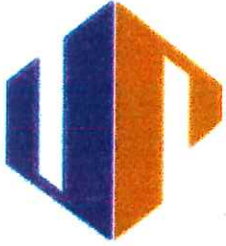


Village of

University Park



Vivian E. Covington
MAYOR

Dorothy R. Jones, MMC
VILLAGE CLERK

BOARD OF TRUSTEES

Oscar H. Brown, Jr.
Milton C. Payton
Paula C. Wilson
Elizabeth Williams
Theaprise Brooks
Curtis McMullan II

John E. Pate
Village Manager

Devon Dilworth
VILLAGE TREASURER

VILLAGE OF UNIVERSTIY PARK
BOARD OF TRUSTEES
Special Board Meeting

Tuesday, October 9, 2018
90 Town Center Drive, University Park, Illinois
6:45 p.m.

Visitors are always welcome to all public meetings of the Board of Trustees. To comment on an issue, persons wishing to speak will be called upon by the Mayor during Section C, General Public. The interested party will stand, identify themselves and make their comment.

In order to give proper consideration to all items on this agenda, the Mayor will limit participants in a debate and will close off protracted, repetitive, irrelevant or abusive remarks. Public Comments will be limited to a total of thirty (30) minutes

A. CALL TO ORDER.

B. ROLL CALL.

C. GENERAL PUBLIC COMMENT.

This is a comment forum, and if response is necessary, Board members may elect to respond formally at the next regular Board meeting.

D. ACTION ITEMS

D-1: 1st, 2nd, & 3rd Readings - Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, To Set A Date For, And To Approve A Public Notice Of, A Public Hearing For The TIF 7 – Steger Road And Central Avenue Redevelopment Project Area

D-2: Appointment - Motion to Appoint Keisha Kitching to the Human Services and Special Events Committee (HSSEC)

E. ADJOURNMENT

VILLAGE OF UNIVERSITY PARK

Request For Board Action

AGENDA SECTION: NEW BUSINESS

DOCKET NUMBER: D-1:

1st, 2nd, & 3rd Readings - Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, To Set A Date For, And To Approve A Public Notice Of, A Public Hearing For The TIF 7 – Steger Road And Central Avenue Redevelopment Project Area

SUMMARY OF REQUESTED ACTION FOR THE MEETING OF: October 9, 2018.

Presented For Your consideration and approval Is An Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, To Set A Date For, And To Approve A Public Notice Of, A Public Hearing For The TIF 7 – Steger Road And Central Avenue Redevelopment Project Area

APPROVED: _____
John E. Pate,
Village Manager

BOARD ACTION: Motion By: _____ Seconded By: _____

Ordinance Number: _____ Resolution Number: _____

Comments: _____

ORDINANCE NO. O2018-____

AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF, A PUBLIC HEARING FOR THE TIF 7 – STEGER ROAD AND CENTRAL AVENUE REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of University Park, Will and Cook Counties, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”).

WHEREAS, the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois (the “*Corporate Authorities*”) are reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating the proposed TIF 7 – Steger Road and Central Avenue Redevelopment Project Area; and

WHEREAS, the Village is required to fix a time and place for a public hearing on the proposed TIF 7 – Steger Road and Central Avenue Redevelopment Project Area; and

WHEREAS, the Village desires to adopt this Ordinance in order to comply with such requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois, in the exercise of its Home Rule Powers, as follows:

SECTION 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part of hereof, as if fully set forth in their entirety.

SECTION 2: It is necessary and in the best interests of the Village that a public hearing be held prior to the consideration of the adoption by the Corporate Authorities of an ordinance or ordinances approving the TIF 7 – Steger Road and Central Avenue Redevelopment Plan and Project (the “*Plan and Project*”), designating the TIF 7 – Steger Road and Central Avenue Redevelopment Project Area (the “*Project Area*”) and adopting tax increment allocation financing in relation thereto; and, accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 7/11-74.4-1, *et seq.* (the “*Act*”).

SECTION 3: It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan and Project for the proposed Project Area, as legally described in *Exhibit A*, attached hereto and made a part hereof this Ordinance, shall be held before the Village Manager on the 27th day of November, 2018, at 10:00 a.m., at 90 Town Center Drive, University Park, Illinois. Interested persons may be heard orally with respect to any issues regarding the approval of the proposed Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore and the Village Manager and Village Clerk shall cause a transcript and record to be prepared in relation to the Hearing and provide same to the Corporate Authorities within ten (10) days of adjournment of the Hearing.

