

## ORDINANCE

### AN ORDINANCE SUPPLEMENTING AND AMENDING THE REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE GREATER DOWNTOWN REDEVELOPMENT PROJECT AREA OF THE VILLAGE OF OAK PARK BY PROVIDING FOR RECEIPT OF THE 35<sup>th</sup> YEAR OF INCREMENTAL PROPERTY TAXES IN THE 36<sup>th</sup> YEAR

**WHEREAS**, pursuant to Ordinance Numbers 1983-O-91, 1983-O-92 and 1983-O-93, each adopted on December 12, 1983 (collectively, the "TIF Ordinances") in connection with the Greater Downtown Redevelopment Project Area therein described (the "Redevelopment Project Area"), the Village of Oak Park, Cook County, Illinois (the "Village") adopted a related redevelopment plan and redevelopment project (the "Redevelopment Plan" and "Redevelopment Project"), designated the Redevelopment Project Area, and authorized tax increment finance ("TIF") under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (the "TIF Act"); and

**WHEREAS**, the original Redevelopment Plan was for a period of 23 years through December 31, 2006 and the Redevelopment Plan was amended on March 21, 2005 pursuant to Village Ordinance Number 2005-O-21 to extend the estimated date of completion of the Redevelopment Plan as provided by law for an additional 12 years through December 31, 2018; and

**WHEREAS**, the Redevelopment Project Area was subsequently amended to remove certain parcels of property from its boundaries pursuant to Village Ordinance Number 17-223 adopted on June 5, 2017; and

**WHEREAS**, the Redevelopment Project Area as amended is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

**WHEREAS**, the general street location of the Redevelopment Project Area as amended is set forth in Exhibit B, attached hereto and incorporated herein by reference; and

**WHEREAS**, a map of the Redevelopment Project Area as amended is attached hereto and incorporated herein by reference as Exhibit C; and

**WHEREAS**, subsection (c)(2) of Section 11-74.4-3.5 of the TIF Act, 65 ILCS 5/11-74.4-3.5(c)(2), provides in relevant part the estimated date of completion of the redevelopment project and retirement of obligations to finance redevelopment project costs "may not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this [TIF] Act is to be made with respect to ad valorem taxes levied in the 35<sup>th</sup> calendar year after the year in which the ordinance approving the redevelopment project area was adopted . . . (2) If the ordinance was adopted in December 1983, April 1984, July 1985, or December 1989;" and

**WHEREAS**, subsection (n)(3) of Section 11-74.4-3 of the TIF Act, 65 ILCS 5/11-74.4-3(n)(3), provides that the Village's corporate authorities may amend a redevelopment plan to conform with Section 11-74.4-3.5(a) of the TIF Act "without further hearing or notice and without complying with the procedures provided in this [TIF] Act pertaining to an amendment to or the initial approval of a redevelopment plan and project and designation of a redevelopment project area;" and

**WHEREAS**, the corporate authorities find that it is in the best interests of the Village to extend the estimated date of completion of the Redevelopment Project Area and the retirement of obligations issued to finance redevelopment project costs to December 31<sup>st</sup> of the year in which the payment (i.e., the 36<sup>th</sup> year) to the Village's Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act, 65 ILCS 5/11-74.4-8(b), is to be made with respect to ad valorem taxes levied in the twenty-third (35<sup>th</sup>) calendar year, which shall be December 31, 2019.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

**Section 1. Recitals Incorporated.** The recitals set forth above are incorporated herein as though fully set forth and are adopted as part of this Ordinance.

**Section 2. Redevelopment Plan Amendment.** The Redevelopment Plan and the Redevelopment Project are hereby supplemented and amended such that the estimated dates of completion of the Redevelopment Project and the retirement of obligations issued to finance Redevelopment Project costs shall be, if applicable, December 31<sup>st</sup> of the year in which the payment (i.e., the 36<sup>th</sup> year) to the Village's Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act, 65 ILCS 5/11-74.4-8, is to be made with respect to ad valorem taxes levied in the twenty-third (35<sup>th</sup>) calendar year after the year in which the TIF Ordinances approving the Redevelopment Project Area were adopted, that is December 31, 2019, subject to further extension under the TIF Act, as applicable.

