

*Ordinance No. 1045*

**AN ORDINANCE OF VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,  
DESIGNATING THE PROPOSED 31<sup>ST</sup> STREET/BARNSDALE REDEVELOPMENT  
PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION  
REDEVELOPMENT ACT**

**WHEREAS**, it is desirable and in the best interests of the citizens of the Village of La Grange Park, Cook County, Illinois (the “*Village*”), for the Village to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Project as set forth in the 31<sup>st</sup> Street/Barnsdale Redevelopment Project Area Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project (the “*Plan*”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “*Project Area*”), described in *Section 1* of this Ordinance; and,

**WHEREAS**, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 10<sup>th</sup> day of January, 2017, at the Village of La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois, and it is now necessary and desirable to designate the Project Area as a “redevelopment project area” pursuant to the TIF Act.

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

*Section 1. Area Designated.* The Project Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a

redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

*Section 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified.* It is hereby expressly found and determined that the year the County Clerk of Cook County (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Project Area is 2015. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Project Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

*Section 3. Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Project Area, a map of the Project Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Project Area, and a list of the parcel tax identification numbers for each parcel property included in the Project Area.

*Section 4. Invalidity of Any Section.* If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

*Section 5. Superseder and Effective Date.* All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

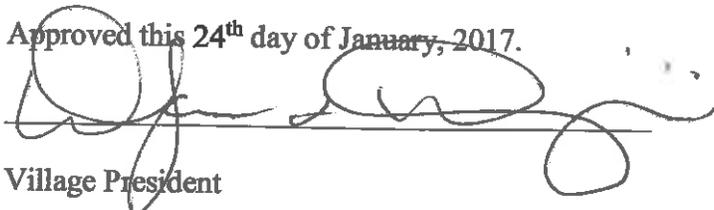
Passed this 24<sup>th</sup> day of January, 2017.

AYES: 5

NAYS: 0

ABSENT: 1

Approved this 24<sup>th</sup> day of January, 2017.



Village President

Attest:



Village Clerk

Published in pamphlet form:

January 27, 2017

*Exhibit A*

**PROPOSED 31<sup>ST</sup>- BARNSDALE TIF DISTRICT – LA GRANGE PARK, IL**

1. THAT PART OF SECTIONS 27, 28 AND 33 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 31<sup>ST</sup> STREET WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF KENMAN AVENUE, AND THE EAST LINE OF SECTION 33 AFORESAID TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
4. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET TO THE NORTHEAST CORNER OF LOT 19 IN BLOCK 2 IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE IN SECTION 33 AFORESAID;
5. THENCE SOUTH ALONG THE EAST LINE OF LOT 19 IN BLOCK 2 IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE TO THE SOUTH LINE THEREOF;
6. THENCE WEST ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF BEACH AVENUE;
7. THENCE NORTH ALONG SAID WEST LINE OF BEACH AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
8. THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
9. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE CENTER LINE OF THE VACATED 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
10. THENCE WEST ALONG SAID CENTER LINE OF THE VACATED 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET TO THE EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE CENTER LINE OF 5<sup>TH</sup> AVENUE IN SECTION 33 AFORESAID;

Order No. 2016-22934  
Ordered By: SB Friedman & Co.  
September 6, 2016, rev Sept. 19, 2016

Chicago Guarantee Survey Company  
4505 N. Elston Ave.  
Chicago, Illinois 60630

11. THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES TO THE NORTH LINE THEREOF;
12. THENCE WEST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF HOMESTEAD ROAD;
13. THENCE NORTH ALONG SAID WEST LINE OF HOMESTEAD ROAD TO THE NORTH LINE OF 26<sup>TH</sup> STREET;
14. THENCE EAST ALONG SAID NORTH LINE OF 26<sup>TH</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
15. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE NORTH LINE THEREOF;
16. THENCE EAST ALONG SAID NORTH LINE OF BARNSDALE ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
17. THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 28 TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
18. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK TO A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
19. THENCE NORTH ALONG SAID LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE CENTER LINE OF SALT CREEK;
20. THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF SALT CREEK TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
21. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;

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22. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE EAST LINE OF LOT 1 AFORESAID;  
  
THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
23. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO A POINT BEING 632 FEET WEST OF THE EAST LINE OF THEREOF, BEING ALSO THE CENTER LINE OF BEACH AVENUE EXTENDED NORTH;
24. THENCE NORTH ALONG SAID CENTER LINE OF BEACH AVENUE EXTENDED NORTH TO A LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
25. THENCE WEST ALONG SAID LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD;
26. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
27. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
28. THENCE SOUTH ALONG SAID WEST LINE OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31<sup>ST</sup> STREET;
29. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31<sup>ST</sup> STREET TO THE EAST LINE OF BLANCHAN AVENUE;
30. THENCE SOUTH ALONG SAID EAST LINE OF BLANCHAN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 31<sup>ST</sup> STREET, BEING ALSO THE NORTH LINE OF SECTION 33 AFORESAID;

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31. THENCE WEST ALONG SAID CENTER LINE OF 31<sup>ST</sup> STREET AND THE NORTH LINE OF SECTION 33 TO ITS INTERSECTION WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID, AND THE POINT OF BEGINNING;
32. IN COOK COUNTY, ILLINOIS.

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*Exhibit B*



*Exhibit C*

## Appendix 2: Summary of EAV (by PIN)

Record #	PIN	2015 EAV
1	15-27-324-030-0000	481,998
2	15-28-204-008-0000	1,180,966
3	15-28-204-009-0000	239,909
4	15-28-212-011-0000	-
5	15-28-405-010-0000	-
6	15-28-405-013-0000	478,836
7	15-28-405-014-0000	301,138
8	15-28-405-015-0000	-
9	15-28-405-016-0000	-
10	15-28-405-017-0000	988,463
11	15-28-405-018-0000	1,246,408
12	15-28-405-019-0000	740,509
13	15-28-421-023-0000	124,707
14	15-28-421-024-0000	124,707
15	15-28-421-026-0000	106,697
16	15-28-421-027-0000	69,645
17	15-28-421-028-0000	14,407
18	15-28-421-029-0000	13,404
19	15-28-421-032-0000	83,620
20	15-28-421-033-0000	42,677
21	15-28-428-010-0000	103,412
22	15-28-428-011-0000	75,887
23	15-28-428-012-0000	75,887
24	15-28-428-013-0000	-
25	15-28-429-023-0000	127,765
26	15-28-429-024-0000	173,762
27	15-28-429-025-0000	68,714
28	15-28-429-028-0000	129,689
29	15-28-429-030-0000	165,447
30	15-28-429-032-1001	77,096
31	15-28-429-032-1002	77,096
32	15-28-429-032-1003	77,096
33	15-28-429-032-1004	119,322
34	15-28-430-034-0000	21,500
35	15-28-430-035-0000	35,534
36	15-28-430-036-0000	35,534

Record #	PIN	2015 EAV
37	15-28-430-037-0000	17,492
38	15-28-430-041-0000	524,390
39	15-33-204-001-0000	94,622
40	15-33-204-002-0000	87,260
41	15-33-204-003-0000	246,812
42	15-33-205-001-0000	112,899
43	15-33-205-002-0000	105,235
44	15-33-205-003-0000	4,838
45	15-33-205-004-0000	48,705
46	15-33-205-005-0000	196,228
47	15-33-205-006-0000	196,228
48	15-33-205-007-0000	201,322
49	15-33-206-001-0000	246,407
50	15-33-206-002-0000	131,191
51	15-33-206-006-0000	158,047
52	15-33-206-007-0000	71,100
53	15-33-206-008-0000	97,710
54	15-33-206-025-0000	-
55	15-33-207-004-0000	222,321
56	15-33-207-005-0000	222,321
57	15-33-207-025-0000	771,802
58	15-33-206-009-0000	-
59	15-28-404-001-0000	64,180
60	15-28-404-002-0000	83,564
61	15-28-404-003-0000	84,207
62	15-28-404-004-0000	70,435
63	15-28-404-005-0000	72,090
64	15-28-404-006-0000	65,549
65	15-28-404-007-0000	70,435
66	15-28-404-008-0000	65,469
67	15-28-404-009-0000	66,037
68	15-28-404-010-0000	86,494
69	15-28-404-011-0000	66,035
70	15-28-404-013-0000	193,325
71	15-28-413-013-0000	25,284
72	15-28-413-016-0000	94,673
73	15-28-413-018-0000	101,558

