

VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS
NOTICE OF PUBLIC HEARING REGARDING
A PROPOSED AMENDED MADISON STREET BUSINESS CORRIDOR TAX INCREMENT FINANCING
DISTRICT REDEVELOPMENT PROJECT AND PLAN

Public notice is hereby given that on **December 8, 2014 at 7:30 p.m.** in the Council Chambers, Room 201, Village Hall, 123 Madison, Oak Park, Illinois 60302, a public hearing will be held to consider the approval of a proposed Amended Redevelopment Project and Plan ("Amended Plan ") for the Madison Street Business Corridor Tax Increment Financing District ("Madison TIF District") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("Act"). The TIF District is legally described as follows:

That part of Sections 7, 8, 17, and 18, Township 39 North, Range 13, East of the third Principal Meridian, Cook County, Illinois, bounded as follows:

Beginning at a point 33 feet West of a point 5 feet South of the Southwest corner of Lot 69 in Scoville's and Niles' Addition to Oak Park a Subdivision of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 7; thence proceed in a Northerly direction along a line 33 feet West of the East line of the Harlem Avenue right-of-way for distance of 302 feet to a point 33 feet West of the Northwest corner of Lot 52 in aforementioned Scoville's and Niles' Subdivision; thence proceed in an Easterly direction along the North line of Lot 52 continued for a distance of 269 feet to the East line of the Maple Avenue right-of-way; thence proceed in a Southerly direction along the East line of the Maple Street Right-of-Way to a point 53 feet South of the Northwest corner of 14 in Subdivision of Lots 65 to 68 and 71 and 72 and alley between said Lots in aforementioned Scoville's and Niles' Subdivision of Block 5; then proceed in an Easterly direction for distance of 94 feet; thence proceed in a Northerly direction for a distance of 18 feet; thence proceed in and Easterly direction 40 feet; thence proceed in a Northerly direction for a distance of 53 feet to the South lot line of lot 62 in aforementioned Scoville's and Niles' Subdivision of Block 5; thence proceed in an easterly direction along the South lot line of Lots 62 and 61 to the Southeast corner of Lot 61; thence proceed in a Northerly direction along the East lot line of Lot 61 for a distance of 11.5 feet; thence proceed in an easterly direction for a distance of 244 feet to a point 10 feet North of the Northeast corner of Lot 19 in Block 2 in central Subdivision of the East $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 7; thence proceed in a Northerly direction for a distance of 262 feet; thence proceed in and Easterly direction for distance of 240 feet to the West line of Lot 4 in aforementioned Central Subdivision; thence proceed in a Southerly direction to the Southwest corner of Lot 10 in aforementioned Center Subdivision; then proceed in and Easterly direction to the Southeast corner of said Lot 10; thence proceed in a Northerly direction 64.5 feet along the West line of Home Avenue Right-of-Way; thence proceed in and Easterly direction for a distance of 244 feet to a point 10- feet North of the Southwest corner of Lot 9 in Block 3 in Herrick and Dunlop Resubdivision of Lots 12 to 17 of George W. Scoville's Subdivision of the Southwest $\frac{1}{4}$ of Section 7; thence proceed in a Southerly direction the Southwest corner of Lot 10 in aforementioned Herrick and Dunlap Resubdivision; thence proceed in an Easterly direction to the Southeast corner of said Lot 10; thence proceed in a Easterly direction for a distance of 404.5 feet to the West line of the Kenilworth Avenue Right-of-Way; thence proceed in a Northerly direction for distance 9 feet; thence proceed in an Easterly direction 364 feet to the Southeast corner of Lot 9 in Block 3 in a Subdivision of Blocks 2, 3, and 4 of Force's Subdivision of the South $\frac{1}{2}$ of the East of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 7; thence proceed in a Northerly direction for a distance of 3 feet; thence proceed in an Easterly direction to the Northeast corner of Lot 10 in Block 4 of aforementioned Subdivision of Blocks 2, 3, and 4 in Force's Subdivision; thence proceed in a Northerly direction for a distance of 516 feet to the Southeast corner of lot 12 in Block 1 of aforementioned Force's Subdivision; thence proceed in an Easterly direction 66 feet to the East line of Oak Park Avenue; thence proceed in a Southerly direction to the Southwest corner of Lot 12 in Block 3 in Goodville's Subdivision of Block 3 in Ogden and Jones Subdivision of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7; thence proceed in an Easterly direction 150 feet; thence proceed in a Southerly direction for a distance of 236.9 feet to the North line of Lot 8 in Block 4 in a Subdivision of Block 4 in aforementioned Ogden and Jones Subdivision; thence proceed in an Easterly direction to the Northwest corner of Lot 32; thence proceed in Southerly direction to the Southwest corner of Lot 28; thence proceeding in an Easterly direction for a distance of 1507.5 feet to the Southeast corner of Lot 20 in Block 4 in East Avenue Addition to Oak Park, a subdivision of Blocks 52 of 54 and 59 to 61 in Village of Ridgeland a subdivision of the East $\frac{1}{2}$ of the

