

Ordinance No. 1048

**AN ORDINANCE OF VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS,
DESIGNATING THE PROPOSED VILLAGE MARKET 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 Village Market 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 10th 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.

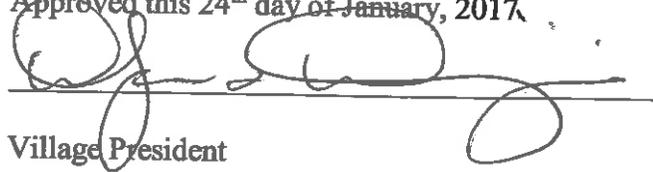
Passed this 24th day of January, 2017.

AYES: 5

NAYS: 0

ABSENT: 1

Approved this 24th day of January, 2017.


Village President

Attest:

Ammande Sudd

Village Clerk

Published in pamphlet form:

January 27, 2017

Exhibit A

PROPOSED VILLAGE MARKET TIF DISTRICT – LA GRANGE PARK, IL

1. THAT PART OF SECTION 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 WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID AND THE NORTH LINE OF OAK AVENUE;
3. THENCE EAST ALONG SAID NORTH LINE OF OAK AVENUE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID, BEING ALSO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOTS 114 TO 119, INCLUSIVE, IN WILSON'S ADDITION TO LA GRANGE IN SECTION 33 AFORESAID;
4. THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, AND SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOTS 114 TO 119, INCLUSIVE, IN WILSON'S ADDITION TO LA GRANGE, TO THE CENTER LINE OF VACATED WOODLAWN AVENUE;
5. THENCE EAST ALONG SAID CENTER LINE OF VACATED WOODLAWN AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE SUBURBAN ELECTRIC RAILWAY;
6. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE SUBURBAN ELECTRIC RAILWAY TO THE NORTH LINE OF THE SOUTH 650 FEET OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
7. THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 650 FEET OF THE SOUTHEAST QUARTER OF SECTION 33 TO A LINE 1860.93 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
8. THENCE SOUTH ALONG SAID PARALLEL LINE 120 FEET TO A LINE 530 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
9. THENCE WEST ALONG SAID PARALLEL LINE 290 FEET TO A LINE 2150.93 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
10. THENCE SOUTH ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF PLYMOUTH PLACE;

Order No. 2016-22796
Ordered By: SB Friedman & Co.
August 22, 2016, rev Sept. 2, 2016