Record #	PIN	2015 EAV
74	15-28-413-019-0000	125,518
75	15-28-413-020-0000	90,393
76	15-28-413-021-1001	19,480
77	15-28-413-021-1002	25,407
78	15-28-413-021-1003	25,407
79	15-28-413-021-1004	25,631
80	15-28-413-021-1005	25,836
81	15-28-413-021-1006	25,407
82	15-28-413-021-1007	25,407
83	15-28-413-021-1008	25,836
84	15-28-413-022-1001	17,588
85	15-28-413-022-1002	17,588
86	15-28-413-022-1003	17,588
87	15-28-413-022-1004	14,597
88	15-28-413-022-1005	17,588
89	15-28-413-022-1006	17,588
90	15-28-413-022-1007	14,597
91	15-28-413-022-1008	17,588
92	15-28-413-023-1001	-
93	15-28-413-023-1002	18,151
94	15-28-413-023-1003	18,172
95	15-28-413-023-1004	23,440
96	15-28-413-023-1005	23,325
97	15-28-413-023-1006	18,151
98	15-28-413-023-1007	18,151
99	15-28-413-023-1008	23,440
100	15-28-413-023-1009	-
101	15-28-413-023-1010	-
102	15-28-413-023-1011	5,150
103	15-28-413-023-1012	5,150
104	15-28-413-023-1013	5,150
105	15-28-413-023-1014	5,150
106	15-28-413-023-1015	5,150
107	15-28-413-023-1016	5,150
108	15-28-413-023-1017	5,150
109	15-28-413-023-1018	5,150
110	15-28-413-023-1019	5,150
111	15-28-413-023-1020	5,150
112	15-28-420-005-0000	36,174
113	15-28-420-006-0000	36,174

Record #	PIN	2015 EAV
114	15-28-420-007-0000	41,194
115	15-28-420-008-0000	41,194
116	15-28-420-009-0000	44,385
117	15-28-420-010-0000	44,385
118	15-28-420-011-0000	57,672
119	15-28-420-012-0000	57,672
120	15-28-420-013-0000	85,702
121	15-28-420-014-1001	21,513
122	15-28-420-014-1002	21,706
123	15-28-420-014-1003	21,620
124	15-28-420-014-1004	21,577
125	15-28-420-014-1005	21,831
126	15-28-420-014-1006	21,706
127	15-28-420-014-1007	21,620
128	15-28-420-014-1008	6,661
129	15-28-420-014-1009	6,661
130	15-28-420-014-1010	6,661
131	15-28-420-014-1011	6,661
132	15-28-420-014-1012	6,661
133	15-28-420-014-1013	6,661
134	15-28-420-014-1014	6,661
135	15-28-420-014-1015	6,661
136	15-28-420-014-1016	6,661
137	15-28-428-009-0000	63,294
138	15-28-428-014-0000	99,404
139	15-28-428-015-0000	79,711
140	15-28-428-016-0000	79,711
141	15-28-428-018-1001	17,887
142	15-28-428-018-1002	13,457
143	15-28-428-018-1003	13,660
144	15-28-428-018-1004	17,903
145	15-28-428-018-1005	17,887
146	15-28-428-018-1006	13,473
147	15-28-428-018-1007	13,660
148	15-28-428-018-1008	17,887
149	15-28-428-018-1009	3,808
150	15-28-428-018-1010	3,808
151	15-28-428-018-1011	3,808
152	15-28-428-018-1012	3,808
153	15-28-428-018-1013	3,808

Record #	PIN	2015 EAV
154	15-28-428-018-1014	3,808
155	15-28-428-018-1015	3,808
156	15-28-428-018-1016	3,808
157	15-28-428-018-1017	3,808
158	15-28-428-018-1018	3,808
159	15-28-428-018-1019	3,808
160	15-28-500-002-0000	0

Record #	PIN	2015 EAV
161	15-28-500-003-0000*	0
162	15-28-405-006-0000*	0
163	15-33-500-001-0000*	0
<b>Total</b>		<b>14,457,365</b>

\* Only a portion of the PIN will be located within the RPA  
 Source: Cook County

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     SS.

CERTIFICATE

I, Amanda Seidel, Village Clerk of the Village of La Grange Park, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1045:

**“AN ORDINANCE OF VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, DESIGNATING THE PROPOSED 31<sup>ST</sup> STREET/BARNSDALE REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT”**

which was adopted by the President and Board of Trustees of the Village of La Grange Park on the 24 day of January, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of La Grange Park this 24 day of January, 2017.

Amanda Seidel

Amanda Seidel, Village Clerk