

**ORDINANCE NO. CO-2020-27**

**AN ORDINANCE CALLING FOR  
A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING  
TO CONSIDER THE FIRST AMENDMENT TO THE  
REDEVELOPMENT PROJECT AND PLAN FOR THE VILLAGE OF MAYWOOD  
MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "TIF Act") and Ordinance No. CO-97-01 (Approving the Village of Maywood Madison Street/Fifth Avenue Tax Increment Financing District Redevelopment Project Area Redevelopment Project And Plan) (Approval date: March 27, 1997), Ordinance No. CO-97-02 (Designating the Village of Maywood Madison Street / Fifth Avenue Tax Increment Financing District Redevelopment Project Area) (Approval date: March 27, 1997), Ordinance No. CO-97-03 (Adoption Of Tax Increment Allocation Financing For The Village Of Maywood Madison Street/Fifth Avenue Redevelopment Project Area) (Approval date: March 27, 1997), Ordinance No. CO-2013-12 (Amending Ordinance CO-97-01, Adopted March 27, 1997, Regarding The Expiration Date Of The Madison Street / Fifth Avenue Redevelopment Project And Plan) (Approval date: March 13, 2013), the President and Board of Trustees (the "Village Board") of the Village of Maywood (the "Village") approved a tax increment redevelopment project and plan (the "TIF Plan"), designated the tax increment redevelopment project area (the "Redevelopment Project Area") as legally described on **EXHIBIT A** attached hereto and made part hereof, and adopted tax increment financing relative to the Village's Madison Street / Fifth Avenue Tax Increment Financing District (the "TIF District"); and

**WHEREAS**, on February 4, 2020, the Village Board authorized, by motion, a contract with Kane McKenna (the "TIF Consultant") to prepare an amendment to the original TIF District Redevelopment Project and Plan dated January 1997 and approved on March 27, 1997 (collectively the "Redevelopment Project and Plan") relative to the TIF District. Per the Village Board's authorization, the TIF Consultant has prepared a draft document entitled "First Amendment to Redevelopment Project and Plan", which is dated July 2020; and

**WHEREAS**, in 2020, the Village secured signed letters of consent from each of the overlapping taxing districts and Joint Review Board members with real property located within the TIF District relative to a 12 year term extension of the duration of the TIF District. Without an extension, the TIF District's 23 year term expires on December 31, 2020. The 12 year term extension is allowed by the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3.5 and 5/11-74.4-4.5); and

**WHEREAS**, with the passage of Public Act 101-0647 (Illinois Governor signed on June 26, 2020 with immediate effective date), the 12 year term extension for the Madison Street / Fifth Avenue TIF District has received legislative approval and authorization, which extends the duration of the TIF District to December 31, 2032; and

**WHEREAS**, on July 13, 2020 and July 15, 2020, the Village published the Tax Increment Financing (TIF) Interested Parties Registry Notice, as required by Section 5/11-74.4-5(a) of the TIF Act, in the *Chicago Sun Times* and the *Village Free Press*; and

**WHEREAS**, on July 14, 2020 and on October 6, 2020, the Village announced the availability of the draft First Amendment to Redevelopment Project and Plan for the TIF District, which contains

amendments that implement and authorize the 12 year term extension to increase the duration of the TIF District to 35 years (termination date: December 31, 2032), updates to the TIF District Budget to increase the estimated redevelopment project costs, and updates and expands the list of eligible redevelopment project costs allowed under the current version of the TIF Act. There are no boundary changes to the TIF District; and

**WHEREAS**, pursuant to the provisions of Section 5/11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance approving the First Amendment to Redevelopment Project and Plan for the TIF District, the Village must fix a time and place for a public hearing; and

**WHEREAS**, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance approving the First Amendment to Redevelopment Project and Plan for the TIF District, the Village must convene a meeting of the Joint Review Board (the "JRB") to consider the proposal; and

**WHEREAS**, it is the desire of the Village Board to conduct such public hearing and to convene said meeting of the JRB as set forth below in this Ordinance.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** Pursuant to the provisions of the TIF Act, the Village Board designates the date of Tuesday, December 15, 2020, at the hour of 7:00 p.m. at the Maywood Village Hall, Village Board Room, 125 South Fifth Avenue, Maywood, Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the proposed First Amendment to Redevelopment Project and Plan for the TIF District (the "Public Hearing"); said Redevelopment Project Area, being legally described on **EXHIBIT A** attached hereto and made part hereof, and the Street Location Boundary Description of the Redevelopment Project Area being described on **EXHIBIT B** attached hereto and made part hereof, and the Street Location Map of the Redevelopment Project Area being attached hereto as **EXHIBIT C** and made part hereof.

