

**ORDINANCE NO. 24-2013**

**AN ORDINANCE AUTHORIZING THE VILLAGE OF EVERGREEN PARK TO SEEK CLASS 8 CERTIFICATION FROM THE OFFICE OF THE COOK COUNTY ASSESSOR FOR THE REAL ESTATE LOCATED AT THE SOUTHWEST CORNER OF 95<sup>TH</sup> STREET AND WESTERN AVENUE IN THE VILLAGE OF EVERGREEN PARK, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Evergreen Park, Cook County, Illinois (the "Village") has previously adopted a Comprehensive Plan within the Village; and

WHEREAS, Hunden Strategic Partners has prepared the Village of Evergreen Park Evergreen Plaza Class 8 Incentive Application finding that the study area, known as the Evergreen Plaza, meets the requirements set forth by the Cook County Board of Commissioners to be an area in need of substantial revitalization; and

WHEREAS, commercial properties encompassed in an area bounded by Western Avenue on the East, 98<sup>th</sup> Street on the South, the alley east of Maplewood Avenue on the West, and 95<sup>th</sup> Street on the North, as depicted on the map attached hereto, and identified by the Property Identification Numbers attached hereto, commonly referred to the Evergreen Plaza, have under-performed the other areas of the Village in relation to development; and

WHEREAS, the Village finds that the aforementioned properties are "in need of substantial revitalization" as defined in the Cook County Real Property Classification Ordinance; and

WHEREAS, if existing commercial structures were improved and utilized fully, and if new commercial structures were developed, the County's economic well-being would be improved by an increase in the level of economic activity, by increased employment opportunities, and by a growth in the real property tax base; and

WHEREAS, the Village finds that it is not economically feasible for private enterprise to accomplish the needed re-development of the area without public assistance because of the blighted or depressed conditions of the area where such development is needed and also finds that the ordinary unaided operation of private enterprise cannot accomplish the necessary modernization, rehabilitation and development, and therefore provision must be made for public assistance and encouragement of such private enterprises; and

WHEREAS, the creation of new property tax classification for new development of commercial structures, or the substantial rehabilitation and re-utilization of existing commercial structures in areas that are depressed, blighted or threatened with blight, is an appropriate and

necessary method of providing such assistance and encouragement, and will result in increasing the tax base in such areas and for the entire county;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Illinois as follows:

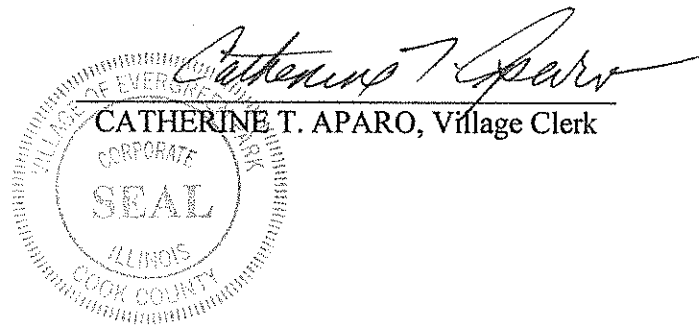
**Section 1**

That the Mayor and Board of Trustees hereby find that all of the recitals contained in the preambles to this ordinance are full, true and correct and find that the incentive provided by Class 8 assessment classification is necessary for development to occur on the aforementioned properties. The Mayor and Board of Trustees hereby petition the Office of the Cook County Assessor to declare the aforementioned properties qualified under the terms and conditions of a Class 8 incentive.

**Section 2**

This ordinance shall be immediately in full force and effect after passage and approval.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 4<sup>th</sup> day of November, 2013.



APPROVED by me this 4th day of November, 2013.

James J. Sexton  
JAMES J. SEXTON, Mayor

## LEGAL DESCRIPTION

LOT "A" (EXCEPT THE NORTHERLY 10 FEET THEREOF TAKEN FOR THE WIDENING OF 95<sup>TH</sup> STREET, AND ALSO EXCEPTING THEREFROM THE EAST 277.91 FEET OF THE SOUTH 393.38 FEET OF SAID LOT "A" (BUT EXCLUDING FROM THE IMMEDIATELY FOREGOING EXCEPTION THE EAST 18.89 FEET OF THE SOUTH 46.66 FEET OF SAID LOT "A")) IN THE CONSOLIDATION OF ARTHUR RUBLOFF'S EVERGREEN PLAZA, CONSISTING OF SUNDRY PARCELS OF LAND IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1963 AS DOCUMENT NUMBER 18727016.

