

**AN ORDINANCE FIXING THE TIME AND PLACE FOR A  
PUBLIC HEARING IN CONNECTION WITH THE DESIGNATION  
OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A  
REDEVELOPMENT PLAN FOR THE VILLAGE OF ARLINGTON HEIGHTS  
COOK COUNTY, ILLINOIS**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as amended, (“TIF Act”), Corporate Authorities of the Village of Arlington Heights, Cook County, Illinois, determine that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village approve a proposed redevelopment plan (“Redevelopment Plan”) and project (“Project”) for and designate a proposed redevelopment project area to be known as the South Arlington Heights Road Corridor Area (“Redevelopment Project Area”) as further described in EXHIBIT A attached hereto and by this reference, made a part of this Ordinance, and that the Village adopt tax increment allocation financing for the Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act the Village is required to create an interested parties registry for activities related to the proposed Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Village that seek to be placed on said interested parties registry (“Registry”); and

WHEREAS, the TIF Act requires the Village to convene a joint review board and conduct a public hearing prior to the adoption of ordinances approving a redevelopment plan and project, designating a redevelopment project area, and adopting tax increment allocation financing therefor, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project; and

WHEREAS, the TIF Act further requires that such joint review board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, as well as a representative selected by the Village and a public member to consider the subject matter of the public hearing; and

WHEREAS, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the TIF Act further requires that not less than ten days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for public inspection the redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area’s qualifying as a “redevelopment project area” under the Act; and

WHEREAS, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Corporate Authorities determine that it is advisable to convene a joint review board and hold a public hearing to consider the proposed approval of the proposed Redevelopment Plan and Project; and

WHEREAS, the Corporate Authorities have heretofore and it hereby expressly is found that the Redevelopment Plan and Project will not displace residents from ten or more inhabited residential units,

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: *Recitals*. The foregoing recitals are incorporated into this Ordinance as if fully set forth in this Section One.

SECTION TWO: *Redevelopment Plan and Project Proposed; Availability of Eligibility Survey and Report*. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing are proposed. The Village of Arlington Heights has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its Report (“Report”) that the proposed area qualifies as a “redevelopment project area” as defined in the TIF Act, which survey and findings have been presented to the Corporate Authorities. The Report has been on file and available for public inspection for at least ten days in the offices of the Village Clerk as required under the TIF Act.

SECTION THREE: *Registry Created; Registry Rules and Forms*. A Registry has been created for the proposed Redevelopment Project Area. The Corporate Authorities have authorized and directed the Village Clerk to maintain the Registry for the proposed Redevelopment Project Areas. The registration rules for the Registry have been approved by the Corporate Authorities and are available from the Village Clerk.

SECTION FOUR: *Joint Review Board Convened*. A Joint Review Board (“JRB”), as set forth in the TIF Act, is hereby convened and the JRB shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of the JRB shall be held at 3:00 p.m. on May 5, 2020, at the Arlington Heights Village Hall, 33 South Arlington Heights Road, Arlington Heights, Illinois. The JRB shall be established for the purposes set forth in the Act. The JRB shall consist of one representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, Township, fire protection district and county that has authority to directly levy taxes on the property within the proposed Redevelopment Project Area. A representative selected by the Village, and a public member shall also be appointed to the JRB.

SECTION FIVE: *Time and Place of Public Hearing Fixed*. A public hearing (“Hearing”) shall be held by the Redevelopment Commission of the Village at 7:30 p.m. on May 27, 2020, at 33 South Arlington Heights Road, Arlington Heights, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed Redevelopment Plan and Project, the Redevelopment Project Area, and adoption of tax increment allocation financing for the Redevelopment Project Area.

SECTION SIX: *Publication of Notice of Hearing.* Notice of the Hearing, substantially in the form attached hereto as EXHIBIT B, shall be published at least twice, the first publication to be not more than 30 nor less than ten days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

SECTION SEVEN: *Mailing of Notice of Hearing Authorized.* The following Notices will be mailed to the following parties:

(a) Notice shall be delivered by certified mail not less than ten days prior to the date set for the Hearing, 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 proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

(b) Notice shall also be delivered by first class mail to all residential addresses located outside the proposed Redevelopment Project Area within 750 feet of the boundaries of the proposed Redevelopment Project Areas and to those organizations and residents that have registered with Registry within a reasonable time after the adoption of this Ordinance.