**SECTION 2:** Copies of the First Amendment to Redevelopment Project and Plan for the TIF District have been on file in the office of the Village Clerk, and have been available for public inspection during regular Village business hours, since July 14, 2020.

**SECTION 3:** At the Public Hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the Notice of Public Hearing attached hereto as **EXHIBIT D** and made a part hereof.

**SECTION 4:** The JRB for the TIF District, as previously established, shall meet on Friday, November 13, 2020, at 4:30 p.m. at the Maywood Village Hall, Village Board Room, 125 South Fifth Avenue, Maywood, Illinois. The JRB shall review the public record, planning documents, the First Amendment to Redevelopment Project and Plan, and the proposed ordinances approving the First Amendment to Redevelopment Project and Plan for the TIF District. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the Public Hearing or any other step in the process of approving the First Amendment to

Redevelopment Project and Plan for the TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB consists of one (1) representative from each of the following taxing districts and a public member as follows: Cook County; Proviso Township; Triton Community College District #504; Proviso Township; High School District #209; School District #89; the Maywood Park District; the Maywood Public Library District; the Village of Maywood (current member Edwenna Perkins, Village President, who serves as chairperson of the JRB); and the current public member is Edwin Walker.

**SECTION 5:** The Village of Maywood's representative on the JRB is reconfirmed as the Village President, or her designee.

**SECTION 6:** A notice setting forth the availability of the First Amendment to Redevelopment Project and Plan for the TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the TIF District and to all persons who have registered on the Village's TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as **EXHIBIT E** and made part hereof.

**SECTION 7:** A notice of the Public Hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the Public Hearing shall be given by publication, by certified mail, return receipt requested, and by first class U.S. Mail, all as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as **Exhibit "D"** and made part hereof.

**SECTION 8:** This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 20th day of October, 2020 pursuant to a roll call vote as follows:

AYES: Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington and N. Booker

NAYS: None

ABSENT: Trustee M. Lightford

**APPROVED** by me as Village President, and attested by the Village Clerk, on the 20th day of October, 2020.

\_\_\_\_\_  
Edwenna Perkins, Village President

**ATTEST:**

\_\_\_\_\_  
Viola Mims, Village Clerk

This Ordinance was published by me in pamphlet form on the 21st day of October, 2020

\_\_\_\_\_  
Viola Mims, Village Clerk

**Index of Exhibits attached to:**

**ORDINANCE NO. CO-2020-27**

**AN ORDINANCE CALLING FOR  
A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING  
TO CONSIDER THE FIRST AMENDMENT TO THE  
REDEVELOPMENT PROJECT AND PLAN FOR THE VILLAGE OF MAYWOOD  
MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT**

**EXHIBIT A:** LEGAL DESCRIPTION OF THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA FOR THE VILLAGE OF MAYWOOD MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT

**EXHIBIT B:** Street Location Boundary Description of Redevelopment Project Area

**EXHIBIT C:** Street Location Map of Redevelopment Project Area

**EXHIBIT D:** NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE FIRST AMENDMENT TO REDEVELOPMENT PROJECT AND PLAN FOR THE VILLAGE OF MAYWOOD MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT

**EXHIBIT D also includes the following attached Exhibits:**

- Exhibit "A": LEGAL DESCRIPTION OF THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA FOR THE VILLAGE OF MAYWOOD MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT
- Exhibit "B": Street Location Boundary Description of Redevelopment Project Area
- Exhibit "C": Street Location Map of Redevelopment Project Area

**Exhibit "E":** NOTICE OF THE AVAILABILITY OF THE FIRST AMENDMENT TO THE REDEVELOPMENT PROJECT AND PLAN RELATIVE TO THE MAYWOOD MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA FOR  
THE VILLAGE OF MAYWOOD MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT**

**(attached)**

EXHIBIT "A"

LEGAL DESCRIPTION OF THE BOUNDARIES  
OF THE  
MADISON STREET/FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT  
LOCATED  
WITHIN PARTS OF SECTIONS 10, 11, 14, AND 15 IN TOWNSHIP 39 NORTH,  
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS  
IN THE  
VILLAGE OF MAYWOOD, ILLINOIS

