

ORDINANCE

AN ORDINANCE OF THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS, REMOVING CERTAIN PROPERTIES FROM THE GREATER DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA

WHEREAS, in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (“TIF Act”), including by the power and authority of the Village of Oak Park (“Village”) as a home rule unit of local government under Section 6 of Article VII of the Constitution of the State of Illinois, the Village Board did adopt Ordinance Number 1983-O-91 on December 12, 1983 a Tax Increment Redevelopment Plan and Project for the Greater Downtown Tax Increment Redevelopment Project Area (“Downtown TIF”), as amended; and

WHEREAS, on December 12, 1983, the Village adopted Ordinance Number 1983-O-02 establishing the Downtown Redevelopment Project Area, as amended; and

WHEREAS, on December 12, 1983, the Village adopted Ordinance Number 1983-O-93 establishing Tax Increment Allocation Financing for the Downtown TIF, as amended; and

WHEREAS, the Village Board seeks to amend the Downtown TIF by removing certain parcels of property from the boundaries of the Downtown TIF as of the effective date of this Ordinance set forth in the List of Properties attached hereto and incorporated herein by reference as Exhibit A, and depicted on the Map attached hereto and incorporated herein by reference as Exhibit B; and

WHEREAS, all property tax revenue paid to or otherwise received by the Downtown TIF Special Tax Allocation Fund from the parcels of property to be removed pursuant to this Ordinance are distributed to the applicable taxing bodies that would have received taxes from said parcels of project had the Downtown TIF District not existed pursuant to a Settlement Agreement dated December 13, 2011 among certain taxing bodies and the Village, as amended (“Agreement”); and

WHEREAS, pursuant to the Agreement, the Village shall not commit any Downtown TIF increment for the benefit of said parcels of property and thus, there is no benefit for said parcels to remain in the Downtown TIF; and

WHEREAS, pursuant to Section 11-74.4-5(b) of the TIF Act, 65 ILCS 5/11-74.4-5(b), the changes made by this Ordinance to the Downtown TIF do not: (1) add additional parcels of property; (2) substantially affect the general land uses; (3) substantially change the nature of the redevelopment project; (4) increase the total estimated redevelopment costs set out in in the Downtown TIF Redevelopment Plan by more than 5% after adjustment for inflation from the date the Redevelopment Plan was adopted; (5) add addition redevelopment project costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan; or (6)

increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Area, to a total of more than 10; and

WHEREAS, no public hearing and related notices are required for the changes made by this Ordinance pursuant to Section 11-74.4-5(b) of the TIF Act, 65 ILCS 5/11-74.4-5(b); and

WHEREAS, the Village must give notice of the changes to each affected taxing district and registrant on the interested parties registry and by publication in a newspaper of general circulation within the Village no later than 10 days following the adoption of this Ordinance pursuant to Section 11-74.4-5(b) of the TIF Act, 65 ILCS 5/11-74.4-5(b).

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. Amendment. The parcels of property set forth in Exhibit A and depicted in Exhibit B are removed from the Downtown TIF Redevelopment Project Area as of the effective date of this Ordinance. The Redevelopment Area, the Redevelopment Plan and the Redevelopment Projects are amended by the removal of said parcels.

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

Section 4. Notice and Publication. Notice of the passage and approval of this Ordinance and the changes effectuated herein shall be provided to each affected taxing district and registrant on the interested parties registry and by publication in a newspaper of general circulation within the Village no later than 10 days following the adoption of this Ordinance pursuant to Section 11-74.4-5(b) of the TIF Act, 65 ILCS 5/11-74.4-5(b)

Section 5. 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 6. 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 5th day of June, 2017, pursuant to a roll call vote at follows:

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

APPROVED this 5th day of June, 2017.

Village President Pro Tem

ATTEST

Vicki Scaman, Village Clerk

Published in pamphlet form this 5th day of June, 2017.

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 following 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:

**AN ORDINANCE OF THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS
REMOVING CERTAIN PROPERTIES FROM THE GREATER DOWNTOWN TAX
INCREMENT REDEVELOPMENT PROJECT AREA**

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 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 6th day of June, 2017, 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 6th day of June, 2017.

