

ORDINANCE NO. 13-2015

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 2 BY THE VILLAGE OF EVERGREEN PARK FOR DEMOLITION AND SITE IMPROVEMENTS FOR THE EVERGREEN PLAZA PROPERTY, PROVIDING FOR A PUBLIC HEARING, AND OTHER PROCEDURES IN CONNECTION THEREWITH

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

Section 1

Authority to Establish Special Service Areas. That the Village of Evergreen Park (the "Village") has authority pursuant to Article VII, Section 7 of the Illinois Constitution of 1970 to provide special services to contiguous areas within its corporate limits and within the corporate limits of other consenting municipalities; and to provide the manner of levying and imposing additional taxes to pay the cost of such special service in accordance with the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

Section 2

Findings. This Board of Trustees finds as follows:

- (a) that it is in the public interest that the creation of a special service area (the "SSA") for the purposes set forth herein be considered;
- (b) that the SSA is compact and contiguous and is located within the Village;
- (c) that the SSA will specially benefit from the demolition of various structures therein; the construction of site improvements including grading, water service, sanitary sewer service, storm sewer service, and storm water retention to service the SSA; engineering services, architectural services; and other services necessary to prepare a site for the construction of a new commercial shopping center (the "Project") which is in addition to municipal services generally provided by the Village as a whole; and it is in the best interest of the SSA that the issuance of bonds in the SSA be considered to fund the cost of the Project. After the bonds have matured, the maintenance of the Project will be the responsibility of the owners of land within the SSA except for any public utilities located in the public right-of-way servicing the Project.

Section 3

Public Hearing. That a public hearing, conducted by the Village Attorney, shall be held at 2:00 p.m. on Monday, July 13, 2015, in the Boardroom of the Village Hall, 9418 South Kedzie Avenue, Evergreen Park, Illinois, to consider the creation of Special Service Area No. 2, in the following described territory:

Lot A (except the Northerly 10 feet thereof taken for the widening of 95th 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, in Cook County, Illinois; and all of 98th Street (a/k/a 98th Avenue) immediately south and adjacent to the aforesaid Lot A.

Lots 5 through 13 (and the vacated alleys adjacent thereto) in Frederick H. Bartlett's Beverly Highlands, a subdivision of part of the South ¾ of the East ½ of the Northeast ¼ of Section 12, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PINs:

24-12-236-002	24-12-236-017	24-12-236-022
24-12-236-004	24-12-236-018	24-12-236-023
24-12-236-007	24-12-236-020	24-12-236-033
24-12-236-008	24-12-236-021	24-12-236-034

The boundaries of the area by street location are: 95th Street on the north; Western Avenue on the east; 98th Street (a/k/a 98th Avenue) on the south; the north-south public alley lying east of Maplewood Avenue between 96th Street and 98th Street and Campbell Avenue (a/k/a 96th Avenue) between 95th Street and 96th Street, and are depicted in the map attached hereto.

At the hearing, there will be considered the issuance of bonds in an amount not to exceed \$12,000,000 to be paid over not more than 35 years and bearing interest at a rate not to exceed 7% per annum.

Section 4

Notice of Hearing. Notice of hearing, in substantially the form attached hereto, shall be published at least once not less than 15 days prior to the public hearing in one or more newspapers in general circulation in the Village. In addition, notice by mailing shall be given by depositing said notice in the U. S. mail, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed SSA. Said Notice shall be mailed not less than 10 days prior to the time set

for the public hearing. In the event taxes for the last preceding year were not paid, the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

Section 5

Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

This Ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 15th day of June, 2015.



