

**RESOLUTION NO. 06-2023**

**A RESOLUTION PROPOSING A REDEVELOPMENT PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE HARLEM-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 FOR THE VILLAGE OF STICKNEY, ILLINOIS**

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 Harlem-Pershing Redevelopment Project Area (the “*Redevelopment Plan*”) and project (the “*Project*”) for, and designate a proposed redevelopment project area to be known as the Harlem-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 Ryan LLC (formerly 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 February 7, 2023, 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 (in both English and Spanish languages) 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 10:00a.m. on the 24<sup>th</sup> day of March, 2023, 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.

*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 6:00p.m. on the 2<sup>nd</sup> day of

May, 2023, at St. Pius Church, 4300 S Oak Park Ave, Stickney, Illinois 60402, 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.

*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, 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.

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This ordinance was passed and filed in the office of the Village Clerk of the Village of Stickney this 7<sup>th</sup> day of March, 2023.

AYES: Trustees White, Savopoulos, Milenkovic, Torres, Kapolnek & Hrejsa

NAYS: None

ABSTAIN: None

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Village Clerk, Audrey McAdams

APPROVED by me this 7<sup>th</sup> day  
of March, 2023.

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President, Jeff Walik

**EXHIBIT A**

**LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA**

**VILLAGE OF STICKNEY  
HARLEM / PERSHING TIF AREA  
LEGAL DESCRIPTION**

HARLEM/PERSHING TIF DISTRICT  
LEGAL BOUNDARY DESCRIPTION  
DATE: JANUARY 18, 2023

THE BOUNDARIES OF THE PROJECT AREA ARE LEGALLY DESCRIBED AS FOLLOWS:

ALL PART OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING ALSO THE INTERSECTION OF THE CENTERLINES OF HARLEM AVENUE AND PERSHING ROAD, THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF PERSHING ROAD TO A POINT AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6 ALSO BEING THE INTERSECTION OF THE CENTERLINES OF PERSHING ROAD AND RIDGELAND AVENUE, THENCE SOUTH ALONG THE EAST LINE OF EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF RIDGELAND AVENUE TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE AND THE WEST LINE OF RIDGELAND AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF ELMWOOD AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF ELMWOOD AVENUE AND THE WEST LINE OF ELMWOOD AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF ELMWOOD AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF GUNDERSON AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GUNDERSON AVENUE AND THE WEST LINE OF GUNDERSON AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GUNDERSON AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH

LINE OF SAID ALLEY AND THE EAST LINE OF SCOVILLE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF SCOVILLE AVENUE AND THE WEST LINE OF SCOVILLE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF SCOVILLE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF EAST AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EAST AVENUE AND THE WEST LINE OF EAST AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EAST AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF CLARENCE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF CLARENCE AVENUE AND THE WEST LINE OF CLARENCE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF CLARENCE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF WESLEY AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF WESLEY AVENUE AND THE WEST LINE OF WESLEY AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF WESLEY AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF EUCLID AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EUCLID AVENUE AND THE WEST LINE OF EUCLID AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EUCLID AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF OAK PARK AVENUE, THENCE SOUTHWEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF OAK PARK AVENUE AND THE WEST LINE OF OAK PARK AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF OAK PARK AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF GROVE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GROVE AVENUE AND THE WEST LINE OF GROVE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GROVE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF CLINTON AVENUE, THENCE WEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 1 OF PREROST CLINTON AVENUE SUBDIVISION OF THE EAST HALF (EXCEPT THE SOUTH 200 FEET) OF BLOCK 3 OF B.F. SHOTWELL'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6-38-13, THENCE WEST ALONG THE SOUTH



LINES OF SAID LOT 1 AND LOTS 2, 3, 4, AND 5 ALL IN SAID PREROST CLINTON AVENUE SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 5 IN SAID PREROST CLINTON AVENUE SUBDIVISION, THENCE NORTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 3 IN A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION, THENCE NORTH ALONG SAID WEST LINES OF SAID LOT 3 AND LOTS 1 AND 2 ALL IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN

B.F. SHOTWELL'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN

B.F. SHOTWELL'S SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF

BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION TO A POINT OF INTERSECTION OF SAID SOUTH LINE OF SAID LOT 1 AND THE EAST LINE OF HOME AVENUE, THENCE SOUTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 1 IN LORRAINE SUBDIVISION OF LOT 36 (EXCEPT THE SOUTH 33 FEET THEREOF) AND THE EAST HALF OF THE EAST HALF OF LOT 37 (EXCEPT THE 75 FEET OF THE NORTH 150 FEET THEREOF) AND (EXCEPT THE SOUTH 33 FEET THEREOF) IN CIRCUIT COURT PARTITION OF PART OF SECTIONS 31 AND 32-39-13, AND PART OF SECTION 6-38-13, AND PART OF SECTION 1-38-12, AND PART OF THE NORTHEAST QUARTER SECTION 12-38-12, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT AT THE SOUTHEAST CORNER OF LOT 30 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 30 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT OF INTERSECTION WITH THE EAST LINE OF WENONAH AVENUE, THENCE SOUTH ALONG THE EAST LINE OF WENONAH AVENUE TO THE SOUTHEAST CORNER OF LOT 31 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE NORTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 62 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 62 TO THE SOUTHEAST CORNER OF LOT 61 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTHWEST ALONG THE SOUTH LINES OF SAID LOT 61 AND LOT 60 TO THE SOUTHEAST CORNER OF LOT 59 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE NORTHWEST ALONG THE SOUTH LINES OF SAID LOT 59 AND LOT 58 TO THE SOUTHEAST CORNER OF LOT 57 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 57 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT OF INTERSECTION ON THE EAST LINE OF WISCONSIN AVENUE, THENCE SOUTH ALONG THE EAST LINE OF WISCONSIN AVENUE TO THE SOUTHWEST CORNER OF LOT 74 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG A LINE TO THE NORTHWEST CORNER OF LOT 54 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST

