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VILLAGE OF MELROSE PARK  
COOK COUNTY, ILLINOIS

ORDINANCE NO. 1432

AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE CHICAGO AVENUE AND SUPERIOR STREET TIF DISTRICT, PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, FOR THE VILLAGE OF MELROSE PARK, COUNTY OF COOK, STATE OF ILLINOIS.

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MELROSE PARK

THIS 27<sup>TH</sup> DAY OF DECEMBER 2010

RONALD M. SERPICO, Village President  
MARY ANN PAOLANTONIO SALEMI, Village Clerk

Board Of Trustees

CATHLEEN COSSIDENT ITALIA  
ANTHONY J. PRIGNANO  
ARTURO J. MOTA  
MARY RAMIREZ TACONI  
JAIME ANGUIANO  
ANTHONY N. ABRUZZO

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Published by authority of the  
President and Board of Trustees  
Of the Village of Melrose Park,  
Cook County, Illinois on  
This 28<sup>TH</sup> day of DECEMBER 2010

**ORDINANCE NO. 1432**

**AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE CHICAGO AVENUE AND SUPERIOR STREET TIF DISTRICT, PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, FOR THE VILLAGE OF MELROSE PARK, COUNTY OF COOK, STATE OF ILLINOIS.**

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**WHEREAS**, the Village of Melrose Park, County of Cook, State of Illinois (the “Village”) is a duly organized and existing village created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

**WHEREAS**, the Village President (the “President”), the Honorable Ronald M. Serpico, the Village Clerk, the Honorable Mary Ann Paolantonio Salemi, and the Board of Trustees of the Village (the “Village Board”), the Honorable Cathleen Cossident Italia, Anthony J. Prignano, Arturo J. Mota, Mary Ramirez Taconi, Jaime Anguiano and Anthony N. Abruzzo, having taken office on April 30, 2009, constitute the duly elected, qualified and acting officials of the Village; and

**WHEREAS**, the President and Village Board (collectively, the “Corporate Authorities”) deem it is desirable and in the best interest of the residents of the Village for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment plan (the “Plan”) and redevelopment project (the “Project” and with the Plan, the “Plan and Project”)

within the municipal boundaries of the Village within a proposed redevelopment project area (the "Area") described in Section 05(a.) of this Ordinance, which Area constitutes in the aggregate more than one and one-half (1½) acres; and

**WHEREAS**, the Plan and Project comply with the requirements of the Act including, without limitation, Section 11-74.4-3(n) of the Act; and

**WHEREAS**, the Plan and Project will not result in the displacement of residents from ten (10) or more inhabited residential units and the Area contains less than seventy-five (75) inhabited residential units, as certified by the Village in the Plan; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for December 13, 2010; and

**WHEREAS**, all in accordance with the requirements of the Act, including Sections 11-74.4-5 and 11-74.4-6 of the Act, proper steps were taken including, without limitation, due notice with respect to the public hearing was given, said notice and the required information was sent to the required taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on October 26, 2010, said notice was published in a newspaper of general circulation within the required taxing districts on November 23, 2010 and on December 1, 2010, and said notice was sent by certified mail to the required taxpayers within the Area on November 29, 2010; and

**WHEREAS**, the Village has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; and

**WHEREAS**, the joint review board recommended to approve the Plan and Project and the designation of the Area as a redevelopment project area under the Act; and

**WHEREAS**, the Plan and Project set forth the factors that caused the proposed Area to be blighted and the Village, through the Corporate Authorities, have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause part of the Area to be a “blighted area” as defined in the Act; and

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

**WHEREAS**, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

**NOW, THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of Melrose Park, County of Cook, State of Illinois, as follows:

**ARTICLE I.  
IN GENERAL**

**Section 01. Incorporation Clause.**

All of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct, and the Corporate Authorities do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

**Section 02. Purpose.**

The purpose of this Ordinance is: (1) to make certain findings relative to the Village, the Area and the Plan and Project; and (2) to adopt and approve the Plan and Project.

