

ORDINANCE NO. 2021--11

**AN ORDINANCE OF THE VILLAGE OF
STICKNEY, COOK COUNTY, ILLINOIS, ADOPTING
TAX INCREMENT ALLOCATION FINANCING FOR
THE CICERO AND PERSHING REDEVELOPMENT
PROJECT AREA**

WHEREAS, the Village of Stickney, Cook County, Illinois (the "*Village*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the Village, for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "*Act*"), and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "*Plan and Project*") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "*Area*") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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

SECTION 1. *Recitals.* 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. *Tax Increment Financing Adopted.* That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in Exhibit B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted in Exhibit C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 3. *Allocation of Ad Valorem Taxes.* That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit

said taxes into a special fund, hereby created, and designated the "Cicero and Pershing Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

SECTION 4. *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 5. *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 6. *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

ADOPTED this 1st day of June, 2021.

**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 1st day of June, 2021.

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

ATTESTED and Filed in my office
this 2nd day of June, 2021.

VILLAGE CLERK

PUBLISHED in pamphlet form this
2nd day of June, 2021.

VILLAGE CLERK

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 35th 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**

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

The following Trustees voted NAY: None

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.

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 1st 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,
ADOPTING TAX INCREMENT FINANCING
FOR THE CICERO AND PERSHING
REDEVELOPMENT PROJECT AREA**

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 2nd day of June, 2021.

Village Clerk

(SEAL)

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.