

ORDINANCE NO. 11-2023

AN ORDINANCE OF THE VILLAGE OF EVERGREEN PARK, COOK COUNTY, ILLINOIS, APPROVING THE AMENDMENT TO 95TH STREET TAX INCREMENT REDEVELOPMENT PROJECT AND PLAN

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) allows municipalities to find and declare that conservation areas exist within their corporate limits; and

WHEREAS, the existence of conservation areas requires an excessive and disproportionate expenditure of public funds, results in inadequate public and private investment, causes property to be unmarketable, results in the exodus of families and businesses for lack of employment, threatens the sound growth and tax base of all taxing districts in the area, and threatens the health, safety, morals and welfare of the public; and

WHEREAS, in order to promote and protect the public health, safety, morals and welfare it is necessary that conservation areas be redeveloped and that adverse conditions discouraging private investment in such areas be removed and alleviated; and

WHEREAS, all taxing districts will benefit by the improvement of conservation areas by an increase in the assessed valuation thereof, by new employment opportunities, and by the economic viability of commercial areas; and

WHEREAS, the Mayor and Board of Trustees of the Village of Evergreen Park (the "Village") have observed that certain properties located adjacent to 95th Street and Kedzie Avenue fit the definition of a conservation area; and

WHEREAS, Ordinance No. 24-2000 was passed on November 20, 2000 approving the Evergreen Park 95th Street Tax Increment Redevelopment Plan (the "Redevelopment Plan") dated August 4, 2000 prepared by Trkla, Pettigrew, Allen & Payne, Inc.; and

WHEREAS, Public Act 103-0315 has allowed the extension of the 95th Street Tax Increment Redevelopment Area (the "TIF District") for an additional 12 years; and

WHEREAS, additional properties have been proposed for expansion of the TIF District; and

WHEREAS, the Joint Review Board convened on August 21, 2023 and has recommended the approval of Amendment to 95th Street Tax Increment Redevelopment Project and Plan dated August, 2023, in the form attached hereto (the "Amended Redevelopment Plan"); and

WHEREAS, a public hearing was held by the Village on August 21, 2023 concerning the Amended Redevelopment Plan; and

WHEREAS, all interested persons and all affected taxing districts were given an opportunity to be heard in respect to any issues related to the Amended Redevelopment Plan; and

WHEREAS, the Board of Trustees heard and determined any oral protests and objections to the Amended Redevelopment Plan at the public hearing.

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 Board of Trustees of the Village.

Section 2

The Amendment to 95th Street Tax Increment Redevelopment Project and Plan dated August, 2023, a copy of which is attached hereto, is hereby adopted and approved.

Section 3

The Board of Trustees further finds and determines that the expanded Evergreen Park 95th Street Tax Increment Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and cannot be reasonably anticipated to develop without the adoption of the Amended Redevelopment Plan and implementation of redevelopment projects therein. The Amended Redevelopment Plan and the redevelopment projects therein conform to the comprehensive plan for the development of the Village as a whole.

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 5th day of September, 2023.



Catherine T. Aparo

CATHERINE T. APARO, Village Clerk

APPROVED by me this 5th
day of September, 2023.

Kelley Burke

KELLY BURKE, Mayor