---

BEGINNING AT A POINT BEING THE CENTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; THENCE EAST ALONG THE CENTER LINE OF SAID SECTION 14 A DISTANCE OF APPROXIMATELY 2220 FEET, MORE OR LESS, TO A POINT BEING ON THE CENTER LINE OF THE DES PLAINES RIVER; THENCE NORTHERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG THE MEANDERING COURSE OF THE SAID CENTER LINE OF THE DES PLAINES RIVER (SAID CENTER LINE ALSO BEING THE EAST BOUNDARY LINE OF THE VILLAGE OF MAYWOOD) TO A POINT ON THE NORTH LINE OF SAID SECTION 14 (SAID NORTH LINE ALSO BEING THE CENTER LINE OF MADISON STREET); THENCE WEST ALONG SAID NORTH LINE OF SECTION 14 A DISTANCE OF APPROXIMATELY 1818 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG SAID CENTER LINE OF SECTION 11 (SAID CENTER LINE ALSO BEING THE CENTER LINE OF FIRST AVENUE) A DISTANCE OF 362.5 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE PROJECTION EASTWARD OF THE NORTH LINE OF SCHOOL STREET; THENCE WEST ALONG SAID NORTH LINE OF SCHOOL STREET A DISTANCE OF 957 FEET TO A POINT ON THE EAST LINE OF 4TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 4TH AVENUE A DISTANCE OF 2310 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF OAK STREET; THENCE WEST ALONG THE WESTWARD PROJECTION OF THE SAID NORTH LINE OF OAK STREET A DISTANCE OF 396 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF 5TH AVENUE; THENCE SOUTH ALONG THE SOUTHWARD PROJECTION OF THE SAID WEST LINE OF 5TH AVENUE A DISTANCE OF 330 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF MAPLE STREET; THENCE WEST ALONG THE SAID NORTH LINE OF MAPLE STREET A DISTANCE OF 330 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF 6TH AVENUE; THENCE SOUTH ALONG THE SOUTHWARD PROJECTION OF THE SAID WEST LINE OF 6TH AVENUE A DISTANCE OF 1980 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SCHOOL STREET; THENCE WEST ALONG THE SAID NORTH LINE OF

SCHOOL STREET A DISTANCE OF 1018.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF 9TH AVENUE; THENCE SOUTH ALONG THE SOUTHWARD PROJECTION OF THE SAID WEST LINE OF 9TH AVENUE A DISTANCE OF 290.88 FEET TO A POINT ON THE NORTH LINE OF LOT 8 IN THE SUBDIVISION OF BLOCK 10 IN SMITH'S ADDITION TO MAYWOOD, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 693 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; THENCE WEST ALONG SAID NORTH LINE OF LOT 8 AND THE NORTH LINE OF LOT 7 IN SAID BLOCK 10 IN SMITH'S ADDITION TO MAYWOOD A DISTANCE OF 264 FEET TO A POINT ON THE EAST LINE OF 10TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 10TH AVENUE A DISTANCE OF 39.14 FEET TO A POINT ON THE PROJECTION EASTWARD OF THE NORTH LINE OF LOT 5 IN BLOCK 11 IN SAID SMITH'S ADDITION TO MAYWOOD; THENCE WEST ALONG THE PROJECTED NORTH LINE OF SAID LOT 5 A DISTANCE OF 198 FEET TO A POINT ON THE CENTER LINE OF THE VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 11; THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED NORTH-SOUTH ALLEY A DISTANCE 35 FEET TO A POINT ON THE PROJECTION EASTWARD OF THE NORTH LINE OF LOT 8 IN SAID BLOCK 11 IN SMITH'S ADDITION TO MAYWOOD; THENCE WEST ALONG THE PROJECTED NORTH LINE OF SAID LOT 8 A DISTANCE OF 132 FEET TO A POINT ON THE EAST LINE OF 11TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 11TH AVENUE A DISTANCE OF 27 FEET TO A POINT ON THE PROJECTION EASTWARD OF THE NORTH LINE OF THE EAST-WEST ALLEY BETWEEN 11TH AVENUE AND 12TH AVENUE; THENCE WEST ALONG A COMMON LINE CONSISTING OF SAID NORTH LINE OF THE EAST-WEST ALLEY BETWEEN 11TH AVENUE AND 12TH AVENUE AND THE NORTH LINES OF THE EAST-WEST ALLEYS BETWEEN 12TH AVENUE AND 13TH AVENUE, BETWEEN 13TH AVENUE AND 14TH AVENUE, AND BETWEEN 14TH AVENUE AND THE WEST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 14TH AVENUE AND 15TH AVENUE AND THEIR PROJECTIONS ACROSS 11TH, 12TH, 13TH, AND 14TH AVENUES AND THE NORTH-SOUTH ALLEYS THEREIN A DISTANCE OF 1247.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTH-SOUTH ALLEY BETWEEN 14TH AVENUE AND 15TH AVENUE; THENCE SOUTH ALONG THE SAID WEST LINE OF THE NORTH-SOUTH ALLEY A DISTANCE OF 95.58 FEET TO A POINT ON THE NORTH LINE OF LOT 12 IN THE SUBDIVISION OF BLOCK 1 IN PROVISIO LAND ASSOCIATION ADDITION TO MAYWOOD IN SAID SECTION 10; THENCE WEST ALONG A COMMON LINE CONSISTING OF SAID NORTH LINE OF LOT 12 AND ITS PROJECTION ACROSS 15TH AVENUE AND THE NORTH LINES OF LOTS 12 AND 13 IN THE SUBDIVISION OF BLOCK 2 IN SAID PROVISIO LAND ASSOCIATION ADDITION TO MAYWOOD AND THEIR PROJECTION ACROSS THE NORTH-SOUTH ALLEY IN SAID BLOCK 2 A DISTANCE OF 487.10 FEET TO A POINT ON THE EAST LINE OF 16TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 16TH AVENUE A DISTANCE OF 3.58 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE PROJECTED EASTWARD OF A PARCEL OF LAND IN THE SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF BLOCK 3 IN SAID

PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD AND IDENTIFIED WITH THE PROPERTY INDEX NUMBER (PIN) OF 15-10-431-019; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND (PIN: 15-10-431-019 AND ITS PROJECTED EASTWARD PORTION A DISTANCE OF 191.70 FEET TO A POINT ON THE EAST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 16TH AVENUE AND 17TH AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH-SOUTH ALLEY A DISTANCE OF 40 FEET TO A POINT ON THE PROJECTION EASTWARD OF THE NORTH LINE OF LOT 7 IN SAID SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF BLOCK 3 IN SAID PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD; THENCE WEST ALONG THE SAID NORTH LINE OF LOT 7 AND ITS PROJECTION EASTWARD A DISTANCE OF 141.7 FEET TO A POINT ON THE EAST LINE OF 17TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 17TH AVENUE A DISTANCE OF 61 FEET TO A POINT ON THE PROJECTION EASTWARD OF THE NORTH LINE OF LOT 10 IN THE SUBDIVISION OF BLOCKS 4 & 11 IN SAID PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD; THENCE WEST ALONG THE SAID NORTH LINE OF LOT 10 AND ITS PROJECTION EASTWARD AND WESTWARD A DISTANCE OF 207 FEET TO A POINT ON THE WEST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 17TH AVENUE AND 18TH AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF THE NORTH-SOUTH ALLEY A DISTANCE OF 30 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 13 IN THE CUMMINGS & FOREMAN'S REAL ESTATE CORP. GOLF CLUB SUBDIVISION IN SAID PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 13 AND ITS PROJECTION WESTWARD ACROSS 18TH AVENUE A DISTANCE OF 191.7 FEET TO A POINT ON THE WEST LINE OF 18TH AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF 18TH AVENUE A DISTANCE OF 120 FEET TO A POINT ON THE NORTH LINE OF MADISON STREET; THENCE WEST ALONG THE SAID NORTH LINE OF MADISON STREET A DISTANCE OF 1145.18 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 15 IN THE CUMMINGS & FOREMAN'S REAL ESTATE CORP. FOURTH ADDITION TO GOLF CLUB SUBDIVISION IN SAID PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD; THENCE SOUTH ALONG THE PROJECTION OF THE WEST LINE OF SAID LOT 15 A DISTANCE OF 33 FEET TO A POINT ON THE CENTER LINE OF MADISON STREET (SAID CENTER LINE ALSO BEING THE NORTH LINE OF SAID SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE WEST ALONG SAID CENTER LINE OF MADISON STREET A DISTANCE OF 33.90 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL TO AND 215.70 FEET WEST OF THE WEST LINE OF THE EAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 15 (SAID WEST LINE ALSO BEING THE CENTER LINE OF 21ST AVENUE PROJECTED NORTHWARD IN SAID SECTION 15); THENCE SOUTH ALONG SAID LINE PARALLEL TO AND 215.70 FEET WEST OF THE SAID WEST LINE OF THE EAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 15 (SAID PARALLEL LINE ALSO BEING THE WEST BOUNDARY LINE OF THE VILLAGE OF MAYWOOD) A DISTANCE OF APPROXIMATELY 930.15 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF COMMISSIONER'S PARTITION OF THE NORTH 56 ACRES OF THE WEST  $\frac{1}{4}$  OF SAID SECTION 15, SAID SOUTH LINE ALSO BEING THE COMMON LINE