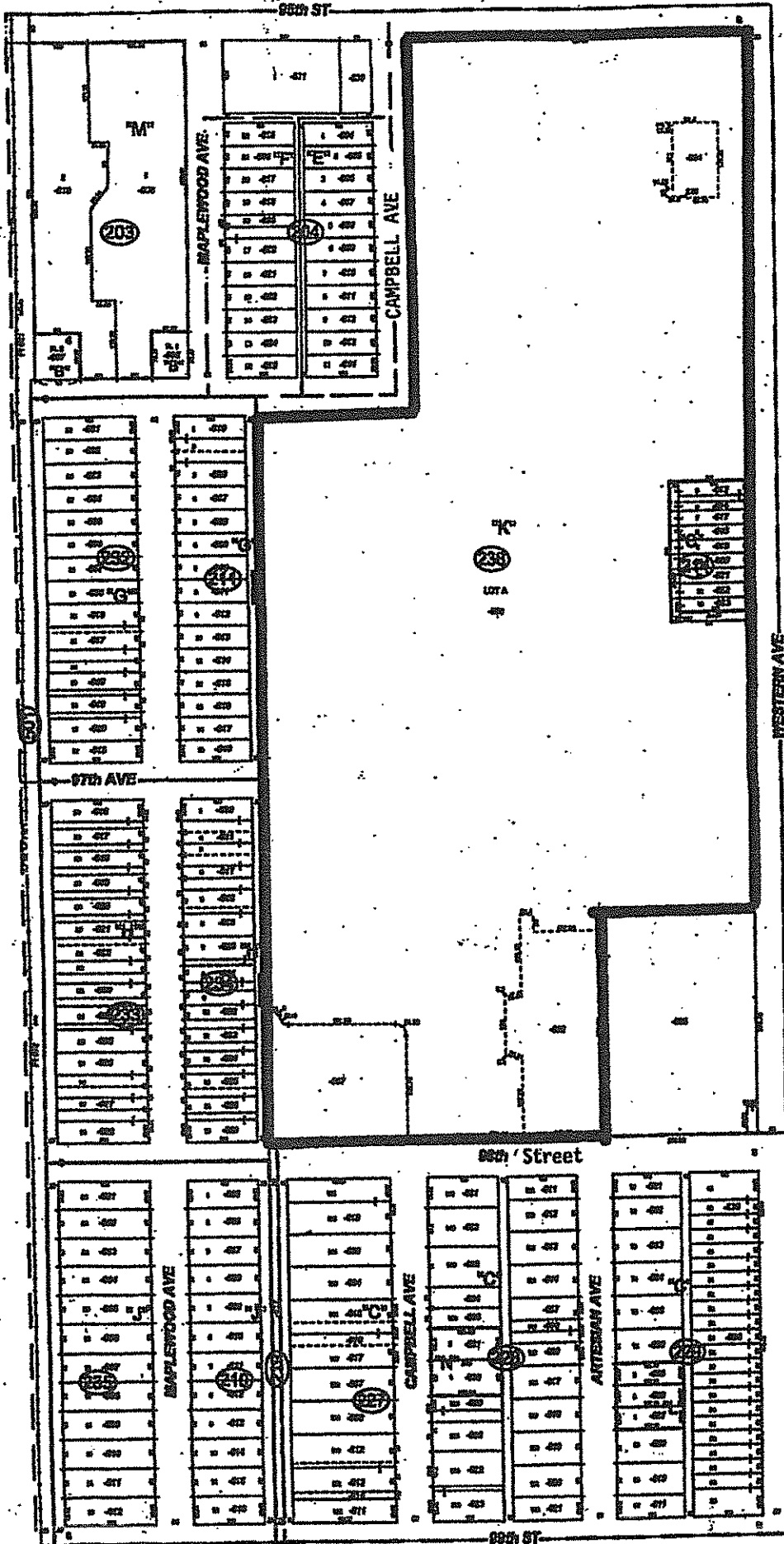
LOTS 5 THROUGH 13, INCLUSIVE, IN FREDERICK H. BARTLETT'S BEVERLY HIGHLANDS, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1919 AS DOCUMENT NUMBER 6640692, IN COOK COUNTY, ILLINOIS.

