

RESOLUTION NO. 01-2021

A RESOLUTION PROPOSING A REDEVELOPMENT PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE CICERO-PERSHING REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

Whereas, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the “*TIF Act*”), the Village President (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) of the Village of Stickney, Cook County, Illinois (the “*Village*”), has determined that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village approve a proposed redevelopment plan for the Cicero-Pershing Redevelopment Project Area (the “*Redevelopment Plan*”) and project (the “*Project*”) for, and designate a proposed redevelopment project area to be known as the Cicero-Pershing Redevelopment Project Area (the “*Redevelopment Project Area*”), as further described in EXHIBIT A attached hereto, and that the Village adopt tax increment allocation financing for the proposed Redevelopment Project Area; and

Whereas, pursuant to Section 11-74.4-4.2 of the TIF Act, the Village is required to create an interested parties registry for activities related to the proposed Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Village that seek to be placed on said interested parties registry, and the Village Board have heretofore, and it hereby expressly is, determined that the Village has created such registry, adopted such registration rules and prescribed such requisite registration forms and given public notice thereof; and

Whereas, pursuant to Section 11-74.4-6(e) of the Act, 65 ILCS 11-74.4-6(e), the Village is required to provide notice to certain parties specified in the Act and hold a public meeting because the Redevelopment Project Area may contain seventy-five (75) or more inhabited residential units; and

Whereas, the TIF Act requires the Village also to convene a joint review board and conduct a public hearing prior to the adoption of ordinances approving a redevelopment plan and project, designating a redevelopment project area, and adopting tax increment allocation financing therefor, at which hearing any interested person or affected taxing district may file with the Village

Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project; and

Whereas, the TIF Act further requires that such joint review board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county that will have authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village and a public member (who, if such is available, pursuant to Section 11-74.4-5(b) of the Act, 65 ILCS 11-74.4-5(b) shall be a person who resides within the redevelopment project area) to consider the subject matter of the public hearing; and

Whereas, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Village Board; and

Whereas, the TIF Act further requires that not less than 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

Whereas, the firm of Kane McKenna and Associates, Inc., has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report ("**Report**") that the proposed area qualifies as a "redevelopment project area" as defined in the TIF Act, which survey and findings have been presented to the Corporate Authorities; and

Whereas, the Report has heretofore been on file and available for public inspection for at least 10 days in the offices of the Village Clerk as required under the TIF Act; and

Whereas, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

Whereas, the Corporate Authorities have heretofore and it hereby is determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed approval of the proposed Plan and Project;

NOW THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Stickney, County of Cook, State of Illinois, in the exercise of its home rule powers as follows::

Section 1. Redevelopment Plan and Project Proposed. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor are hereby proposed.

Section 2. Interested Persons Registry Created. There has been created an interested persons registry (the “Registry”) for the proposed Redevelopment Project Area. The Village Clerk was hereby expressly authorized and directed to maintain the Registry for the proposed Redevelopment Project Area.

Section 3. Public Meeting Held. On March 11, 2021, a public meeting was held by the Village pursuant to the TIF Act for the purpose of enabling the Village to advise the public, taxing districts having real property in the redevelopment project area, taxpayers who own property in the proposed redevelopment project area, and residents in the area as to the Village’s possible intent to prepare a redevelopment plan and designate a redevelopment project area and to receive public comment. Notices of the public meeting was provided by mail to all required parties pursuant to Section 11-74.4-6(e) of the TIF Act.

Section 4. Registration Rules and Forms. The registration rules for the Registry have been previously approved by the Village and are available from the Village Clerk.

Section 5. Joint Review Board Convened. A joint review board as set forth in the TIF Act is hereby convened and the board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of said joint review board shall be held at 3:00 p.m. on the 16th day of April, 2021, at the Stickney Village Hall, 6533 Pershing Road, Stickney, Illinois. The Village hereby expressly finds and determines that said date is at least 14 days before, but not more than 28 days after, the notice to affected taxing districts hereinafter authorized in Section 8 of this resolution will be mailed. Based on the then status of the COVID-19 pandemic, a virtual meeting component may be provided to ensure the fullest possible access for the public.

