

ORDINANCE NO. 15-2019

AN ORDINANCE OF THE VILLAGE OF EVERGREEN PARK REQUESTING THE RENEWAL OF CLASS 8 CERTIFICATION FROM THE OFFICE OF THE COOK COUNTY ASSESSOR FOR THE EVERGREEN PLAZA AREA LOCATED AT THE SOUTHWEST CORNER OF 95TH STREET AND WESTERN AVENUE IN THE VILLAGE OF EVERGREEN PARK, COOK COUNTY, ILLINOIS

WHEREAS, the Cook County Assessor, by letter dated May 7, 2014, has certified the Evergreen Plaza Area, as depicted on the map attached hereto, and identified by the property identification numbers attached hereto, as severely blighted and eligible for Class 8 designation pursuant to the Cook County Real Property Classification Ordinance, as amended; and

WHEREAS, the Village of Evergreen Park (the "Village") finds that the Evergreen Plaza Area continues to be "in need of substantial revitalization" as defined in the Cook County Real Property Classification Ordinance; and

WHEREAS, the Village finds that it is not economically feasible for private enterprise to accomplish the needed re-development of the Evergreen Plaza Area without public assistance because of the blighted or depressed conditions therein where such development is needed and also finds that the ordinary unaided operation of private enterprise cannot accomplish the necessary modernization, rehabilitation and development, and therefore provision must be made for public assistance and encouragement of such private enterprises; and

WHEREAS, the renewal of the Class 8 certification for the Evergreen Plaza Area will encourage new development of commercial structures, the substantial rehabilitation and re-utilization of existing commercial structures that are depressed, blighted or threatened with blight, and is an appropriate and necessary method of providing such assistance and encouragement, and will result in increasing the tax base in the Village and in the entire county;

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 Mayor and Board of Trustees hereby find that all of the recitals contained in the preambles to this ordinance are full, true and correct and find that the renewal of the incentive provided by Class 8 assessment classification is necessary for development to occur on the aforementioned properties. The Mayor and Board of Trustees hereby petition the Office of the Cook County Assessor to renew the Evergreen Plaza Area as qualified under the terms and conditions of a Class 8 incentive.

Section 2

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 15th day of July, 2019.



CATHERINE T. APARO, Village Clerk

APPROVED by me this 15th
day of July, 2019.

JAMES J. SEXTON, Mayor

LEGAL DESCRIPTION

LOT "A" (EXCEPT THE NORTHERLY 10 FEET THEREOF TAKEN FOR THE WIDENING OF 95TH STREET, AND ALSO EXCEPTING THEREFROM THE EAST 277.91 FEET OF THE SOUTH 393.38 FEET OF SAID LOT "A" (BUT EXCLUDING FROM THE IMMEDIATELY FOREGOING EXCEPTION THE EAST 18.89 FEET OF THE SOUTH 46.66 FEET OF SAID LOT "A")) IN THE CONSOLIDATION OF ARTHUR RUBLOFF'S EVERGREEN PLAZA, CONSISTING OF SUNDRY PARCELS OF LAND IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1963 AS DOCUMENT NUMBER 18727016.

LOTS 5 THROUGH 13, INCLUSIVE, IN FREDERICK H. BARTLETT'S BEVERLY HIGHLANDS, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1919 AS DOCUMENT NUMBER 6640692, IN COOK COUNTY, ILLINOIS.