ALONG THE NORTH LINE OF SAID LOT 54 TO THE NORTHWEST CORNER OF SAID LOT 54 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 54 AND LOTS 53, 52, 51 50, AND 49 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36 TO THE NORTHEAST CORNER OF LOT 1 IN PREROST AND SVATEK SUBDIVISION OF THE NORTH 150FEET OF THE SOUTH 183 FEET OF PART OF THE WEST HALF OF THE EAST OF HALF OF BLOCK 37 IN SAID CIRCUIT COURT PARTITION, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN SAID PREROST AND SVATEK SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN SAID PREROST AND SVATEK SUBDIVISION TO THE POINT OF INTERSECTION ON THE NORTH LINE OF 40<sup>TH</sup> STREET, THENCE EAST ALONG THE NORTH LINE OF 40<sup>TH</sup> STREET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTH TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF 40<sup>TH</sup> STREET EXTENDED EAST AND THE CENTER LINE OF WISCONSIN AVENUE, THENCE WEST ALONG A LINE TO A POINT OF INTERSECTION OF THE WEST LINE OF WISCONSIN AVENUE AND THE SOUTH LINE OF 40<sup>TH</sup> STREET, THENCE WEST ALONG THE SOUTH LINE OF 40<sup>TH</sup> STREET TO THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 40<sup>TH</sup> STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 40<sup>TH</sup> STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 40<sup>TH</sup> PLACE, THENCE SOUTH ALONG A LINE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF 41<sup>ST</sup> STREET AND THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 41<sup>ST</sup> STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 41<sup>ST</sup> STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 42<sup>ND</sup> STREET, THENCE SOUTH ALONG A LINE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF 42<sup>ND</sup> STREET AND THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 42<sup>ND</sup> STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 42<sup>ND</sup> STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 43<sup>RD</sup> STREET, THENCE SOUTHEAST ALONG A LINE TO THE NORTHEAST CORNER OF LOT 32 IN PREROST EDGEWOOD HOMES SECOND ADDITION A SUBDIVISION OF BLOCK 29 (EXCEPT EAST 375 FEET) IN CIRCUIT COURT PARTITION SECTION 6-38-13, THENCE SOUTH ALONG THE EAST LINES OF SAID LOT 32 AND LOTS 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, AND 17 ALL IN SAID PREROST EDGEWOOD HOMES SECOND ADDITION SUBDIVISION OF BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, THENCE SOUTHWESTERLY ON A LINE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6 IN WALTER G. MCINTOSH & COMPANY'S FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23, AND 28 IN SAID CIRCUIT COURT PARTITION, THENCE SOUTH

ALONG THE EAST LINES OF SAID LOT 1 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ALL IN SAID WALTER G. MCINTOSH & COMPANY'S FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23, AND 28 IN SAID CIRCUIT COURT PARTITION TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE SOUTH ON A LINE TO A POINT OF

INTERSECTION ON THE CENTERLINE OF 45<sup>TH</sup> STREET, THENCE WEST ALONG AN EXTENSION OF THE CENTERLINE OF 45<sup>TH</sup> STREET TO A POINT OF INTERSECTION ON THE WEST LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF HARLEM AVENUE, THENCE NORTH ALONG SAID WEST LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF HARLEM AVENUE TO THE POINT OF BEGINNING BEING A POINT AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING ALSO THE INTERSECTION OF THE CENTERLINES OF HARLEM AVENUE AND PERSHING ROAD.

ALL IN THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS.

## EXHIBIT B

### FORM OF NOTICE OF PUBLIC HEARING

#### VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS PROPOSED HARLEM/PERSHING REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 2<sup>nd</sup> day of May, 2023, at 6:00 p.m. at the 6:00 p.m. on the 2<sup>nd</sup> day of May, 2023, at St. Pius Church, 4300 S Oak Park Ave, Stickney, Illinois 60402, 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 Harlem-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 TIF District is located to include the Village’s two major commercial corridors including only the frontages along such corridors as follows: Along Harlem Avenue starting at 45<sup>th</sup> Street extending north to Pershing Road; and along Pershing Avenue starting at Ridgeland Avenue extending west to Harlem Avenue.

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 (who shall be a resident of the area, if available). The first meeting of said joint review board shall be held at 10:00 a.m. on the 24<sup>th</sup> day of March, 2023, 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.

Village Clerk  
Village of Stickney  
Cook County, Illinois