

ORDINANCE NO. 22-2013

**AN ORDINANCE APPROVING THE EVERGREEN PARK
PLACE BUSINESS DISTRICT REDEVELOPMENT PLAN**

WHEREAS, the Business District Development and Redevelopment Act (65 ILCS 11-74.3-1 *et seq.*) (the "Act") allows municipalities to designate an area of the municipality as a business district and to adopt a business district redevelopment plan; and

WHEREAS, it is essential to the economic and social welfare of the Village of Evergreen Park (the "Village") that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable commercial growth; and

WHEREAS, the Mayor and Board of Trustees have observed that certain property, located at the southwest corner of 95th Street and Western Avenue, is a blighted area that, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of a business district development or redevelopment plan; and

WHEREAS, the Evergreen Park Place Business District Redevelopment Plan dated October 2013 (the "Redevelopment Plan"), which incorporates the Eligibility Report prepared by Hunden Strategic Partners, has been prepared by Louis F. Cainkar, Ltd. at the request of the Village and has been reviewed by the Mayor and Board of Trustees; and

WHEREAS, a Notice of Public Hearing (the "Notice") was published in the *Evergreen Park Courier* on October 10, 2013 and October 17, 2013; and

WHEREAS, a public hearing (the "Public Hearing") was held on November 4, 2013 at the Village Hall, 9418 South Kedzie Avenue, Evergreen Park, Illinois, concerning the designation of the Evergreen Park Place Business District (the "Business District") and the approval of the Redevelopment Plan, including the imposition of a Business District Retailers Occupation Tax and a Business District Service Occupation Tax at the rate of 1%; and

WHEREAS, all interested persons were given an opportunity at the Public Hearing to be heard in respect to any issues embodied in the Notice; and

WHEREAS, at the Public Hearing, the Mayor and Board of Trustees heard and determined all protests and objections in respect to any issues embodied in the Notice; and

WHEREAS, no written objections were filed at the Public Hearing; and

WHEREAS, the Redevelopment Plan has been prepared in conformity with the provisions of the Act.

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

Section 1

That the above preambles are hereby declared to be true and are adopted as findings of the Mayor and Board of Trustees.

Section 2

The Evergreen Park Place Business District Redevelopment Plan, prepared by Louis F. Cainkar, Ltd., a copy of which is incorporated herein by reference, is hereby adopted and approved.

Section 3

The Mayor and Board of Trustees further finds and determines that the Redevelopment Plan sets forth in writing: (i) a specific description of the proposed boundaries of the Business District, including a map illustrating the boundaries; (ii) a general description of each project proposed to be undertaken within the Business District, including a description of the approximate location of each project; (iii) the name of the proposed Business District; (iv) the estimated Business District project costs; (v) the anticipated source of funds to pay Business District project costs; (vi) the anticipated type of terms of any obligations to be issued; and (vii) the rate of any tax to be imposed pursuant to subsection (10) or (11) of Section 11-74.3-3 of the Act and the period of time for which the tax shall be imposed.

Section 4

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.

Section 5

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

Section 6

This ordinance shall be 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 4th day of November, 2013.



CATHERINE T. APARO, Village Clerk

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

JAMES J. SEXTON, Mayor

CERTIFICATE

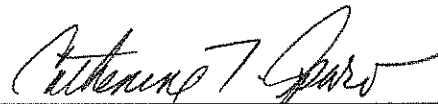
I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Evergreen Park, a municipal corporation, Cook County, Illinois, and, as such, I am the keeper of the records and files and am custodian of the seal of said Village.

I do further certify that the foregoing or attached is a complete, true, and correct copy of Ordinance No. 22-2013 entitled:

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EVERGREEN PARK PLACE BUSINESS
DISTRICT REDEVELOPMENT PLAN**

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

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of said Village this 4th day of November, 2013.



Village Clerk