East ½ of Section 7 and of the Northwest ¼ and the West ½ of the West ½ of the Southwest ½ of Section; thence proceed in a Northerly direction to the Northeast corner of Lot 20 in aforementioned Block 4 of East Avenue Addition; thence proceed in an Easterly direction to the Northwest corner of Lot 20 in Block 5; thence proceed in a Southerly direction to the Southwest corner of said Lot 20; thence proceed in an Easterly direction to the Southeast corner of Lot 20 in Block 6; thence proceed in a Northerly direction for distance of 2 feet; thence proceed in an Easterly direction to the southwest corner of Lot 42 in block 4, a Subdivision of that part of the East ¼ of the Southwest ¼ lying South of the Chicago, Harlem and Batavia Railroad in Section 8; thence proceed in a Northerly direction 65 feet; thence proceed in an Easterly direction to the East line of Lot 44 in Block 4 in aforementioned Subdivision; thence proceed in a Southerly direction to the Southeast corner of Lot 42 in Block 4; thence proceed in an Easterly direction to a point 40 feet East of the Southeast corner of Lot 27 in Block 4 in aforementioned Subdivision; thence proceed in a southerly direction 402 feet to a point 40 feet East of the Northeast corner of Lot 38 in Wilson's Austin Boulevard and Madison Street Subdivision in Section 17; thence proceed in a Westerly direction for a distance of 370 feet to the West line of Humphrey Avenue; thence proceed in a Northerly direction to the Southeast corner of Lot 2 in Holton's Subdivision of the East ½ of Block 2 in Henry C. Wilson's Subdivision in Section 17; thence proceed in a Westerly direction 140 feet to a point 15 feet West of the Southwest corner of said Lot 2; thence proceed in a Southerly direction to the Southeast corner of Lot 30 in B.F. George's Subdivision of Block 1 and the West ½ of Block 2 in Henry C. Wilson's subdivision in Section 17; thence proceed in a Westerly direction to the Southwest corner of Lot 3 in aforementioned B.F. George's subdivision; thence proceed in a southerly direction 14.86 feet; thence proceed in a Westerly direction 21.5 feet to the Northeast corner of Lot in a Resubdivision of Lots 16 to 20, Lots 22 to 49, and Lots 51 to 60 of Lombard Avenue Addition to Austin in Section 17; thence proceed in a Southerly direction to the Southeast corner of Lot 2 in aforementioned Resubdivision; thence proceed in a Westerly direction to the Southwest corner of Lot 2; thence proceed to a point 33 feet South of the Southwest corner of Lot 18 in aforementioned Resubdivision; thence proceed in a Westerly direction to a point 33 feet south of the Southeast corner of Lot 326 in the Highland's , a Subdivision of the East ½ of the Northwest ¼ of the Northwest ¼ of Section 17; thence proceed in a Northerly direction to the Northwest corner of Lot 186; thence proceed in a Northerly direction 5 feet; thence proceed in a Westerly direction to the Northwest corner of Lot 46 in Block 1 in Harnstrom's Addition to Oak Park in Section 17; thence proceed a southerly direction 5 feet; thence proceed in a westerly direction to the Northwest corner of Lot 11 in Block 1 in Gunderson's Third Addition to Oak Park in Section 17; thence proceed in a Southerly direction 3.4 feet; thence proceed in a Westerly direction to point 8 feet West of the Southwest corner of Lot 1 in Block 1 in a Subdivision of blocks 1 and 2 of S.T. Gunderson and Son's Addition to Oak Park a Subdivision of the East ½ of block 4 in B. F. Jervis' subdivision of Section 18 (except the West ½ of the Southwest ¼ thereof); thence proceed in a Northerly direction to a pint 10 feet north of the Southeast corner of Lot 24; thence proceed in a Westerly direction to a point 10 feet North of the southwest corner of Lot 24; thence proceed in a Southerly direction to the Southwest corner of Lot 24; thence proceed in a Westerly direction to the Southwest corner of Lot 2 in Block 8 in a Subdivision of Blocks 7 and 8 of aforementioned S. T. Gunderson and Son's Addition; thence proceed in a southerly direction 30 feet; thence proceed in a Westerly direction to the Southwest corner of Lot 25; thence proceed in a Westerly direction to the Northeast corner of Lot 11 in Power's Resubdivision of lots 1 to 28 in Block 1 of Chicago Herald Addition, a subdivision of the West ½ of Lot 4 in aforementioned B.F. Jervis' Subdivision; then proceed in a Westerly direction to the Northwest corner of Lot 44 in Block 2 in Power's Resubdivision of Lot 1 to 28 in Block 2 of aforementioned Chicago Herald Addition; thence proceed in a Southerly direction to a point 66 feet East of the Northwest corner of Lot 12 in Block 1 in Merchant's Madison Street Addition, a Subdivision of Block 9 in Hutchinson and Rothermel's Subdivision of the West ½ of Block 3 in Lots 1, 6, 7, 12, and 13 in the East ½ of Block 3 in aforementioned B.F. Jervis' Subdivision; thence proceed in a Westerly direction to the Northwest corner of Lot 5 in Block 9 in Oak park Avenue Subdivision of the part of Lot 1 lying West of Oak Park Avenue and all of Lots 2 and 3 in a Subdivision of the East ½ of Lot 2 in aforementioned B.F. Jervis' Subdivision; thence proceed in a Southerly direction to the Southeast corner of Lot 1 in Price's Addition to Oak Park, a Subdivision of Lot 4 in a Subdivision of the East ½ of Lot 2 in aforementioned B. F. Jervis' subdivision; thence proceed in a Westerly direction to the Southwest corner of aforementioned Lot 1; thence proceed in a Northerly direction 8 feet; thence proceed in a Westerly direction to a point 8 feet North of the Southwest corner of Lot 43; thence proceed in a Northerly direction a pint 27 feet North of the Northwest corner of said Lot 43; thence proceed in a Westerly direction to the Northeast corner of Lot 1 in Block 1 in Hulbert's Subdivision (except the Railroad) of the West ½ of Lot 2 in aforementioned B. F. Jervis'

