

ORDINANCE M - 2277

AN ORDINANCE of the Village of Homewood, Cook County, Illinois, proposing the designation of a Redevelopment Plan and Project for the designation of the 183rd West TIF Redevelopment Project Area Plan, the designation of the 183rd West TIF Redevelopment Project Area, and the adoption of tax increment allocation financing therefor, convening a joint review board and calling a public hearing in connection therewith.

Whereas, under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et seq.*), as supplemented and amended (the "*TIF Act*"), the President and Board of Trustees (the "*Corporate Authorities*") of the Village of Homewood, Cook County, Illinois (the "*Municipality*"), have heretofore determined and do determine that it is advisable and in the best interests of the Municipality and certain affected taxing districts that the Municipality designate a proposed redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") for and designate the redevelopment project area known as the 183rd West TIF Redevelopment Project Area (the "*Redevelopment Project Area*") as further described in EXHIBIT A attached and that the Municipality adopt tax increment allocation financing for the Redevelopment Project Area; and

Whereas, under Section 11-74.4-4.2 of the TIF Act the Municipality must create an interested parties registry for activities related to the Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Municipality that seek to be placed on said interested parties registry, and the Corporate Authorities have heretofore, and it hereby expressly is, determined that the Municipality has created such registry, adopted such registration rules and prescribed such requisite registration forms and give public notice thereof, on October 28, 2008 by passage of Ordinance M-1767; and

Whereas, the TIF Act requires the Municipality also to convene a joint review board and conduct a public hearing before the adoption of ordinances designating a redevelopment plan and project, designating the redevelopment project area, and adopting tax increment allocation financing therefor, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally regarding the Redevelopment Plan and Project; and

Whereas, the TIF Act further requires that such joint review board consist of a representative selected by each community college district, local elementary school district and high school district, park district, library district, township, and county that will have authority to directly levy taxes on the property within the Redevelopment Project Area when the Redevelopment Project Area is approved, a representative selected by the Municipality, and a public member, to consider the subject of the public hearing; and

Whereas, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

Whereas, the TIF Act further requires that not less than 10 days before adopting such ordinance or resolution fixing the time and place of a public hearing, the Municipality must make available for public inspection the redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed designation of the Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

Whereas, the firm of Ryan LLC., has conducted an eligibility survey of the Redevelopment Project Area and has prepared its report (the "*Report*") that said proposed area qualifies as a "redevelopment project area" as defined in the TIF Act, which survey

and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the Municipality; and

Whereas, the Report has heretofore been on file and available for public inspection for at least 10 days in the offices of the Village Clerk as required under the TIF Act; and

Whereas, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

Whereas, the Corporate Authorities have heretofore and it is determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed approval of the proposed Plan and Project; and

Whereas, the Corporate Authorities have heretofore and it expressly is found that the Redevelopment Plan and Project will not displace residents from 10 or more inhabited residential units.

NOW THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Homewood, Cook County, Illinois:

Section 1. Redevelopment Plan and Project. Approval of the Redevelopment Plan and Project, the Redevelopment Project Area and the adoption of tax increment allocation financing therefor is proposed.

Section 2. Interested Persons Registry Created. On October 28, 2008 by Ordinance M-1767 the Village Board directed that an interested persons registry (the "Registry") be established for every existing or future Redevelopment Project Area within the Village. The Village Clerk is authorized and directed to maintain the Registry for the 183rd West TIF Redevelopment Project Area.

Section 3. Registration Rules and Forms. The registration rules for the Registry have been approved by the Village in Ordinance M-1767 and are available from the Village Clerk.

Section 4. Joint Review Board Convened. A joint review board as set forth in the TIF Act is convened and the board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of the joint review board shall be held at **2:00 p.m. on January 25, 2024**, at the Homewood Village Hall, 2020 Chestnut Rd., Homewood, Illinois. The Municipality expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts authorized in Section 7 of this ordinance will be mailed.

Section 5. Time and Place of Public Hearing Fixed. A public hearing (the “Hearing”) shall be held by the President and the Board of Trustees of the Municipality at **7:00 p.m. on March 12, 2024**, at the Homewood Village Hall, 2020 Chestnut Rd., Homewood, Illinois, to hear from any interested persons or affected taxing districts regarding the proposed designation of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 6. Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached as Exhibit B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days before the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

Section 7. Mailing of Notice of Hearing Authorized. (a) Notice shall be mailed by Certified Mail not less than 10 days before the date set for the Hearing, 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 Redevelopment Project Area. If taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the taxpayers of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by First Class Mail to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Municipality for that information under the registration guidelines herein established by the Municipality. Notice shall also be given by Certified Mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days before the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the joint review board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments before the date of the Hearing to the Village, to the attention of the Village Clerk, Village Hall, 2020 Chestnut Road, Homewood, Illinois 60430-1702 about the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

Section 8. Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the Ordinance are, to the extent of such conflict, repealed. This Ordinance shall become effective upon its adoption.

PASSED this 9th day of January, 2024.

APPROVED this 9th day of January, 2024.

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF 183RD WEST TIF REDEVELOPMENT PROJECT AREA

183RD WEST TIF – VILLAGE OF HOMEWOOD, ILLINOIS

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN UPHAM SUBDIVISION, RECORDED JULY 28, 1970 AS DOCUMENT NUMBER 21221730 IN BOOK 824 OF PLATS, PAGE 24;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN UPHAM SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID EAST LINE ALSO BEING THE EAST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN UPHAM SUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

NOTICE OF PUBLIC HEARING

VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS PROPOSED 183RD WEST TIF REDEVELOPMENT PROJECT AREA AND PLAN

Notice is given that at 7:00 p.m. on March 12, 2024 at the Village Hall, 2020 Chestnut Road, Homewood, Illinois, a public hearing will be held to consider the designation of the 183rd West TIF Redevelopment Plan (the “*Redevelopment Plan*”) and the designation of that redevelopment project area known as the 183rd West TIF Redevelopment Project Area (the “*Redevelopment Project Area*”). The Redevelopment Project Area consists of the territory legally described in Exhibit A attached and is generally described below:

The proposed 183rd West District consists of two (2) tax parcels and is generally located on the south side of 183rd Street, east of Kedzie Avenue and west of Robin Lane. All in the Village of Homewood, Illinois.

At the hearing, designation of the Redevelopment Plan and Project, designation of the proposed Redevelopment Project Area, and adoption of tax increment allocation financing therefor will be considered. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Under the Redevelopment Plan and Project, the Village proposes to alleviate “conservation area” conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, rehabilitation of properties, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing public/private partnerships, establishing economic growth, and development in the Village, encouraging private investment while conforming with the Village’s comprehensive plan, restoring and enhancing the Village’s tax base, enhancing the value of the Redevelopment Project Area, improving the environmental quality of the Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, rehabilitation, environmental remediation, job training and other eligible

redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Before the date of the hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, 2020 Chestnut Road, Homewood, Illinois 60430-1702.

There is convened a joint review board to consider the designation of the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The joint review board consists of a representative selected by each community college district, local elementary school district and high school district, park district, library district, township, and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area when the Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The meeting of the joint review board will be held on January 25, 2024, 2:00 p.m. at the Village Hall, 2020 Chestnut Road, Homewood, Illinois.

At the public hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the establishment of the Redevelopment Project Area, the creation of the Redevelopment Plan and Project, and the implementation of tax increment allocation financing within the Redevelopment Project Plan. The hearing may be adjourned by the Village Board of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.