SECTION 4: Within a reasonable time after the adoption of this ordinance, the Plan and Project along with the name of the contact person at the Village shall be sent to the affected taxing districts by certified mail.

SECTION 5: Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in the *Daily Southtown*, being a

newspaper of general circulation within the taxing districts in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail 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 Project Area and to each residential address located with the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

SECTION 6: Notice of the Hearing is hereby directed to be in substantially the following form:

**NOTICE OF PUBLIC HEARING
VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES,
ILLINOIS, PROPOSED APPROVAL OF THE TIF 7 – STEGER ROAD
AND CENTRAL AVENUE REDEVELOPMENT PROJECT AND AREA**

Notice is hereby given that on the 27th day of November, 2018 at 10:00 a.m., at the Village of University Park, 90 Town Center, University Park, Illinois, a public hearing (the “*Hearing*”) will be held to consider the approval of the proposed TIF 7 – Steger Road and Central Avenue Redevelopment Plan and Project (the “*Plan and Project*”), the designation of the TIF 7 – Steger Road and Central Avenue Redevelopment Project Area (the “*Project Area*”) and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described as follows:

_____ THE TOTAL AREA INCLUDING RIGHT OF WAY IS 408
ACRES MORE OR LESS.

The approximate boundaries of the Project Area by street location are as follows: located in the northwest section of University Park, south of Steger Road on the north, between Cicero Avenue on the east and I-57 Expressway on the west and extends south to Stuenkel Road/University Parkway.

The Redevelopment Plan objectives are to: (i) develop the vacant parcels whenever possible to Green Infrastructure & Sustainability as identified in the Comprehensive Plan; (ii) provide the necessary public infrastructure improvement to service the Project Area and create an environment that will induce private investment; (iii) assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Redevelopment Plan and contemporary development needs and standards; (iv) create employment

opportunities for the community and surrounding area; (v) maintain the Project Area in support of the goals and objectives of other overlapping plans, including but not limited to, the Village's Comprehensive Plan; (vi) assist redevelopment goals and objective in adjacent redevelopment project areas; (vii) support beautification efforts through landscaping, community gateway improvements and enforcement of ordinances regarding weeds, litter and abandoned vehicles; (viii) provide adequate parking and loading facilities; and (ix) encourage private purchase and investment in the Project Area, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The Village may issue obligations to finance project costs in accordance with the Redevelopment Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, approval of the Redevelopment Plan, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area will be considered. The Redevelopment Plan is on file and available for public inspection at the office of the Village Clerk at the Village of University Park, Village Hall, 698 Burnham Drive, University Park, Illinois.

Pursuant to the proposed Redevelopment Plan, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including new streets, water, sewer, street lighting, and landscaping improvements, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk, or her designee, and may be heard orally with respect to any issues regarding the approval of the proposed Redevelopment Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned to another date 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.

For additional information about the proposed Redevelopment Plan and Project and to file comments or suggestions prior to the hearing contact John Pate of the Village of University Park, Village Hall, 698 Burnham Drive, University Park, Illinois 60484, (708) 534-6451.

By Order of the Village President and Board of Trustees of the Village of University Park this 9th day of October, 2018.

Village Clerk

SECTION 7: The above notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the Village, in care of the Village Manager of the Village of University Park, Village Hall, 698 Burnham Drive, University Park, Illinois 60484, concerning the subject matter of the Hearing prior to the date of the Hearing.

SECTION 8: It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 1st of November 2018, at 10:00 a.m., at 90 Town Center Drive, University Park, Illinois which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 7 above, to consider the proposed approval of the Plan and Project, designation of the proposed Project Area and adoption of tax increment allocation financing in relation thereto. The Joint Review Board shall consist of a representative selected by the community college district, local elementary school district and high school district or local community unit school district, the park district, the library district, the township, the fire protection district, and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the Village, and a public

member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

SECTION 9: The document entitled *Tax Increment Finance Village of University Park TIF 7 – Steger Road and Central Avenue Redevelopment Project Area – Redevelopment Plan and Project* constituting the Redevelopment Plan and Project was and will remain available for inspection and review commencing the 29th day of October, 2018, which is more than 10 days prior to the adoption of this Ordinance at the office of the Village Clerk at Village Hall, 698 Burnham Drive, University Park, Illinois, during regular office hours.