CONSISTING OF THE NORTH LINES, AND THEIR EASTERLY PROJECTIONS, OF THE PARCELS OF LAND IDENTIFIED WITH THE FOLLOWING PROPERTY INDEX NUMBERS: (PIN 15-15-108-011), (PIN 15-15-108-021), (PIN 15-15-109-001), (PIN 15-15-109-026), (PIN 15-15-110-001), (PIN 15-15-110-011), (PIN 15-15-103-013), (PIN 15-15-103-034), (PIN 15-15-104-040), AND (PIN 15-15-104-041); THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 1,589.15 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF 17TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 17TH AVENUE A DISTANCE OF 370.24 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SOUTH MAYWOOD DRIVE; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTH LINE OF SOUTH MAYWOOD DRIVE A DISTANCE OF 1,988.30 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF 11TH AVENUE; THENCE NORTHEASTERLY IN A STRAIGHT LINE A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT BEING THE INTERSECTION OF THE EAST LINE OF 11TH AVENUE WITH THE SOUTH LINE OF THE CHICAGO AURORA AND ELGIN RAILWAY (C. A. & E. RY.) RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF THE RAILWAY RIGHT-OF-WAY PROJECTED TO THE CENTER LINE OF 9TH AVENUE A DISTANCE OF 745.12 FEET, MORE OR LESS, TO A POINT ON SAID CENTER LINE OF 9TH AVENUE; THENCE EAST A DISTANCE OF 33 FEET TO A POINT ON THE EAST LINE OF SAID 9TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 9TH AVENUE A DISTANCE OF 264 FEET TO A POINT ON THE SOUTH LINE OF WILCOX STREET; THENCE EAST ALONG THE SAID SOUTH LINE OF WILCOX STREET A DISTANCE OF 1139.31 FEET TO A POINT ON THE WEST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 6TH AVENUE AND 5TH AVENUE SOUTH OF WILCOX STREET; THENCE SOUTH ALONG A COMMON LINE CONSISTING OF THE SAID WEST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 6TH AVENUE AND 5TH AVENUE AND ITS PROJECTION SOUTH ACROSS THE C. A. & E. RY. RIGHT-OF-WAY AND THE WEST LINES OF THE ALLEYS BETWEEN 6TH AVENUE AND 5TH AVENUE AND THEIR PROJECTIONS SOUTHWARD ACROSS QUINCY STREET AND VAN BUREN STREET A DISTANCE OF 991.14 FEET TO A POINT ON THE SOUTH LINE OF VAN BUREN STREET; THENCE EAST ALONG SAID SOUTH LINE OF VAN BUREN STREET A DISTANCE OF 344 FEET TO A POINT BEING ON THE PROJECTION SOUTHWARD OF THE EAST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 5TH AVENUE AND 4TH AVENUE NORTH OF VAN BUREN STREET; THENCE NORTH ALONG A COMMON LINE CONSISTING OF THE SAID EAST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 5TH AVENUE AND 4TH AVENUE AND ITS PROJECTION SOUTHWARD IN VAN BUREN STREET AND NORTHWARD IN QUINCY STREET AND THE NORTH-SOUTH ALLEY BETWEEN 5TH AVENUE AND 4TH AVENUE FROM QUINCY STREET NORTHWARD TO THE SOUTH LINE OF THE SAID C. A. & E. RY. RIGHT-OF-WAY A TOTAL DISTANCE OF 594 FEET TO A POINT ON THE SAID SOUTH LINE OF THE C. A. & E. RY. RIGHT-OF-WAY; THENCE EAST ALONG THE SAID SOUTH LINE OF THE C. A. & E. RY. RIGHT-OF-WAY A DISTANCE OF 976 FEET TO POINT ON THE WEST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 2ND AVENUE AND FIRST AVENUE NORTH OF QUINCY STREET; THENCE SOUTH ALONG A COMMON LINE CONSISTING OF THE SAID WEST LINE OF THE NORTH-SOUTH ALLEY BETWEEN 2ND AVENUE AND FIRST

AVENUE AND ITS PROJECTION SOUTH ACROSS QUINCY STREET AND THE WEST LINES OF THE ALLEYS BETWEEN 2ND AVENUE AND FIRST AVENUE AND THEIR PROJECTIONS SOUTH ACROSS VAN BUREN STREET, CONGRESS STREET, AND HARRISON STREET A TOTAL DISTANCE OF 1320 FEET TO A POINT ON THE SOUTH LINE OF HARRISON STREET; THENCE EAST ALONG SAID SOUTH LINE OF HARRISON STREET A DISTANCE OF 172 FEET TO A POINT ON THE CENTER LINE OF SAID SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (SAID CENTER LINE ALSO BEING THE CENTER LINE OF FIRST AVENUE); THENCE NORTH ALONG SAID CENTER LINE OF SECTION 14 A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING

EXCEPTING FROM WITHIN THESE BOUNDARIES  
THE FOLLOWING TWO (2) AREAS WHOSE BOUNDARIES ARE  
DESCRIBED AS FOLLOWS:

**AREA ONE (1)**

BEGINNING AT A POINT BEING ON THE INTERSECTION OF THE EAST LINE OF 9TH AVENUE AND THE SOUTH LINE OF GREEN STREET; THENCE EAST ALONG SAID SOUTH LINE OF GREEN STREET A DISTANCE OF 950.74 FEET TO A POINT ON THE WEST LINE OF 6TH AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF 6TH AVENUE A DISTANCE OF 264 FEET TO POINT ON THE NORTH LINE OF LEGION STREET; THENCE WEST ALONG SAID NORTH LINE OF LEGION STREET A DISTANCE OF 949.24 FEET TO A POINT ON THE EAST LINE OF 9TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 9TH AVENUE A DISTANCE OF 264 FEET TO SAID POINT OF BEGINNING.