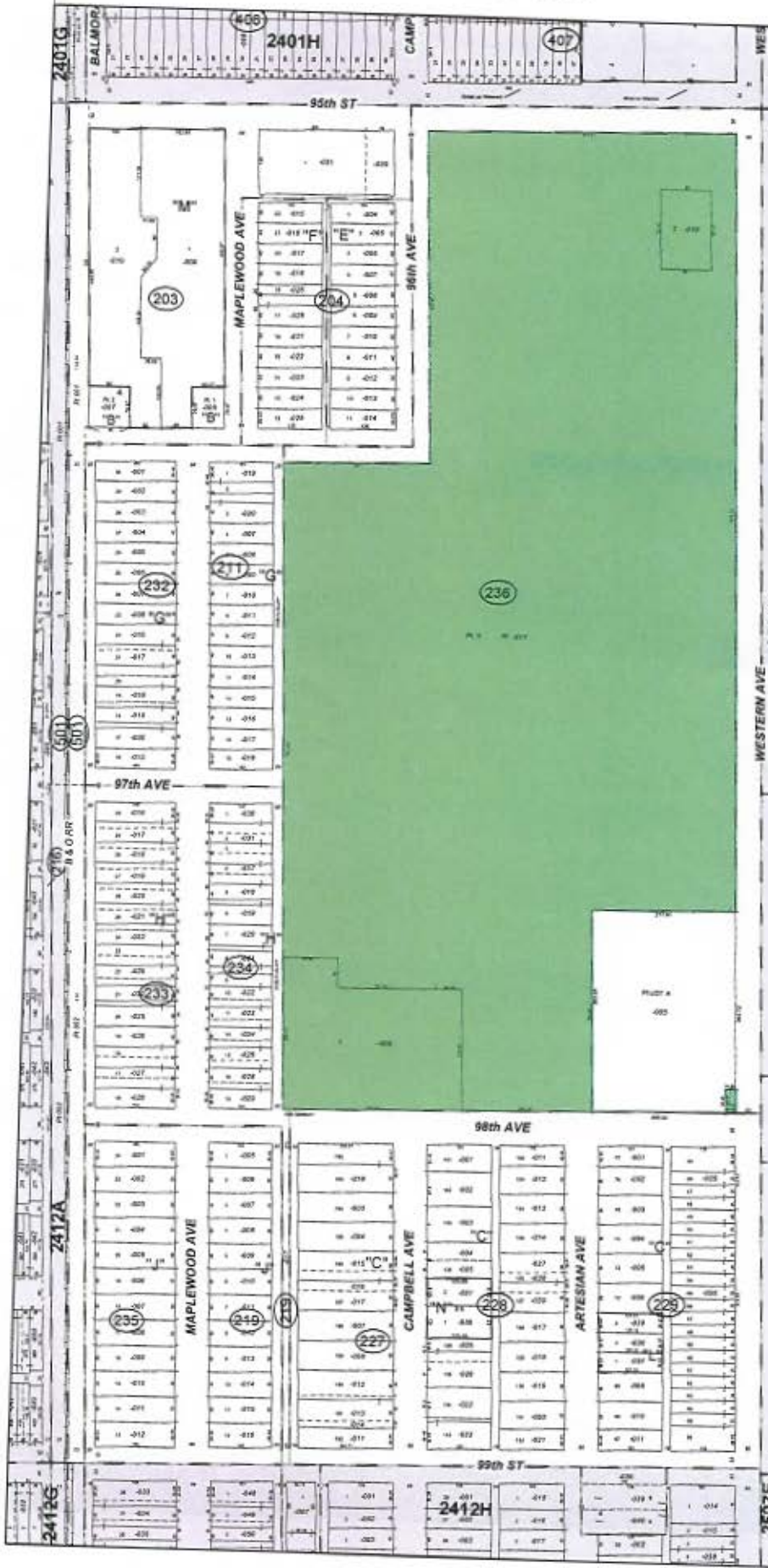
THE 16-FOOT VACATED PUBLIC ALLEY ADJACENT TO AND LYING WESTERLY OF LOTS 5 THROUGH 13, INCLUSIVE, AND THE 16-FOOT VACATED PUBLIC ALLEY LYING ADJACENT AND SOUTHERLY OF LOT 13 IN FREDERICK H. BARTLETT'S BEVERLY HIGHLANDS, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.S. 24-12-236-009-0000
 24-12-236-010-0000
 24-12-236-011-0000



Cook County, Illinois
E 1/2 NE 1/4 Section 12 - 37 - 13
WORTH

© 2017 Cook County, Illinois



- "A"
HARRY H. HONORE, JR.'S SUB. of the N. 1/4 of the E. 1/2 of the N.E. 1/4 and the N. 3/8 of the W. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. 0528/1874 Doc. 170754
- "B"
PETERSON & WESTHERFORDS SUB. of Blk. 1, 2, 3, & 4 together with the vacated streets between Blks. 1 & 2 and 2 & 3 and the vacated E. 14 ft. of the streets adjoining Blk. 4, etc. Rec. 0703/1918 Doc. 6363776
- "C"
FREDK. H. BARTLETT'S BEVERLY HIGHLANDS, a sub. of part of the S. 3/4 of the E. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. 1007/1919 Doc. 6640692
- "D"
O. RUETER & CO.'S FIFTH ADD. TO BEVERLY HILLS, a sub. in the N.E. 1/4 of Sec. 12-37-13. Rec. 12/18/1925 Doc. 8129342
- "E"
EVERGREEN HEIGHTS, a sub. of Lot 2 in Blk. 3 in Peterson & Westherford's Sub. (See "B"). Rec. 0803/1938 Doc. 12194051
- "F"
FIRST ADD. TO EVERGREEN HEIGHTS, a sub. of Lot 3 in Blk. 3 in Peterson & Westherford's Sub. (See "B"). Rec. 0208/1940 Doc. 12439008
- "G"
JAMES McKEOWN'S SUB. in the N.E. 1/4 of Sec. 12-37-13. Rec. 0417/1942 Doc. 12876458
- "H"
JAMES McKEOWN'S DEERFIN HEIGHTS, a sub. of part of the N. 1/2 of the S. 1/2 of the E. 1/2 of the N.E. 1/4 of Sec. 12-37-13. Rec. 1101/1945 Doc. 13650984
- "I"
WALTER McKEOWN'S ANTRIM GLENS in the N.E. 1/4 of Sec. 12-37-13. Rec. 1030/1950 Doc. 14999943
- "K"
CONSOLIDATION OF ARTHUR RUBLOFF'S EVERGREEN PLAZA, consisting of sundry parcels of land in E. 1/2 N.E. 1/4 Sec. 12-37-13. Rec. 0225/1963 Doc. 18727016
- "L"
KRAUSE'S RESUB. of Lots 70 and 71 in Fredk. H. Bartlett's Beverly Highlands (See "C"). Rec. 0501/1998 Doc. 98307650
- "M"
Ald's Resubdivision, of part of Lots 1 and 2 in Block 4 of Peterson and Westherford's Subdivision (See "B"). Rec. 0729/2004 Doc. 0421132044
- "N"
MANUEL, SUBDIVISION of Lot 137 & part of Lot 136 in Fredk. H. Bartlett's Beverly Highlands Sub (See "C"). Rec. 10/14/2009 Doc. 0927431040
- "O"
EVERGREEN PLAZA SUB being a result of part of Lot A in the Consolidation of Arthur Rubloff's Evergreen Plaza (See "K") along with Lots 5 to 13 & vacated alleys in Fredrick H. Bartlett's Beverly Highlands Sub (See "C"). Rec. 10/21/2016 Doc. 1528634030