**Section 3. Filing of Ordinance.** The Village Attorney shall file a certified copy of this Ordinance with the Cook County Clerk.

**Section 4. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.** This ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

**ADOPTED** this 10<sup>th</sup> day of December, 2018, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Button				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

**APPROVED** this 10<sup>th</sup> day of December, 2018.

---

Anan Abu-Taleb, Village President

**ATTEST**

---

Vicki Scaman, Village Clerk

Published in pamphlet form this 10<sup>th</sup> day of December, 2018.

---

Vicki Scaman, Village Clerk

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

## **CERTIFICATION OF ORDINANCE**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Oak Park, Cook County, Illinois (the "Village"), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees (the "Corporate Authorities") thereof.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 10<sup>th</sup> day of December, 2018, insofar as same relates to the adoption of an ordinance (the "Ordinance") numbered 18-451 and entitled:

AN ORDINANCE SUPPLEMENTING AND AMENDING THE  
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR  
THE GREATER DOWNTOWN REDEVELOPMENT PROJECT AREA OF  
THE VILLAGE OF OAK PARK BY PROVIDING FOR RECEIPT OF THE  
35<sup>TH</sup> YEAR OF INCREMENTAL PROPERTY TAXES IN THE 36<sup>TH</sup> YEAR

a true, correct and complete copy of which the Ordinance as adopted at said meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Village President on the date indicated thereon.

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 called and held at a specified time and place convenient to the public, 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 at least one copy of said agenda was continuously available for public review during the entire 48-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as Exhibit A, that notice of said meeting was duly given to all news media requesting such notice, 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 Municipal Code of the State of Illinois, as amended, that the Board has complied with all of the provisions of said Acts and with all of the procedural rules of the Corporate Authorities in the passage of said ordinance.

I do further certify that the Ordinance was published by authority of the Corporate Authorities in pamphlet form on the 10<sup>th</sup> day of December, 2018, and the Ordinance as so published was on said date readily available for public inspection and distribution, in sufficient

number to meet the needs of the general public, at my office as Village Clerk located in the Village.

**IN WITNESS WHEREOF**, I have hereunto affixed my official signature and the seal of the Village, this 10<sup>th</sup> day of December, 2018.

---

Vicki Scaman, Village Clerk

**(SEAL)**

## **EXHIBIT A**

### **GREATER DOWNTOWN TAX INCREMENT FINANCE DISTRICT AND REDEVELOPMENT PROJECT AREA**

#### **LEGAL DESCRIPTION**

That part or Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois, bounded as follows: commencing at the intersection of the Easterly line of Harlem Avenue and the Northerly line of Ontario Street-- thence Easterly along the Northerly line of Ontario Street to the West line of Kohn Subdivision extended North to the North line of Ontario Street; thence Southerly along the West line of Kohn's Subdivision as extended to the North line of Lake Street; thence Easterly along the North line of the Lake Street 197.37 feet to the West line of Block 1 in Austin's Addition to Oak Park; thence Northerly 220 feet on the West line said Block 1 to the North line of the East-West alley; thence Easterly 415 feet on the North line of said alley to the West line of Forest Avenue;

Thence Northerly 129 feet on the West line of Forest Avenue to the North line or the South 20 feet of Lot 3 in the Philander Smith Subdivision extended West; thence Easterly 231.5 feet of the North line or the South 20 feet of said Lot 3 as extended to the West line of C.E. Cook's Subdivision; thence Southerly 75 feet on the West line of Cook's Subdivision to the North line of Lot 4, in C. E. Cook's Subdivision; thence Easterly 83 feet on the North line of Lot 4 to the East line of Lot 4; thence southerly 280 feet on the East line of Lot 4 to the North line of Lake Street;