(c) Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the JRB of the time and place of the first meeting of the JRB and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 33 South Arlington Heights Road, Arlington Heights, Illinois, concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan and Project.

SECTION NINE: That Ordinance Number 2020-07 is hereby repealed.

SECTION TEN: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval and publication in the manner required by law.

AYES:

NAYS:

PASSED AND APPROVED this 6<sup>th</sup> day of April, 2020.

ATTEST:

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Village President

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Village Clerk

TIF ORDINANCES AND RESOLUTIONS:South Arlington Heights Road – Fixing Time and Place for Hearing

**EXHIBIT A**  
**LEGAL DESCRIPTION – Proposed South Arlington Heights Road TIF**

THAT PART OF THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16 IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 7 IN AUGUST BUSSE'S DIVISION IN SAID SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NUMBER 10023115;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY, AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21122969, RECORDED MARCH 31, 1970;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21122969 TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID AUGUST BUSSE'S DIVISION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT NUMBER 09093125, RECORDED NOVEMBER 19, 1995 AND DOCUMENT NUMBER 09093119, RECORDED NOVEMBER 19, 1995;

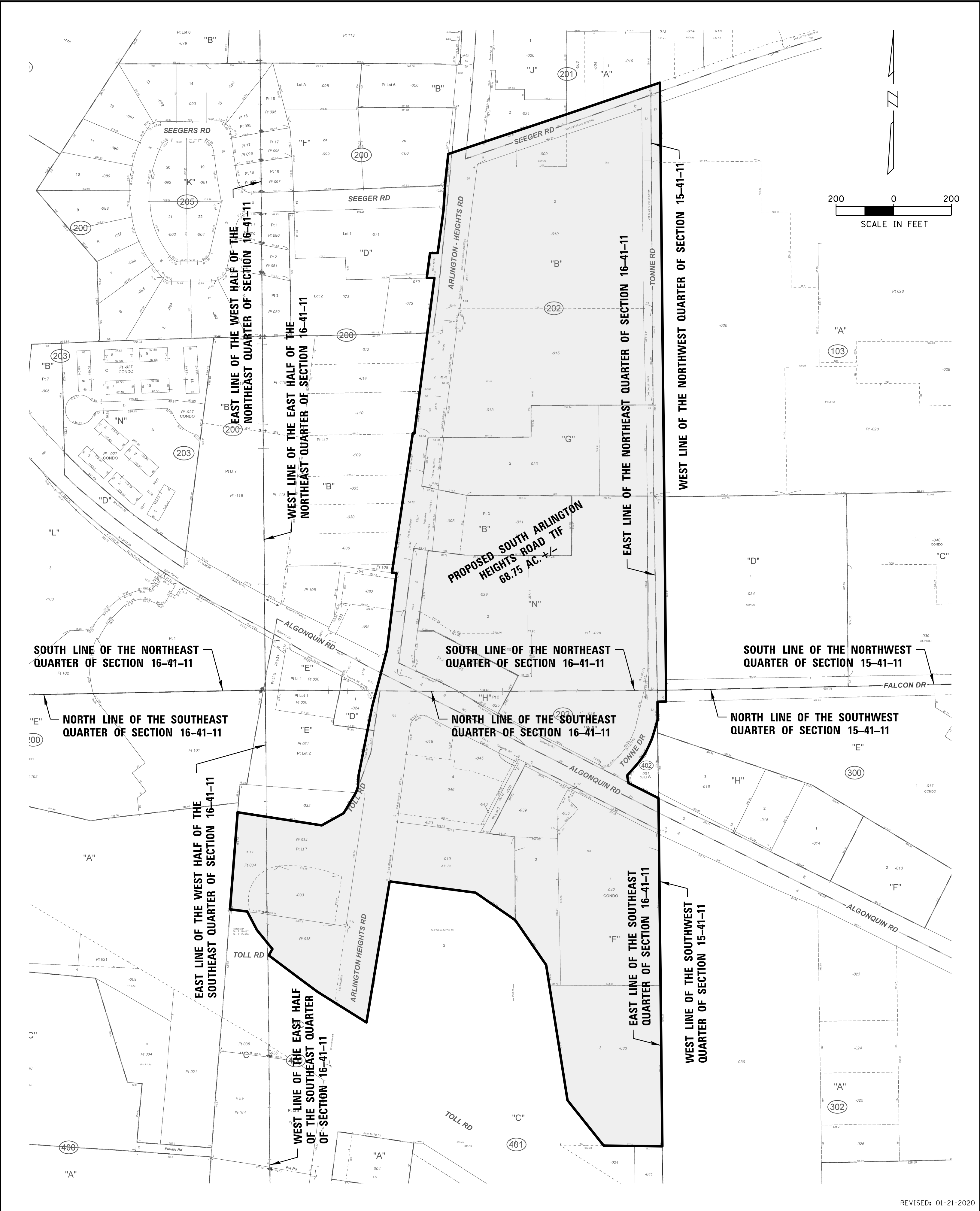
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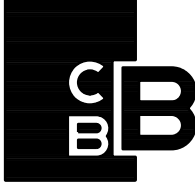
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THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21139137, RECORDED APRIL 21, 1970 AND DOCUMENT NUMBER 21154328, RECORDED MAY 3, 1970;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21139137 AND DOCUMENT NUMBER 21154328 TO A POINT ON THE SOUTH LINE OF SAID LOT 7 IN AUGUST BUSSE'S DIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 7 TO THE POINT OF BEGINNING.