(SEAL)

Vicki Scaman, Village Clerk

EXHIBIT A

LIST OF PROPERTIES

PROPERTY INDEX NUMBER	ADDRESSES
16-07-120-035-0000	1048 Ontario Street, Oak Park, IL 60301
16-07-120-025-0000	1036 Lake Street, Oak Park, IL 60301
16-07-120-063-0000	1046 Lake Street, Oak Park, IL 60301
16-07-120-059-0000	1042 Lake Street, Oak Park, IL 60301
16-07-120-060-0000	1038 Lake Street, Oak Park, IL 60301
16-07-120-063-0000	1048 Lake Street, Oak Park, IL 60301
16-07-120-025-0000	1034 Lake Street, Oak Park, IL 60301
16-07-120-063-0000	1044 Lake Street, Oak Park, IL 60301
16-07-120-059-0000	1040 Lake Street, Oak Park, IL 60301
16-07-120-025-0000	1034.5 Lake Street, Oak Park, IL 60301
16-07-120-058-1005	170 N Marion Street-Unit 7, Oak Park, IL 60301
16-07-120-054-0000	174 N Marion Street, Oak Park, IL 60301
16-07-120-058-1008	170 N Marion Street-Unit 10, Oak Park, IL 60301
16-07-120-050-0000	182 N Marion Street, Oak Park, IL 60301
16-07-120-058-1011	170 N Marion Street-Unit 13, Oak Park, IL 60301
16-07-120-045-0000	192 N Marion Street, Oak Park, IL 60301
16-07-120-052-0000	178 N Marion Street, Oak Park, IL 60301
16-07-120-048-0000	186 N Marion Street, Oak Park, IL 60301
16-07-120-058-0000	170 N Marion Street, Oak Park, IL 60301
16-07-120-058-1003	170 N Marion Street-Unit 5, Oak Park, IL 60301
16-07-120-047-0000	188 N Marion Street, Oak Park, IL 60301
16-07-120-044-0000	194 N Marion Street, Oak Park, IL 60301
16-07-120-058-1012	170 N Marion Street-Unit 14, Oak Park, IL 60301
16-07-120-058-1007	170 N Marion Street-Unit 9, Oak Park, IL 60301
16-07-120-051-0000	180 N Marion Street, Oak Park, IL 60301
16-07-120-058-1006	170 N Marion Street-Unit 8, Oak Park, IL 60301
16-07-120-053-0000	176 N Marion Street, Oak Park, IL 60301
16-07-120-058-1009	170 N Marion Street-Unit 11, Oak Park, IL 60301
16-07-120-058-1004	170 N Marion Street-Unit 6, Oak Park, IL 60301
16-07-120-046-0000	190 N Marion Street, Oak Park, IL 60301
16-07-120-042-0000	198 N Marion Street, Oak Park, IL 60301
16-07-120-058-1002	170 N Marion Street-Unit 4, Oak Park, IL 60301
16-07-120-057-0000	172 N Marion Street, Oak Park, IL 60301
16-07-120-058-1001	170 N Marion Street-Unit 3, Oak Park, IL 60301
16-07-120-058-1010	170 N Marion Street-Unit 12, Oak Park, IL 60301

16-07-120-043-0000	196 N Marion Street, Oak Park, IL 60301
16-07-120-049-0000	184 N Marion Street, Oak Park, IL 60301
16-07-306-019-0000	810 Pleasant Street, Oak Park, IL 60302
16-07-129-036-1002	103 N Oak Park Avenue-Unit 103c, Oak Park, IL 60302
16-07-400-002-0000	721 South Boulevard, Oak Park, IL 60302
16-07-306-020-0000	801 South Boulevard, Oak Park, IL 60302
16-07-306-020-0000	809 South Boulevard, Oak Park, IL 60302
16-07-400-002-0000	723 South Boulevard, Oak Park, IL 60302
16-07-400-001-0000	727 South Boulevard, Oak Park, IL 60302
16-07-306-020-0000	805 South Boulevard, Oak Park, IL 60302
16-07-400-004-0000	711 South Boulevard, Oak Park, IL 60302
16-07-400-002-0000	719 South Boulevard, Oak Park, IL 60302
16-07-400-002-0000	721 South Boulevard, Oak Park, IL 60302
16-07-306-019-0000	185 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-018-0000	163 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-017-0000	155 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-007-0000	126 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-008-0000	140 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-017-0000	149 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-016-0000	141 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-008-0000	144 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-007-0000	132 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-007-0000	134 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-007-0000	130 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-018-0000	165 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-020-0000	103 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-015-0000	127 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-015-0000	125 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-019-0000	177 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-015-0000	133 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-018-0000	167 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-019-0000	179 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-019-0000	175 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-019-0000	187 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-007-0000	128 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-016-0000	137 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-018-0000	159 S Oak Park Avenue, Oak Park, IL 60302
16-07-400-001-0000	106 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-021-0000	105 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-019-0000	183 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-019-0000	189 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-016-0000	139 S Oak Park Avenue, Oak Park, IL 60302
16-07-306-018-0000	171 S Oak Park Avenue, Oak Park, IL 60302

16-07-306-020-0000
16-07-400-001-0000
16-07-306-015-0000
16-07-306-019-0000

101 S Oak Park Avenue, Oak Park, IL 60302
104 S Oak Park Avenue, Oak Park, IL 60302
129 S Oak Park Avenue, Oak Park, IL 60302
181 S Oak Park Avenue, Oak Park, IL 60302