Thence Easterly 1229 feet on the North line of Lake Street to the West line of Oak Park Avenue; thence Northerly 562 feet on the West line of Oak Park Avenue to the North line of Ontario Street; thence Easterly 290.5 feet on the North line of Ontario Street to the West line of Lot 1 in a Subdivision of Lot 1 in J. W. Scoville's Subdivision extended North; thence southerly on the West line of Lot 1 as extended and Lots 2 and 3, 316 feet to the Northwest corner of the South 50 feet of Lot 3; thence Easterly 269 feet on the North line of the South 50 feet of Lot 3 as extended, to the East line of the Northwest corner of Lot 6 of Block 22 in C. B. Scoville's Subdivision of Lot 22; thence southerly 125 feet on the West line of the C.B. Scoville Subdivision to the Northwest Corner of the South 25 feet of Lot 8 in Block 22; thence Easterly 184 feet on the North line of the South 25 feet of Lot 8 as extended, to the West line of Lot 14 in Block 22; thence Southerly on the West lines of Lots 14 through 11 in Block 22 extended, to the North line of Lake Street;

Thence Easterly 95 feet on the North line of Lake Street to the East line of the West 34 feet of Lot 10 of the Subdivision of Lot 23 of J.W. Scoville's Subdivision extended North; thence Southerly to the Northwest corner of the West 34 feet of Lot 10, said line also being the Westerly line of Euclid Place Subdivision; thence Southerly following the boundary line of said Euclid Place Subdivision and Euclid Place Subdivision Phase 2, Southerly 208.52 feet to a point, Easterly 65.75 feet to a point, Northerly 10 feet to a point, Easterly 96.25 feet to a point, Northerly 78.62 feet to a point, Easterly 102.75 feet to a point, Northerly 5.69 feet to a point,

Easterly 59 feet to a point, Southerly 84.25 feet to a point, Easterly 8 feet to a point, thence Southerly 160 feet to the North line of North Boulevard; thence Easterly 150 feet to the North line of North Boulevard to the West line of East Avenue; thence, no longer following the boundary line of Euclid Place Subdivision, Southerly on the West line of East Avenue to the South line of North Boulevard; thence Westerly 767 feet on the South line of North Boulevard to the East line of Euclid Avenue.

Thence Southerly 345 feet on the East line of Euclid Avenue to the Northwest corner of Lot 8 of Block 2 of Blackstone's Addition to Oak Park; thence Westerly 80 feet to the Northeast corner of lot 23 of Block 3 in Blackstone's Subdivision; thence continuing Westerly 122 feet on the North line of Lot 23 to the West line of Euclid Square Townhomes Subdivision extended southerly; thence northerly 150 feet along the said West line of Euclid Square Townhomes subdivision to the south line of South Boulevard; thence West 252 feet along the said south line of South Boulevard to the northwest corner of lot 7 in block 3 in Blackstone's addition to Oak Park; thence northwesterly to the northeast corner of lot 1 in block 1 in Goodvillie's subdivision (south line of South Boulevard); thence west 157 feet to the northeast corner of lot 22 in block 1 in Goodvillie's subdivision; thence northerly 150 feet to the South line of North Boulevard;

Thence Westerly 363 feet on the South line of North Boulevard to a point 135 feet East of the East line of Kenilworth Avenue; thence Northerly 50 feet to the Southeast corner of Lot 6 of Owner's Subdivision; thence Northerly 200 feet on the East lines of Lots 6 through 1 to the Northeast corner of the South 20 feet of Lot 1; thence Westerly 30 feet ; thence Northerly 30 feet to the North line of Lot 1; thence Westerly 105 feet to the Northwest corner of Lot 1; thence Westerly 60 feet to the West line of Kenilworth Avenue at the Southeast corner of Lot 2 in the Goelitz Subdivision; thence Northerly 46 feet on the West line of Kenilworth Avenue to the Northeast corner of Lot 1; thence Westerly 83 feet on the North line of Lot 1 to the Northwest corner of Lot 1; thence Southerly 34 feet on the West lines of Lots 1 and 2 to the North line of the South 232 feet of Lot 5 of Scoville's Subdivision; thence Westerly 373.5 feet along the North lines of the South 232 feet of said Lot 5 and Lots 16 and 15 of Kettlestring's Subdivision to the Northwest corner of the south 232 feet of the East 121 feet of said Lot 15; thence Southerly 30 feet; thence Westerly 159.5 feet on the North line of the South 203.5 feet of the West 120.5 feet of said Lot 15 and the South 203.5 feet of the East 39 feet of Lot 14 to the Northwest corner of the South 203.5 feet of the East 39 feet of said Lot 14; thence Southerly on the West line of the South 203.5 feet of the East 39 feet of said Lot 14 to the North line of North Boulevard; thence continuing Southerly 50 feet to the South line of North Boulevard;