SECTION 10: Notice of the establishment of an interested parties' registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and project is hereby authorized.

SECTION 11: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

SECTION 12: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 13: This Ordinance shall be in full force and effect immediately upon its passage.

(Intentionally Left Blank)

ADOPTED by the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois this _____ day of _____ 2018, pursuant to a roll call vote, as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of University Park, Will and Cook Counties, Illinois on this ____ day of _____ 2018.

Vivian E. Covington, Mayor

ATTEST:

Dorothy R. Jones, MMC
Village Clerk

Exhibit A

Legal Description

TIF 7 – Steger Road and Central Avenue Redevelopment Project Area

Those parts of Section 4, Section 5, Section 8 and Section 9, in Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois being more particularly bounded and described as follows:

Beginning at the intersection of the north line of the Northeast Quarter of said Section 4, with the easterly right of way of Cicero Avenue (also known as Illinois Route 50) as occupied, dedicated or acquired as of September 1, 2018; thence southerly along the easterly right of way of said Cicero Avenue (also known as Illinois Route 50) to the south line of the Northeast Quarter of said Section 4; thence westerly along the south line of the Northeast Quarter of said Section 4, to the eastern boundary of Dot Foods Subdivision, being a subdivision of part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois as per plat thereof recorded September 9, 2016 as document number R2016070374; thence southerly, easterly, southerly, westerly and southerly along the eastern boundary of said Dot Foods Subdivision, also the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4, to the southern boundary of said Dot Foods Subdivision; thence continuing southerly along the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4 and the southerly prolongation thereof to the southerly right of way of Stuenkel Road (also known as Westleigh Road and University Parkway) as per Trustee's Deed recorded August 15, 2012 as document number R2012088395; thence westerly and southwesterly along the southerly and southeasterly lines of said Trustee's Deed recorded August 15, 2012 as document number R2012088395, to the southwesterly terminus of a line having a bearing of South 37 degrees 42 minutes 10 seconds West and a length of 102.71 feet; thence continuing southerly along the easterly line of said Trustee's Deed recorded August 15, 2012 as document number R2012088395, to a point opposite to the southeasterly terminus of a line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930, said line having a bearing of North 21 degrees 50 minutes 32 seconds West and a length of 128.16 feet, through a line perpendicular to the west line of the Northwest Quarter of said Section 9; thence westerly along a line perpendicular to the west line of the Northwest Quarter of said Section 9, to the southeasterly terminus of said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930; thence northwesterly along said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930 to its northwest terminus; thence northerly to the southwest terminus of a line described in Warranty Deed recorded August 21, 2013 as document number R2013096063, said line having a bearing of North 30 degrees 29 minutes 50 seconds East and a length of 88.08 feet; thence northeasterly and northerly along the northwesterly and westerly right of way of Central Avenue (also known as Egyptian Trail), to the northeast corner of Lot 1 in Gateway 57 Subdivision recorded August 2, 2016 as document number R2016058435; thence southwesterly and westerly along the north line of Lot 1 in said Gateway 57 Subdivision, to the easterly right of way of Interstate 57 existing as of September 1, 2018; thence northeasterly along the easterly right of way of Interstate 57, to its intersection with the north line of the Northeast Quarter of said Section 5; thence easterly along the north line of the Northeast Quarter of said Section 5, to the northeast corner of said Section 5, also the northwest corner of said Section 4; thence easterly along the north line of said Section 4 to the Point of Beginning.

VILLAGE OF UNIVERSITY PARK

Request For Board Action

AGENDA SECTION: NEW BUSINESS

DOCKET NUMBER: D-2:

ITEM: Committee Appointments

SUMMARY OF REQUESTED ACTION FOR THE MEETING OF: October 9, 2018.

With the concurrence of the Board of Trustees, I will be making the following appointment:

Mrs. Keisha Kitching to the Human Services and Special Events Committee

Terms will expire December 31, ?????

APPROVED:

John E. Pate, Village Manager

BOARD ACTION: Motion By: _____ Seconded By: _____

Ordinance Number: _____ Resolution Number: _____

Comments: _____