Section 6. Time and Place of Public Hearing Fixed. A public hearing (the “Hearing”) shall be held by the Mayor and the Village Board of the Village at 7:00 p.m. on the 18th day of May, 2021, at the Stickney Village Hall, 6533 Pershing Road, Stickney, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor. Based on the then status of the COVID-

19 pandemic, a virtual meeting component may be provided to ensure the fullest possible access for the public.

Section 7. Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached hereto as EXHIBIT B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

Section 8. Mailing of Notice of Hearing Authorized. (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to residential address, on a best faith effort, and to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be mailed, on a best effort basis, to all residential addresses located within the proposed Redevelopment Project Area. Notice shall also be given within a reasonable time after the adoption of this resolution by first class mail, on a best efforts basis, to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Village for that information in accordance with the registration guidelines herein established by the Village. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the joint review board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, Village Hall, 6533 Pershing Road, Stickney, Illinois 60402 concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

Section 9. Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of this resolution are, to the extent of such conflict, hereby superseded. This resolution shall be immediately in full force and effect after passage and approval.

[Remainder of Page Intentionally Blank]

This ordinance was passed and filed in the office of the Village Clerk of the Village of Stickney this 16th day of March, 2021.

PASSED this 16th day of March, 2021.

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

NAYS: None

ABSENT: Trustee Milenkovic

ABSTENTION: None

APPROVED by me this 16th day of March, 2021.

Jeff Walik, President

ATTESTED AND FILED in my
office this 17th day of March, 2021.

Audrey McAdams, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

**VILLAGE OF STICKNEY
CICERO / PERSHING TIF AREA 1
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

FORM OF NOTICE OF PUBLIC HEARING

VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS PROPOSED REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 18th day of May, 2021, at 7:00 p.m. at the Stickney Village Hall, 6533 Pershing Road, Stickney, Illinois, a public hearing will be held to consider the approval of the proposed redevelopment plan (the "*Redevelopment Plan*") and the designation of that certain proposed redevelopment project area to be known as the Cicero-Pershing Redevelopment Project Area (the "*Redevelopment Project Area*"). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached hereto and is generally described below:

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.

There will be considered at the hearing approval of the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, Stickney Village Hall, 6533 Pershing Road, Stickney, Illinois. Pursuant to the Redevelopment Plan and Project the Village proposes to alleviate blighted area conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, development and training in the Village by working within the guidelines of the business attraction and retention strategies developed by the Village, encouraging private investment while conforming with the Village's comprehensive planning process, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project

Area. To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, 6533 Pershing Road, Stickney, Illinois 60402.

There is hereby convened a joint review board to consider the proposed Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area at the time that the Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at 3:00 p.m. on the 16th day of April, 2021, at the Stickney Village Hall, 6533 Pershing Road, Stickney, Illinois.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and the Village Board of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

[IMPORTANT NOTICE: As a result of the ongoing COVID-19 pandemic and the Governor of the State of Illinois' declaration of an emergency, the hearing will be conducted in person and via Zoom in compliance with P.A. 101-0640. All persons attending the hearing in-person will be required to wear a face mask at all times while in the building and will further be subject to strict social distancing (6 feet separation). Electronic attendance via Zoom is strongly encouraged. The information for the Zoom meeting is as follows:

Website: Zoom.us
Meeting ID: _____
Password: _____

PUBLIC COMMENT: Persons not attending the hearing in person may submit "Public Comment" to the Village Clerk no later than one (1) hour before the scheduled start of the hearing. Please send public comments to the Village Clerk at villageclerk@villageofstickney.com. All interested parties will be given an opportunity to be heard at the public meeting or may file written statements in accordance with State and Village law and this notice.]

Village Clerk
Village of Stickney
Cook County, Illinois