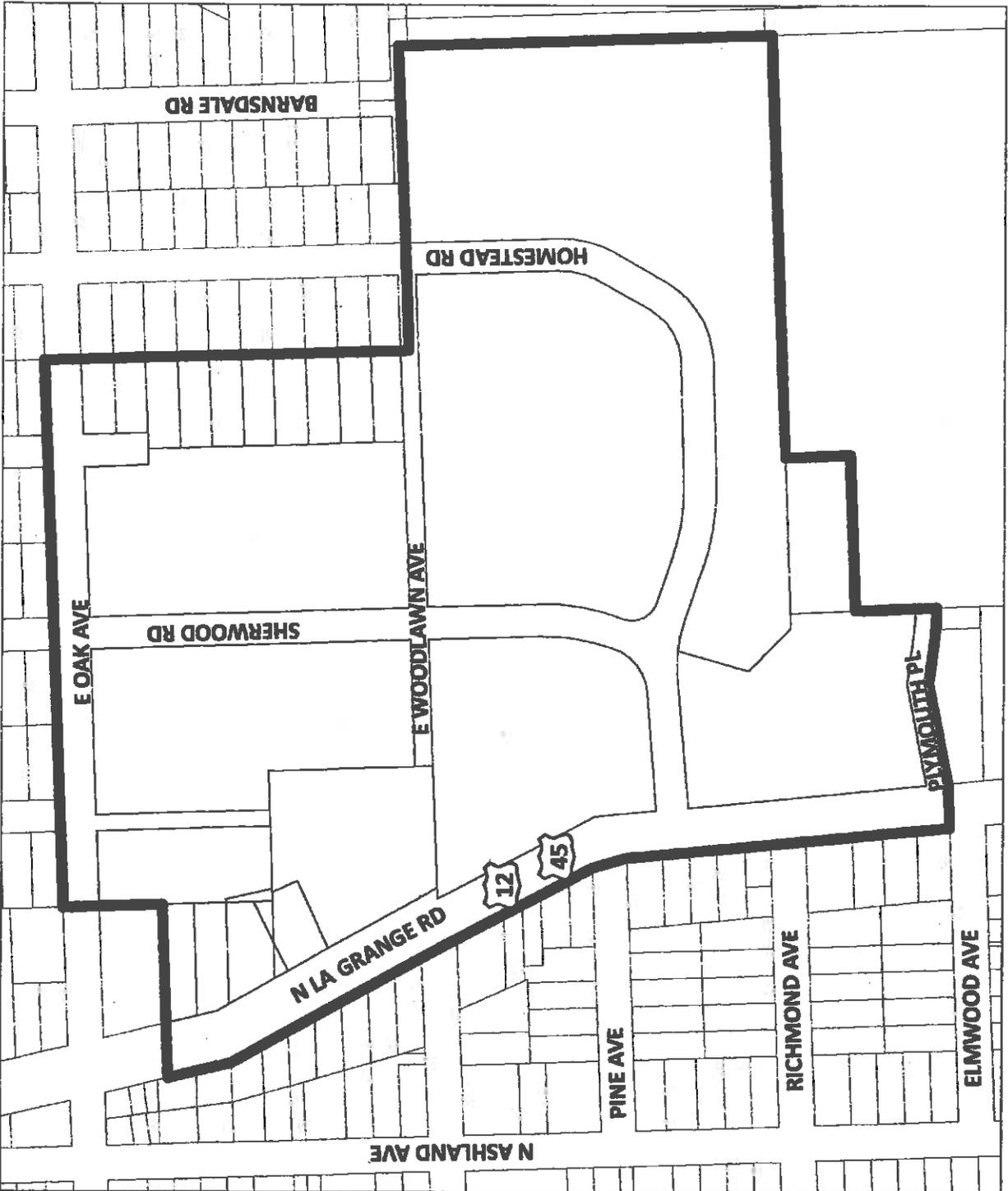
Chicago Guarantee Survey Company
4505 N. Elston Ave.
Chicago, Illinois 60630

11. THENCE WEST ALONG SAID SOUTH LINE OF PLYMOUTH PLACE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF LA GRANGE ROAD;
12. THENCE NORTHWESTERLY ALONG SAID WEST LINE OF LA GRANGE ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
13. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 1 IN LIBRARY CONSOLIDATION TO THE EAST LINE THEREOF, BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
14. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN LIBRARY CONSOLIDATION AND THE NORTHERLY EXTENSION THEREOF, AND WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID, TO ITS INTERSECTION WITH THE NORTH LINE OF OAK AVENUE, AND THE POINT OF BEGINNING;
15. IN COOK COUNTY, ILLINOIS.

Order No. 2016-22796
Ordered By: SB Friedman & Co.
August 22, 2016, rev Sept. 2, 2016

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

Exhibit B



 Proposed RPA Boundary
 Parcels



Exhibit C

Village Market Summary of EAV (by PIN)

Record #	PIN	2015 EAV
1	15-33-315-003-0000	209,531
2	15-33-315-004-0000	90,796
3	15-33-315-005-0000	98,107
4	15-33-315-006-0000	8,374
5	15-33-315-007-0000	209,902
6	15-33-315-018-0000	7,480
7	15-33-315-019-0000	-
8	15-33-315-020-0000	5,719
9	15-33-315-022-0000	-
10	15-33-407-016-0000	-
11	15-33-408-021-0000	2,035,174
12	15-33-409-001-0000	66,710
13	15-33-409-002-0000	65,840
14	15-33-409-003-0000	79,481
15	15-33-409-004-0000	81,045
16	15-33-409-005-0000	81,045
17	15-33-409-006-0000	80,258
18	15-33-409-007-0000	80,258
19	15-33-409-008-0000	147,296
20	15-33-409-009-0000	235,999
21	15-33-409-010-0000	130,722
22	15-33-414-034-0000	2,613,468
23	15-33-414-035-0000	2,753,220
24	15-33-414-040-0000	2,236,891
25	15-33-414-042-0000	1,963,957
26	15-33-414-043-0000	875,858
TOTAL		14,157,129

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. 1048 :

“AN ORDINANCE OF VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, DESIGNATING THE PROPOSED VILLAGE MARKET 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, Village Clerk