Subdivision; thence proceed in a Southerly direction to the Southeast corner of Lot 2; thence proceed in a Southerly direction 7 feet; thence proceed in a Westerly direction 225 feet to a point 7 feet South of the Southwest corner of Lot 2 in Block 2 in aforementioned Hulbert's Subdivision; thence proceed in a Northerly direction 20 feet to point 13 feet North of the Southwest corner of said Lot 2; thence proceed in a westerly direction 166 feet to a point 13 feet north of the Southwest corner of Lot 17 in aforementioned Block 2; thence proceed in a Westerly direction to the Southwest corner of Lot 2 in Block 3 of aforementioned Hulbert's Subdivision; thence proceed in a Northerly direction 25 feet thence proceed in a Westerly direction to the Southwest corner of Lot 1 in Block 1 in Ballard's Resubdivision of that part of Lot 1, East of Home Avenue, in aforementioned B.F. Jervis' Subdivision; thence proceed in a Southerly direction 66 feet East of the Northeast corner of Lot 12 in a Subdivision of Block 1 in Wallen And Probst's Addition to oak Park a subdivision of part of Lot 1 in aforementioned B.F. Jervis' Subdivision; thence proceed in a Westerly direction to the Northwest corner of Lot 25 in Block 2 of aforementioned Wallen and Probst's Addition; thence proceed in a Southerly direction 2 feet to a point 66 feet East of Northeast corner of Lot 15 in a Subdivision of Lots 1 to 4 of Block 2 and Lots 1 to 4 of Block 3 in W. J., Wilson's Addition to Oak Park, a Subdivision part of Lot 1 in aforementioned B. F. Jervis' Subdivision; thence proceed in a Westerly direction to a point 33 feet West of the Northeast corner of Lot 7 in a Resubdivision of Lots 1 to 4 in Block 4 of aforementioned W. J. Wilson's Addition; thence proceed in Northerly direction to point 33 feet West of a point 5 feet South of the Southwest corner of Lot 69 in Scoville's and Niles' Addition to Oak Park a Subdivision of the West ½ of the West ½ of the Southwest ½ of Section 7, being the place of beginning, all in the Village of Oak Park, County of Cook, State of Illinois.