**AREA TWO (2)**

BEGINNING AT A POINT BEING ON THE INTERSECTION OF THE EAST LINE OF 4TH AVENUE AND THE SOUTH LINE OF GREEN STREET; THENCE EAST ALONG SAID SOUTH LINE OF GREEN STREET A DISTANCE OF 594 FEET TO A POINT ON THE WEST LINE OF 2ND AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF 2ND AVENUE A DISTANCE OF 594 FEET TO A POINT ON THE NORTH LINE OF WILCOX STREET; THENCE WEST ALONG THE SAID NORTH LINE OF WILCOX STREET A DISTANCE OF 594 FEET TO A POINT ON THE EAST LINE OF 4TH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF 4TH AVENUE A DISTANCE OF 594 FEET TO SAID POINT OF BEGINNING.

**END OF LEGAL DESCRIPTION**

January 16, 1997

**EXHIBIT B**

**Street Location Boundary Description of Redevelopment Project Area**

**(attached)**

**STREET LOCATION OF REDEVELOPMENT PROJECT AREA**

The Project Area is generally bounded on the north by the northerly property line of parcels adjacent to and north of Madison Street (between 22nd and 9th Avenues), School Street (between 9th and 6th Avenues), Maple Street (between 6th and 5th Avenues), Oak Street (between 5th and 4th Avenues), School Street (between 4th and 1st Avenues) and Madison Street (between 1st Avenue and the Des Plaines River); on the south by Wilcox Street as extended west from 9th Avenue (between 22nd and 17th Avenues), Maywood Drive (between 17th and 11th Avenues), the C.A.&E. Railroad (between 11th and 9th Avenues), Wilcox Street (between 9th and 6th Avenues), Van Buren Street (between 6th and 4th Avenues), Adams Street (between 4th and 1st Avenues) and the Congress Expressway, I-290 (between 1st Avenue and the Des Plaines River); on the east by 4th Avenue (between Oak and School Streets), 1st Avenue (between School and Madison Streets) and the Des Plaines River (between Madison Street and the Congress Expressway); and on the west by 5th Avenue (between Oak and Maple Streets), 6th Avenue (between Maple and School Streets), 9th Street (between School and Madison Streets), 22nd Avenue (between Madison and Adams Streets) and 1st Avenue (between Adams and the Congress Expressway).