THE 16-FOOT VACATED PUBLIC ALLEY ADJACENT TO AND LYING WESTERLY OF LOTS 5 THROUGH 13, INCLUSIVE, AND THE 16-FOOT VACATED PUBLIC ALLEY LYING ADJACENT AND SOUTHERLY OF LOT 13 IN FREDERICK H. BARTLETT'S BEVERLY HIGHLANDS, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.S.      24-12-214-017-0000  
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                 24-12-214-034-0000  
                 24-12-236-002-0000  
                 24-12-236-004-0000  
                 24-12-236-007-0000  
                 24-12-236-008-0000

E 1/2 NE 1/4 SEC 12-37-13  
WORTH

37-13-12B  
24-12



HARRY H. HENNING IN N. 1/2 of the E. 1/2 of the S. 1/2 of the N.E. 1/4 of the S. 12-37-13. Rec. May 21, 1914 Dec. 172754.

FREDERICK & WALTERS' SUBD. of Bks. 1, 2, 3, & 4 together with the second street between Bks. 1 & 2 and 3 & 4 and the second N. 1/2 of the corner adjoining S. 1/2, etc. Rec. Ad. 12, 1914 Dec. 630778.

FRED. H. BARKLEY'S SEVERAL ACRES, a sub. of part of the S. 1/2 of the E. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. Oct. 7, 1919 Dec. 694002.

O. KIMMER & CO.'S FORWARD TO SEVERAL PLATS, a sub. in the N.E. 1/4 of Sec. 12-37-13. Rec. Dec. 11, 1915 Dec. 912342.

EVERGREEN HEIGHTS, a sub. of Lot 2 in Bk. 3 in Patman & Washburn's Sub. (See "F"). Rec. Aug. 1, 1910 Dec. 1224021.

WESTLAND TO EVERGREEN HEIGHTS, a sub. of Lot 3 in Bk. 3 in Patman & Washburn's Sub. (See "F"). Rec. Feb. 6, 1910 Dec. 1241000.

JAMES MACKINNON'S SUB. in the N.E. 1/4 of Sec. 12-37-13. Rec. Apr. 17, 1910 Dec. 1267000.

JAMES MACKINNON'S INTEREST IN EVERGREEN HEIGHTS, a sub. of part of the E. 1/2 of the S. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. May 1, 1910 Dec. 1268000.

WALTER MACKINNON'S ANTIQUITY CLAIM in the N.E. 1/4 of Sec. 12-37-13. Rec. Oct. 20, 1910 Dec. 1407342.

CONVEYANCE OF ALBERT STEINBOFF'S EVERGREEN PLAZA, consisting of twenty parcels of land in S. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. Feb. 21, 1913 Dec. 1422342.

KRAVITS' BLDG. of Lots 16 and 17 in Park H. Bldg. Co.'s Beverly Heights (See "C"). Rec. May 1, 1910 Dec. 9127000.

A.M.'s Subdivision, of part of Lots 16 & 17 in Block 4 of Patman & Washburn's Subdivisions (See "F"). Rec. Ad. 12, 1914 Dec. 6311000.

BOGARD'S SUBDIVISION of Lot 17 & part of Lot 16 in Park H. Bldg. Co.'s Beverly Heights Sub. (See "C"). Rec. Oct. 14, 1910 Dec. 8273100.

**CERTIFICATE**

I, the undersigned, DO HEREBY CERTIFY that I am the duly qualified and acting Clerk of the Village of Evergreen Park, Cook County, Illinois, and, as such, I am the keeper of the records and files and am custodian of the seal of said Village.

I DO FURTHER CERTIFY that the foregoing is a complete, true, and correct copy of Ordinance No. 25-2013 entitled:

**ORDINANCE APPROVING AN INSTALLMENT PAYMENT CONTRACT AND AUTHORIZING THE ISSUANCE OF \$935,434 CERTIFICATES OF INDEBTEDNESS OF VILLAGE OF EVERGREEN PARK, COOK COUNTY, ILLINOIS**

and was duly passed by not less than a majority of the Mayor and Board of Trustees at its regular meeting held on November 4, 2013, approved by the Mayor on said date, and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto affixed my official seal, signature and the corporate seal this 4<sup>th</sup> day of November, 2013.

  
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Village Clerk