The Madison TIF District is generally described by street location as a rectangular area including the commercial frontage along Madison Street to the east-west alley approximately 125 to 150 feet north of Madison Street plus three projections to the north that include commercial property at Harlem Avenue, directly across from Wenonah Avenue, and the east side Oak Park Avenue to the north; the center line of Austin Boulevard to the east; the commercial frontage along Madison Street to the east-west alley approximately 25 feet south of Madison Street plus a projection south between Lombard Avenue and Taylor Avenue to the south; and the center line of Harlem Avenue to the west.

There will be considered at the public hearing approval of the Amended Plan. The proposed Amended Plan is on file and available for public inspection at the office of the Village Clerk, Village Hall, 123 Madison Street, Oak Park, Illinois 60302 during the regular business hours of 8:30 a.m. to 5:00 p.m.. The Village proposes in the Amended Plan to add the construction of public school structures, buildings and facilities as an activity that may be undertaken within the Madison TIF District and that the estimated project costs in the original TIF Plan be amended as follows: (1) Public Improvements from \$7,000,000 to \$10,000,000; (2) Rehabilitation of Existing Buildings from \$3,000,000 to \$6,000,000; (3) a new category be added for the Construction of Public School Structures, Buildings and Facilities in the amount of \$7,000,000; and (4) the total estimated project costs be amended from \$28,000,000 to \$41,000,000.

Prior to the date of the public hearing, each taxing district having property in the Madison TIF District and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village to the attention of the Village Clerk, Village Hall, 123 Madison Street, Oak Park, Illinois 60302.

There is hereby convened a Joint Review Board to consider the Amended Plan. The Joint Review Board shall consist of a representative selected by each community college district, elementary school district, high school district, park district, library district, township and county that has the authority to directly levy taxes on the property within the TIF District, a representative selected by the Village, and a public member. The meeting of the Joint Review Board shall be held on **November 12, 2014 at 3:00 pm.** in Room 101, Village Hall, 123 Madison, Oak Park, Illinois 60302.

At the public hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Amended Plan. The public hearing may be adjourned by the President and Board of Trustees of the Village 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.