Thence Westerly 272 feet on the South line of North Boulevard to the East line of Forest Avenue; thence Southeast on the East line of Forest/Home Avenue to the Southeast corner of South Boulevard and Home Avenue; thence Southerly 202 feet on the East line of Home Avenue to the Northwest corner of Lot 23 of J. Hurlburst & Others Resubdivision; thence Westerly 66 feet to the Northeast corner of Lot 10 of James W. Scoville's Addition to Harlem; thence Westerly 392 feet on the North lines of Lots 9 and 10 to the East line of the West 168.5

feet of said Lot 9; thence Southerly 188 feet on the East line of the west 168.5 feet of Lot 9 as extended to the South line of Pleasant Street; thence Westerly 99 to the East line of the East 4 feet of Lot 18, thence Southerly 178.5 feet on the East line of the West 4 feet of Lot 18 to the North line of Lot 1 of Pease's Court Addition to Oak Park; thence Easterly 62 feet on the North line of said Lot 1 to the Northeast corner of said Lot 1; thence Southerly 100 feet on the East lines so Lots 1 through 3 to the Southwest corner of lot 17 of James W. Scoville's Addition to Harlem; thence Easterly 49 feet on the South line of said Lot 17 to the Northwest corner of Lot 21 of Pease's Court Addition to Oak Park; thence Southerly 32 feet on the West line of said Lot 21 to the South line of Lot 3 as extended; thence Westerly 181 feet on the South line of Lot 3 to the East line of Marion Street;

Thence Southerly 328 feet on the East line of Marion Street to the South line of the North 11 feet of Lot 9; thence Westerly 66 feet to the West line of Marion Street at the North line of the South 7 feet of Lot 21 of Block 4 of Scoville's & Niles' Addition to Oak Park; thence Westerly 188 feet on said North line as extended to the East line of Lot 22; thence Northerly 606 feet on the East lines of Lots 22-19-18-15-14-11-10-7-6-3-2 as extended, to the Southeast corner of Lot 15 of Block 1 of Scoville's and Niles' Addition to Oak Park; thence Northerly 259 feet on the East lines of lots 15-12-11-8-7 to the Southeast corner of Lot 4; thence Westerly 236 feet on the South line of Lot 4 as extended, to the Southeast corner of Lot 3 in Block 2 of Scoville's and Niles' Addition to Oak Park, thence Westerly 170 feet on the South line of said Lot 3 to the East line of Harlem Avenue; thence Northerly 1660 feet on the East line of Harlem Avenue to the North line of Ontario Street, being the place of beginning; all in the Village of Oak Park, County of Cook, State of Illinois.

**EXHIBIT B**

**GREATER DOWNTWON TAX INCREMENT FINANCE  
DISTRICT AND REDEVELOPMENT PROJECT AREA**

**GENERAL STREET DESCRIPTION**

The Greater Downtown TIF generally encompasses the Harlem Avenue, Lake Street, Marion Street and Oak Park Avenue corridors as well as the adjacent blocks of the greater downtown area of the Village of Oak Park and includes all or portions of the 18 tax blocks generally bounded by Harlem Avenue on the west, portions of Ontario and Lake Streets on the north, Linden Avenue on the east and portions of Lake and Pleasant Streets on the south.

## EXHIBIT C

### **GREATER DOWNTOWN TAX INCREMENT FINANCE DISTRICT AND REDEVELOPMENT PROJECT AREA**

#### MAP