**Section 03. Invocation of Authority.**

This Ordinance is enacted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

**Section 04. State Law Adopted.**

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

**ARTICLE II.  
FINDINGS MADE; PLAN AND PROJECT APPROVED**

**Section 05. Findings.**

That the Corporate Authorities hereby make the following findings:

(a.) The Area is legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C, attached hereto and incorporated herein as if set out in full by this

reference. A list of the parcel or tax identification number of each parcel of property included in the Area is depicted on Exhibit D, attached hereto and incorporated herein as if set out in full by this reference. The 2009 tax year shall be the year that the county clerk shall use for determining the total initial equalized assessed value of the Area, consistent with Section 11-74.4-9(a) of the Act.

(b.) There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a “blighted area” as defined in Section 11-74.4-3(a) of the Act.

(c.) The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

(d.) The Plan and Project conform to the comprehensive plan for the development of the Village as a whole, as reflected in the Village’s zoning map.

(e.) As set forth in the Plan it is anticipated that construction activities of the Project will be completed within ten (10) to fifteen (15) years after the Area is designated and that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired within twenty-three (23) years after the Area is designated.

(f.) The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

**Section 06. Plan and Project Approved.**

That the Plan and Project, which were the subject matter of the public hearing held on December 13, 2010, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit E, attached hereto and incorporated herein as if set out in full by this reference.

**Section 07. Execution, Administration and Approval of Documents.**

That the President, Clerk, Village Comptroller, Village Attorney, and such other Village officials as may be required, are hereby authorized and directed to complete and execute any and all such documents deemed necessary to carry out and give effect to the purpose and intent of this Ordinance, whether or not such other documents are attached hereto. Further, the Clerk is hereby authorized and directed to attest to, countersign and affix the seal of the Village to such documents as are deemed necessary to carry out and give effect to the purpose and intent of this Ordinance.

**Section 08. Other Actions Authorized.**

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Ordinance and otherwise to consummate the transactions contemplated hereby, and shall take all actions necessary in conformity therewith, including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transactions contemplated herein. Upon adoption of this Ordinance, the Village Clerk shall file a certified copy of this Ordinance with the county clerk of the county in which any part of the Area is located.

**Section 09. Acts of Village Officials.**

That all past, present, and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

**Sections 10.00 - 15.00. Reserved.**

**ARTICLE III.  
HEADINGS, SAVINGS CLAUSES,  
PUBLICATION, EFFECTIVE DATE**

**Section 16.00 Headings.**

The headings for the articles, sections, paragraphs and sub-paragraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provisions of this Ordinance.

**Section 17.00 Severability.**

The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision, clause, sentence, paragraph, sub-paragraph, section, or part shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the Corporate Authorities that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof been included.

**Section 18.00 Superseder.**

All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.



**Section 19.00 Publication.**

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

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**Section 20.00 Effective Date.**

This Ordinance shall be in full force and effect upon its passage, approval and publication, as provided by law.

On The Individual Poll And Voice Vote Of The Board of Trustees:

AYE VOTES: Trustee Italia, Trustee Mota, Trustee Taconi,  
Trustee Anguiano, Trustee Abruzzo


NAY VOTES:

ABSTAIN:

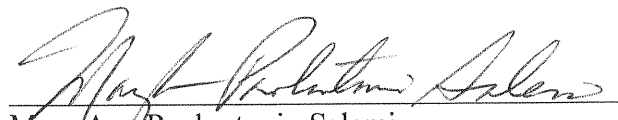
ABSENT: Trustee Prignano

SO PASSED, ADOPTED, APPROVED AND ENACTED IN AND AT THE  
VILLAGE OF MELROSE PARK, COUNTY OF COOK, STATE OF ILLINOIS, THIS  
TWENTY-SEVENTH DAY OF DECEMBER, 2010, A.D.

APPROVED:

  
RONALD M. SERPICO  
VILLAGE PRESIDENT

ATTEST:

  
Mary Ann Paolantonio Salemi  
Village Clerk

(SEAL)

Recorded in the Municipal Records: December 27, 2010  
Published in Pamphlet Form: December 28, 2010