

ORDINANCE M-2302

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE KEDZIE GATEWAY TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, On October 12, 2021, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, (the "Village") adopted ordinances M-2196, M-2197, and M-2198 approving the redevelopment plan and project, designating the redevelopment project area, and adopting tax increment allocation financing for the Kedzie Gateway TIF; and

WHEREAS, the President and Board of Trustees find it desirable to amend the redevelopment plan and project by removing parcels from the redevelopment project area; and

WHEREAS, Section 11-74.4-5(c) of the Tax Increment Allocation Redevelopment Act authorizes the Village to amend the redevelopment plan and project without convening the joint review board, conducting a public hearing, or provided other notice required by the TIF Act, provided the changes do not (1) add additional parcels of property to the redevelopment project area, (2) substantially change the general land uses proposed in the redevelopment project area, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost by more than 5% after adjustment for inflation, (5) add additional redevelopment project costs to those set out in the redevelopment plan, or (6) increase the number of residential units to be displaced from the redevelopment project area.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Finding. The Corporate Authorities find that amending the redevelopment plan and project as provided in this ordinance by removing parcels of property from the redevelopment project area does not require any of the notice, public hearing, or joint review board requirements found in Section 11-74.4-5(c) of the Act.

Section 3. Amendment of Plan and Project. The Plan and Project for the Kedzie Gateway Tax Increment Financing Redevelopment Project Area originally approved October 12, 2021, is amended by removing from the redevelopment project area the parcels of property legally described in Exhibit A and depicted in Exhibit B. The remaining redevelopment project area is depicted in Exhibit C.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

Section 6. Clerk to Notify Affected Taxing Districts and Interested Parties Registrants and Publish. No later than 10 days following adoption of this Ordinance, the Village Clerk shall (1) mail a copy of this Ordinance to each affected taxing district; (2) mail a copy of this Ordinance to all registrants on the Kedzie Gateway TIF interested parties registry; and (3) publish a copy of this ordinance without Exhibits B and C in a newspaper of general circulation within the Redevelopment Project Area.

ATTACHMENTS:

EXHIBIT A - Legal Description of parcels removed from the Redevelopment Project Area

EXHIBIT B - Map of parcels removed from the Redevelopment Project Area

EXHIBIT C - Map of Amended Redevelopment Project Area

PASSED on August 13, 2024.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

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

MAP OF PARCELS REMOVED
FROM THE REDEVELOPMENT PROJECT AREA

EXHIBIT C

Map of Amended Redevelopment Project Area

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

After the roll being called, the following Trustee voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on August 13, 2024, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the 183rd West Tax Increment Financing Redevelopment Project Area

a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I affix my official
signature and the seal of the Village, on
_____, 2024.

Village Clerk

(SEAL)