

ORDINANCE NO. 11-2021

**AN ORDINANCE OF THE VILLAGE OF EVERGREEN PARK
SUPPORTING AND CONSENTING TO CLASS 7c ASSESSMENT
STATUS FOR THE REAL ESTATE LOCATED AT 2650 WEST
95TH STREET (P.I.N. 24-01-403-016-0000) IN THE VILLAGE OF
EVERGREEN PARK, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Evergreen Park, Cook County, Illinois (the "Village"), desires to promote the commercial development in the Village; and

WHEREAS, the Cook County Board of Commissioners has adopted the Cook County Real Property Classification Ordinance which provides for a Class 7c Incentive Classification designed to encourage commercial development throughout Cook County by offering a real estate tax incentive for the development of new commercial facilities; and

WHEREAS, the Mayor and Board of Trustees (the "Board") have reviewed the Class 7c Eligibility Application (the "Application") submitted by J2M-Evergreen LLC (the "Applicant") for the real estate located at 2650 West 95th Street, Evergreen Park, Illinois, commonly identified by P.I.N. 24-01-403-016-0000 (the "Property"); and

WHEREAS, the Applicant has proposed construction and substantial rehabilitation on the Property provided that a Class 7c Incentive Classification be approved for the same; and

WHEREAS, the Board has determined that the Property is deemed a redevelopment priority by the Village; and

WHEREAS, the Applicant has provided an Economic Disclosure Statement to the Village; and

WHEREAS, the Applicant has proven to the Village that the Property is appropriate for the Class 7c Incentive Classification, that the full incentive provided by such classification is necessary for commercial development to occur, and but for the full incentive, the commercial development would not occur.

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

Section 1

The Board hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and do incorporate them into this Ordinance by this

reference. The Board has determined that the Property has been vacant and abandoned for more than 12 months and consists of real estate used primary for commercial purposes.

Section 2

The Board has reviewed the Incentive Classification Initial Questionnaire (IC – IQ) and finds that the four eligibility factors which must be present to demonstrate that the area is “in need of commercial development” are satisfied and that the Village consents to and supports the Application.

Section 3

The Board hereby deems that the Property is eligible for Class 7c Incentive Classification. The Village supports and consents to the Application to the Cook County Assessor. The Mayor and Village Clerk are hereby authorized to sign any necessary documents to implement this Ordinance. The Village acknowledges receipt of the Applicant’s Economic Disclosure Statement.

Section 4

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 7th day of September, 2021.



Catherine T. Aparo

CATHERINE T. APARO, Village Clerk

APPROVED by me this 7th day of September, 2021.

Kelley Burke
KELLY BURKE, Mayor