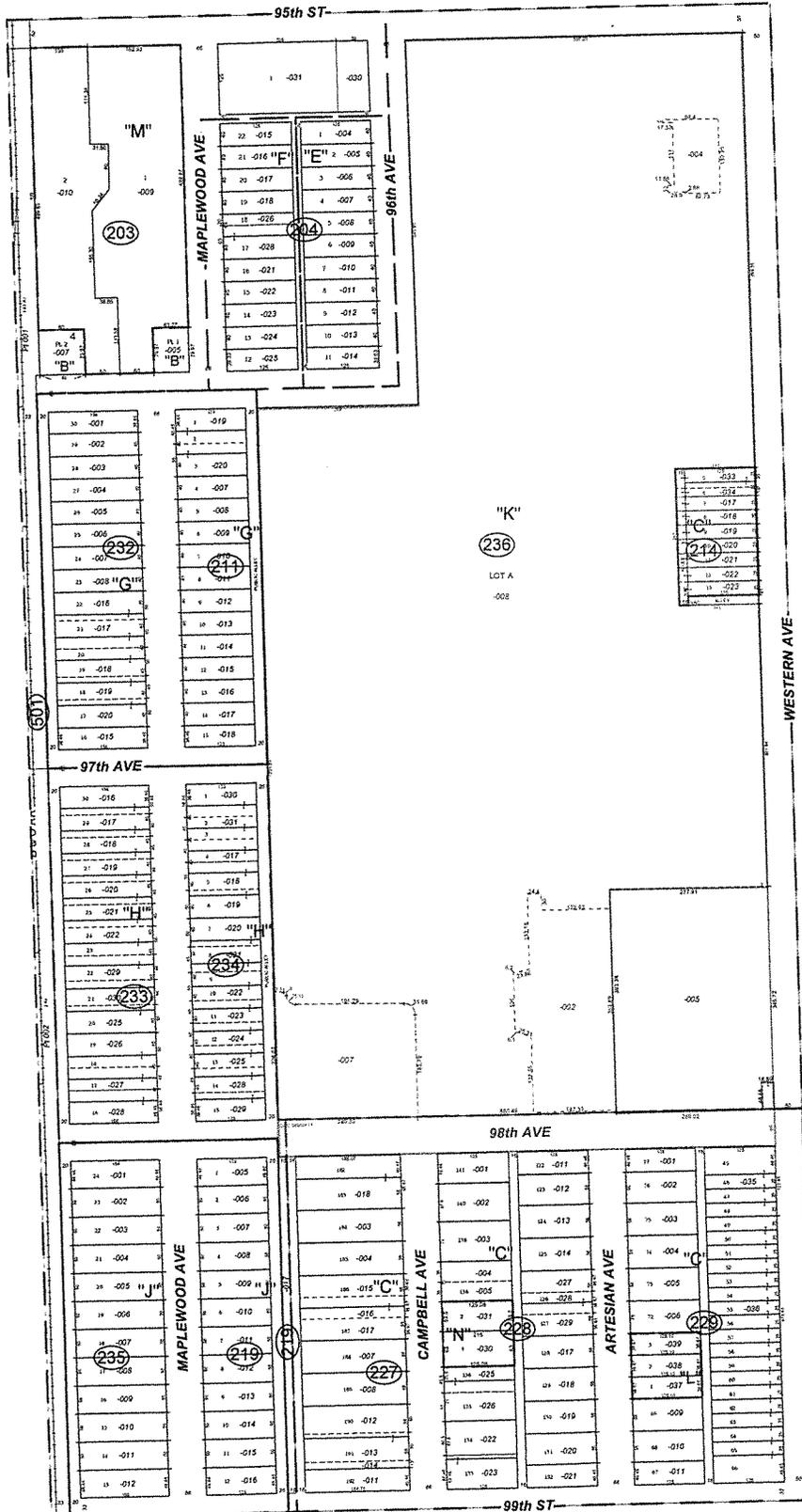
CATHERINE T. APARO, Village Clerk

APPROVED by me this 15th
day of June, 2015.