**EXHIBIT C**

**Street Location Map of Redevelopment Project Area**

**(attached)**

**Figure 1**  
**Project**

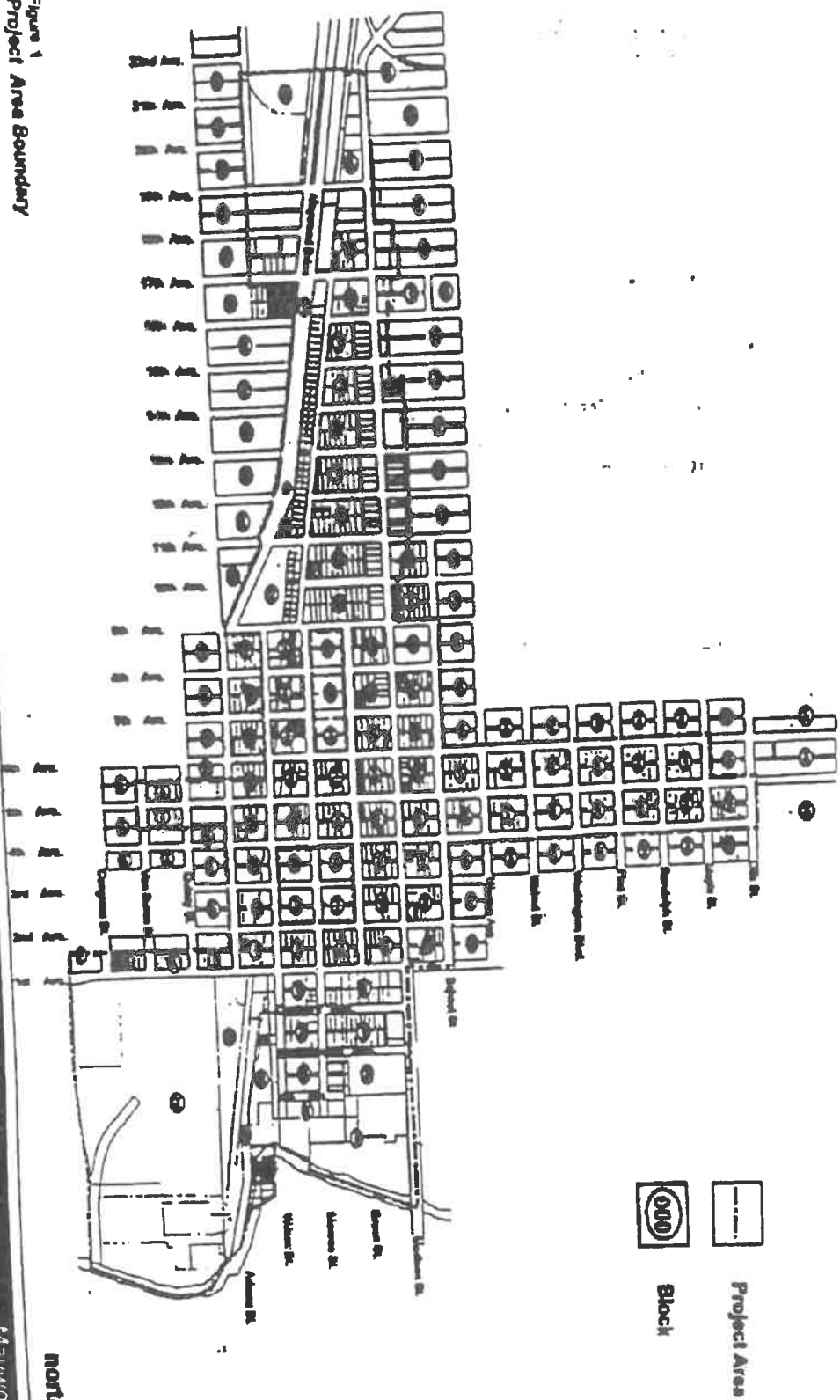
MADISON STREET/FIFTH AVENUE

### Tax Increment Financing Redevelopment Project

Prepared By: Tkla, Pettigrew, Allen, & Payne, III

Maywood, Illinois

**north**





# VILLAGE OF MAYWOOD

## T.I.F. DISTRICT BOUNDARIES



**LEGEND OF SYMBOLS**

■ MAYWOOD STREET T.I.F.

■ ROOSEVELT ROAD T.I.F.

## **EXHIBIT D**

### **NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE FIRST AMENDMENT TO REDEVELOPMENT PROJECT AND PLAN FOR THE VILLAGE OF MAYWOOD MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT**

Notice is given that a public hearing will be held on Tuesday, December 15, 2020, at 7:00 p.m. at the Maywood Village Hall, Village Board Room, 125 South Fifth Avenue, Maywood, Illinois, (the "Public Hearing"), on proposed amendments to the original Redevelopment Project and Plan for the Village of Maywood Madison Street / Fifth Avenue Tax Increment Financing District (the "TIF District") as set forth in a document entitled "First Amendment to the Redevelopment Project and Plan" and dated July 2020 in regard to implementation and authorization of a 12 year term extension to increase the duration of the TIF District to 35 years (termination date: December 31, 2032), updates to the TIF District Budget to increase the estimated redevelopment project costs, and updates to the list of eligible redevelopment project costs allowed under the current version of the TIF Act, pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "TIF Act").

There are no changes being proposed to the boundaries of the original Redevelopment Project Area for the TIF District. The legal description for the boundaries of the original Redevelopment Project Area is attached hereto as **Exhibit "A"** and made part hereof. The Street Location Boundary Description for the original Redevelopment Project Area is contained in attached **Exhibit "B"** and made a part hereof. The Street Location Map for the original Redevelopment Project Area is attached hereto as **Exhibit "C"** and made part hereof.

The proposed First Amendment to the Redevelopment Project and Plan provides for the 12 year term extension, which will allow additional time to promote redevelopment within Redevelopment Project Area and fulfill the economic redevelopment goals and objectives for the Madison Street / Fifth Avenue TIF District, and to complete pending projects and attract additional investment in the Village to maximize equalized assessed values (EAVs) of real property within the Madison Street / Fifth Avenue TIF District. In addition, the First Amendment to the Redevelopment Project and Plan authorizes land acquisition and assembly, improvements to the public infrastructure within the Redevelopment Project Area and for the Village of Maywood (the "Village") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to: encouraging redevelopment agreements; facilitating the preparation of improved and vacant sites, by assisting private developers to assemble suitable sites for modern development needs; coordinating site preparation to provide additional land for new development, as appropriate; fostering the replacement, repair and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new development within the Redevelopment Project Area; facilitating the provision of adequate on-street and off-street parking within the Redevelopment Project Area; and fostering the rehabilitation, repair and remodeling of existing buildings within the Redevelopment Project Area. The Village will realize the goals and objectives of the original Redevelopment Project and Plan and the First Amendment to the Redevelopment Project and Plan through public finance techniques including, but not limited to, tax increment allocation financing.



