

**MINUTES OF A PUBLIC HEARING of the
VILLAGE OF EVERGREEN PARK, COOK COUNTY, ILLINOIS**

The public hearing was called to order on Monday, July 13, 2015 by Village Attorney Vincent Cainkar as Chairman, at 2:02 p.m. in Village of Evergreen Park Council Chambers, 9418 S. Kedzie Avenue, Evergreen Park, Il.

**PUBLIC
HEARING**

1. Mr. Cainkar announced the purpose of the meeting was to consider the creation of a Special Service Area No. 2, (SSA) in the former Evergreen Plaza property. He showed a map of the proposed area.
2. Mr. Cainkar explained the purpose of the SSA is for the demolition of structures, construction of site improvements and other services necessary for the construction of a new commercial shopping center referred to as "The Project". He referred to the map of the property and read the legal boundaries of 95th Street on the north, Western Avenue on the east, 98th Street on the south; the north-south public alley lying east of Maplewood Avenue between 96th Street and 98th Street and Campbell Avenue between 95th Street and 96th Street.
3. The area would not include the office building. The property is owned by CFLS Evergreen LLC, a development entity of the DeBartolo and Stern Lomax.
4. Bonds will be issued in the amount of \$12 million dollars for a period of 35 years to be paid by the SSA. Bond payment will include a levy of taxes against all taxable property within the proposed SSA area.
5. Demolition should begin in August of 2015. Carson's will remain open in their current building and a new store will be constructed to the west. Upon completion of the new building the old Carson's building will be demolished. Planet Fitness and Applebee's will remain open and will not be demolished.
6. The SSA is a legal entity. Mr. Cainkar noted if 51% of the electors or the property owners object they have 60 days to file a petition with the Village. He stated the owners/developers are not filing a petition and want to move ahead.

**PUBLIC
COMMENTS**

Mr. Percy Allen, 2645 W. 89th Street, asked if the office building is included in the demolition. Mr. Cainkar stated it is not. Mr. Allen questioned if he could obtain a

copy of the map. The Clerk stated it is part of the Ordinance 13-2015 which was passed on June 15, and is on the website but she will provide him a copy.

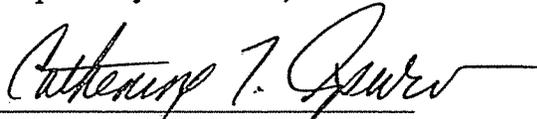
Mrs. Helen Cuprisin, 9233 S. Homan asked if the tax levy affects the residents of the Village. Mr. Cainkar said no, the SSA will pay the tax levy and it costs the residents nothing.

Mr. Dermot Connolly, of the Reporter Newspaper, asked if residents have a say in the retailers. Mr. Cainkar stated it is up to the developers. A brief discussion took place regarding the demise of enclosed shopping malls.

Mr. Bobby Gilbert, of DeBartolo Group added most shopping centers across the country are using this new model of retail design.

There being no further questions from the audience, the Public Hearing was called to a close by Mr. Cainkar at 2:19 p.m.

Minutes respectfully submitted,

A handwritten signature in cursive script, reading "Catherine T. Aparo", with a horizontal line extending to the right from the end of the signature.

Catherine T. Aparo, Village Clerk