearing date to introduce this Ordinance to the Village Board; with said introduction taking place at the regular Village Board meeting held on June 1, 2021; and

**WHEREAS**, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a “conservation area” and the Village Board has reviewed testimony concerning said conditions presented at the public hearing and is generally informed of the conditions causing the Redevelopment Project Area to qualify as a “conservation area”, as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

**WHEREAS**, the Village Board has reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

**WHEREAS**, it is the intent of the Village Board to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q); and

**WHEREAS**, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

**WHEREAS**, the Village Board has reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

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

**SECTION 1.** That the above recitals and findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**SECTION 2.** That the Village Board hereby makes the following findings:

- A. The area constituting of the Redevelopment Project Area is described and depicted as set forth in EXHIBIT A, EXHIBIT B and EXHIBIT C, attached hereto and made part hereof;
- B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a “conservation area”, as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);
- C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;
- D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q));
- E. The TIF Plan conforms to the Village's comprehensive planning process for the development of the Village as a whole;
- F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;
- G. The acquisition of all parcels in the proposed area by the Village is necessary to the implementation of the Plan and Project; and

- H. The estimated date for final completion of the TIF Plan is December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the Cicero and Pershing TIF District, is December 31, 2044; and
- I. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the Cicero and Pershing TIF District, is December 31, 2044.

**SECTION 3.** That the TIF Plan, which was the subject matter of the public hearing held on May 18, 2021, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as EXHIBIT D and made a part hereof.

**SECTION 4.** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 5.** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 6.** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ADOPTED** this 1<sup>st</sup> day of June, 2021.

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**VILLAGE CLERK OF THE VILLAGE OF STICKNEY  
COUNTY OF COOK AND STATE OF ILLINOIS**

**VOTING AYE:** Trustees Hrejsa, Kapolnek, Milenkovic, Savopoulos, Torres and  
White

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**APPROVED** this 1<sup>st</sup> day of June, 2021.

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**PRESIDENT OF THE VILLAGE OF STICKNEY,  
COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and **Filed** in my office  
this 2<sup>nd</sup> day of June, 2021.

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**VILLAGE CLERK**

**PUBLISHED** in pamphlet form this  
2<sup>nd</sup> day of June, 2021.

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**EXHIBIT A**

**Village of Stickney  
Cicero and Pershing Tax Increment Financing District  
(Cicero and Pershing TIF District)**

**Redevelopment Project Area Legal Description**

THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE SOUTHERLY LINE OF LOTS 54, 56, 58 AND 60 OF THE SANITARY DISTRICT TRUSTEES' SUBDIVISION, RECORDED MARCH 31, 1908 AS DOCUMENT 4180218, EXCEPT THAT PART LYING EAST OF THE EASTERN BOUNDARY LINE OF THE VILLAGE OF STICKNEY; (SAID EXCEPTION BEING THAT PART OF THE EAST 649.14 FEET OF SAID NORTHEAST QUARTER LYING NORTH OF THE NORTH LINE OF SAID LOT 54, AND BEING THE EASTERLY PART OF SAID LOT 54), IN COOK COUNTY, ILLINOIS.

## **EXHIBIT B**

### **Village of Stickney Cicero and Pershing Tax Increment Financing District (Cicero and Pershing TIF District)**

#### **Redevelopment Project Area Common Boundary Description**

The proposed Redevelopment Project Area (RPA or Project Area) is located in the easternmost portion of the Village and is generally bounded by 35<sup>th</sup> Street to the north, Cicero Avenue to the east, the I-55 Expressway to the south and Laramie Avenue to the west. Land uses in the proposed RPA consist of industrial, commercial and residential uses. Hawthorne Race Course is located in the northern portion of the RPA. The RPA's western, northern and eastern boundaries are contiguous with the Town of Cicero. The RPA's eastern boundary is contiguous with the City of Chicago.

**EXHIBIT C**

**Village of Stickney  
Cicero and Pershing Tax Increment Financing District  
(Cicero and Pershing TIF District)**

**Redevelopment Project Area  
Street Location Map**

**EXHIBIT D**

**Redevelopment Plan and Project for the  
Village of Stickney  
Cicero and Pershing Tax Increment Financing District  
(Cicero and Pershing TIF District)**

Trustee White moved and Trustee Savopoulos seconded the motion that said Ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said Ordinance as read.

Upon the roll being called, the following Trustees voted AYE: Trustee Hrejsa, Kapolnek, Milenkovic, Savopoulos, Torres and White

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The following Trustees voted NAY: None

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Whereupon the President declared the motion carried and said Ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village Board of Trustees of the Village of Stickney, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

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Village Clerk

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Stickney, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the Village Board of Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 1<sup>st</sup> day of June, 2021, insofar as same relates to the adoption of an Ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS,  
APPROVING THE VILLAGE OF STICKNEY CICERO AND PERSHING TAX  
INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT  
(CICERO AND PERSHING TIF DISTRICT)**

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said Ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the Village, this 2<sup>nd</sup> day of June, 2021.

(SEAL)

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Village Clerk