Copies of the First Amendment to the Redevelopment Project and Plan have been on file with the Village since July 14, 2020, and are currently on file and available for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays, at the Maywood Village Clerk's Office, at 40 Madison Street, Maywood, Illinois 60153. Please note that, as a result of the COVID-19 pandemic, the aforementioned hours, during which the Village Hall is normally open, may change. Copies of the First Amendment to the Redevelopment Project and Plan are enclosed with the copies of this Notice that are being mailed to the affected taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board. David Myers, Director of Community Development for the Village of Maywood [708-450-4893 or 708-450-4429], can be contacted for further information.

Pursuant to the TIF Act, the Joint Review Board for the TIF District (the "JRB") is being convened to review the public record, planning documents, the First Amendment to the Redevelopment Project and Plan, and the proposed ordinances approving the First Amendment to Redevelopment Project and Plan for the TIF District. Pursuant to the TIF Act, the JRB consists of one (1) representative from each of the following taxing districts and a public member as follows: Cook County; Proviso Township; Triton Community College District #504; Proviso Township High School District #209; School District #89; the Maywood Park District; the Maywood Public Library District; the Village of Maywood (current representative Edwenna Perkins, Village President, who serves as chairperson of the JRB); and the current public member is Edwin Walker.

Pursuant to the TIF Act, the meeting of the JRB will be held on Friday, November 13, 2020 at 4:30 p.m. at the Maywood Village Hall, Village Board Room, 125 South Fifth Avenue, Maywood, Illinois 60153. Those taxing districts with representatives on the JRB are notified of said JRB meeting. The JRB's recommendation relative to the First Amendment to the Redevelopment Project and Plan for the TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of the JRB and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of approving the First Amendment to Redevelopment Project and Plan for the TIF District.

Prior to and at the December 15, 2020 Public Hearing, all interested persons, affected taxing districts, and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to, and may be heard orally with respect to, any issues regarding the proposed First Amendment to the Redevelopment Project and Plan for the TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Maywood Village Clerk, 40 Madison Street, Maywood, Illinois 60153. The Public Hearing may be adjourned by the President and Board of Trustees without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the Corporate Authorities  
of the Village of Maywood, Cook County, Illinois  
Viola Mims, Village Clerk

**Exhibit "A"**

**Legal Description of the Boundaries of  
The Redevelopment Project Area For The  
Village of Maywood Madison Street / Fifth Avenue Tax Increment Financing District**

(attached)

**Exhibit "B"**

**Street Location Boundary Description of Redevelopment Project Area**

(attached)

**Exhibit "C"**

**Street Location Map of Redevelopment Project Area**

(attached)

**Exhibit "E"**

**NOTICE OF THE AVAILABILITY OF THE  
FIRST AMENDMENT TO THE REDEVELOPMENT PROJECT AND PLAN RELATIVE TO  
THE VILLAGE OF MAYWOOD MADISON STREET / FIFTH AVENUE  
TAX INCREMENT FINANCING DISTRICT**

Notice is given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Maywood's Madison Street / Fifth Avenue Tax Increment Financing District or have registered your name on the Village of Maywood's Tax Increment Financing Interested Parties Registry, that the First Amendment to the Redevelopment Project and Plan for the Village of Maywood's Madison Street / Fifth Avenue Tax Increment Financing District relative to the amendments that implement and authorize the 12 year term extension to increase the duration of the TIF District to 35 years (termination date: December 31, 2032), updates to the TIF District Budget to increase the estimated redevelopment project costs, and updates to the list of eligible redevelopment project costs allowed under the current version of the TIF Act in relation thereto, are available for your review. Copies of said First Amendment to the Redevelopment Project and Plan can be obtained from the Maywood Village Clerk's Office at 40 Madison Street, Maywood, Illinois 60153, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. Please note that, as a result of the COVID-19 pandemic, the aforementioned hours, during which the Maywood Village Hall is normally open, may change.

Mailed by order of the Corporate Authorities of  
the Village of Maywood, Cook County, Illinois  
Viola Mims, Village Clerk

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF COOK     )

**CLERK'S CERTIFICATE**

I, Viola Mims, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE NO. CO-2020-27**

**AN ORDINANCE CALLING FOR  
A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING  
TO CONSIDER THE FIRST AMENDMENT TO THE  
REDEVELOPMENT PROJECT AND PLAN FOR THE VILLAGE OF MAYWOOD  
MADISON STREET / FIFTH AVENUE TAX INCREMENT FINANCING DISTRICT**

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 20th day of October, 2020, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 20th day of October, 2020.

I further certify that the roll call vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

AYES: Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington and N. Booker

NAYS: None

ABSENT: Trustee M. Lightford

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 20th day of October, 2020.

---

Viola Mims, Village Clerk

[SEAL]