JAMES J. SEXTON, Mayor

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

37-13-12B
24-12



- "A"
HARRY H. HONORE JR.'S SUB. of the N. 1/4 of the E. 1/2 of the N.E. 1/4 and the N. 3/8 of the W. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. May 28, 1874 Doc. 170754.
- "B"
PETERSON & WESTERFORDS SUB. of Blk. 1, 2, 3, & 4 together with the vacated streets between Blks. 1 & 2 and 2 & 3 and the vacated E. 14 ft. of the streets adjoining Blk. 4, etc. Rec. Jul 23, 1918 Doc. 6363776.
- "C"
FREDK. H. BARTLETTS BEVERLY HIGHLANDS, a sub. of part of the S. 3/4 of the E. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. Oct 7, 1919 Doc. 6640692.
- "D"
O. RUTTER & CO.'S FIFTH ADD. TO BEVERLY HILLS, a sub. in the N.E. 1/4 of Sec. 12-37-13. Rec. Dec 18, 1925 Doc. 9120343.
- "E"
EVERGREEN HEIGHTS, a sub. of Lot 2 in Blk. 3 in Peterson & Westerford's Sub. (see "B"). Rec. Aug 3, 1938 Doc. 12194051.
- "F"
FIRST ADD. TO EVERGREEN HEIGHTS, a sub. of Lot 3 in Blk. 3 in Peterson & Westerford's Sub. (see "B"). Rec. Feb 8, 1940 Doc. 12433068.
- "G"
JAMES McKEOWN'S SUB. in the N.E. 1/4 of Sec. 12-37-13. Rec. Apr 17, 1942 Doc. 12876458.
- "H"
JAMES McKEOWN'S DEERFEN HEIGHTS, a sub. of part of the N. 1/2 of the S. 1/2 of the E. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. Nov 1, 1945 Doc. 13650984.
- "J"
WALTER McKEOWN'S ANTRIM GLENS in the N.E. 1/4 of Sec. 12-37-13. Rec. Oct 30, 1950 Doc. 14939343. Rec. Oct 6, 1950 Doc. 14921241.
- "K"
CONSOLIDATION OF ARTHUR RUBLOFF'S EVERGREEN PLAZA, Consisting of sandy parcels of land in E. 1/2 N.E. 1/4 Sec. 12-37-13. Rec. Feb 25, 1963 Doc. 18727016.
- "L"
KRAUSE'S RESUB. of Lots 70 and 71 in Fred H. Bartlett's Beverly Highlands (see "C"). Rec. May 1, 1989 Doc. 98357950.
- "M"
AM's Re-subdivision, of part of Lots Land 2 in Block 4 of Peterson and Westerford's Subdivision (see "B"). Rec. Jul 29, 2004 Doc. 0421132044.
- "N"
IMMANUEL SUBDIVISION of Lot 137 & part of Lot 136 in Fred H. Bartlett's Beverly Highlands Sub (see "C"). Rec. Oct 14, 2009 Doc. 0927431049.

NOTICE OF PUBLIC HEARING
VILLAGE OF EVERGREEN PARK SPECIAL SERVICE AREA NO. 2

Notice is hereby given that on Monday, July 13, 2015, at 2:00 p.m. in the Boardroom at the Village Hall, 9418 South Kedzie Avenue, Evergreen Park, Illinois, a hearing will be conducted to consider the creation of Special Service Area No. 2, in the following described territory:

Lot A (except the Northerly 10 feet thereof taken for the widening of 95th 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, in Cook County, Illinois; and all of 98th Street (a/k/a 98th Avenue) immediately south and adjacent to the aforesaid Lot A.

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The purpose of the formation of Evergreen Park Special Service Area No. 2 in general is for the demolition of various structures therein; the construction of site improvements including grading, water service, sanitary sewer service, storm sewer service, and storm water retention to service the SSA; engineering services, architectural services; and other services necessary to prepare a site for the construction of a new commercial shopping center (the "Project"). After the bonds have matured, the maintenance of the Project will be the responsibility of the owners of land within the SSA except for any public utilities located in the public right-of-way servicing the Project.

The issuance of bonds in an amount not to exceed \$12,000,000 payable over not more than 35 years at an interest rate not to exceed 7% will also be considered at the public hearing. Bonds issued may be secured by the full faith and credit of the special service area and when so issued shall be retired by the levy of taxes against all taxable property included within the proposed

special service area as provided in the ordinance authorizing the issuance of the bonds or by the imposition of another tax within the proposed special service area.

All interested persons, including all persons owning taxable property located within the proposed special service area, will be given an opportunity to be heard at the hearing and an opportunity to file objections to the formation of the special service area and the issuance of bonds. The hearing may be adjourned without further notice to another date other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the special service area and by at least 51% of the owners of record of the land included within the boundaries of the special service area is filed with the Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the special service area, or the issuance of bonds for the provision of special services to the proposed special service area, no such special service area may be created or no such bonds may be issued.

CATHERINE T. APARO, Village Clerk