 <b>CHRISTOPHER B. BURKE</b> ENGINEERING, LTD. 9575 West Higgins Road, Suite 600 Rosemont, Illinois 60018 (847) 823-0500	<b>PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF</b> IN VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR KANE, MCKENNA AND ASSOCIATES, INC.		CALC. JRM	PROJECT NO. 200033
			DWN. AJK	SHEET 1 OF 1
			CHKD. JRM	DRAWING NO. TIF200033A
			SCALE: 1"=200'	
			DATE: 01-17-2020	

**FORM OF NOTICE OF PUBLIC HEARING  
EXHIBIT B**

**NOTICE OF PUBLIC HEARING  
VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS  
PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on the 27th day of May, 2020, at 7:30 p.m. at the Third Floor Board Room, Village Municipal Building 33 South Arlington Heights Road, Arlington Heights, Illinois, a public hearing will be held by the Village's Redevelopment Commission to consider the approval of the proposed redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") and the designation of that certain proposed redevelopment project area known as the South Arlington Heights Road Redevelopment Corridor Project Area (S. Arlington Heights Road TIF District) (the "*Redevelopment Project Area*"). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The Redevelopment Project Area includes an area that is approximately 65 acres located along Arlington Heights Road from Interstate 90 to Seegers Road

There will be considered at the hearing approval of the Redevelopment Plan and Project and the proposed Redevelopment Project Area and approval of tax increment allocation financing therefor. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, the Village Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois. Pursuant to the Redevelopment Plan and Project the Village proposes to alleviate conservation area conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, development and training in the Village by working within the guidelines of the business attraction and retention strategies developed by the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area.

To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, rehabilitation and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit

written comments to the Village, to the attention of the Village Clerk, 33 South Arlington Heights Road, Arlington Heights, Illinois.

There is hereby convened a joint review board to consider the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the approval of tax increment allocation financing therefor. The Joint Review Board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area at the time that the Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The meeting of said joint review board shall be held at 3:00 p.m. on May 5, 2020, at the Third Floor Community Room, Village Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois.

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 Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the approval of tax increment allocation financing therefor. The hearing may be adjourned by the Village's Redevelopment Commission 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.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5760, TDD# (847)368-5794.



**EXHIBIT 1**  
**LEGAL DESCRIPTION – Proposed South Arlington Heights Road TIF**

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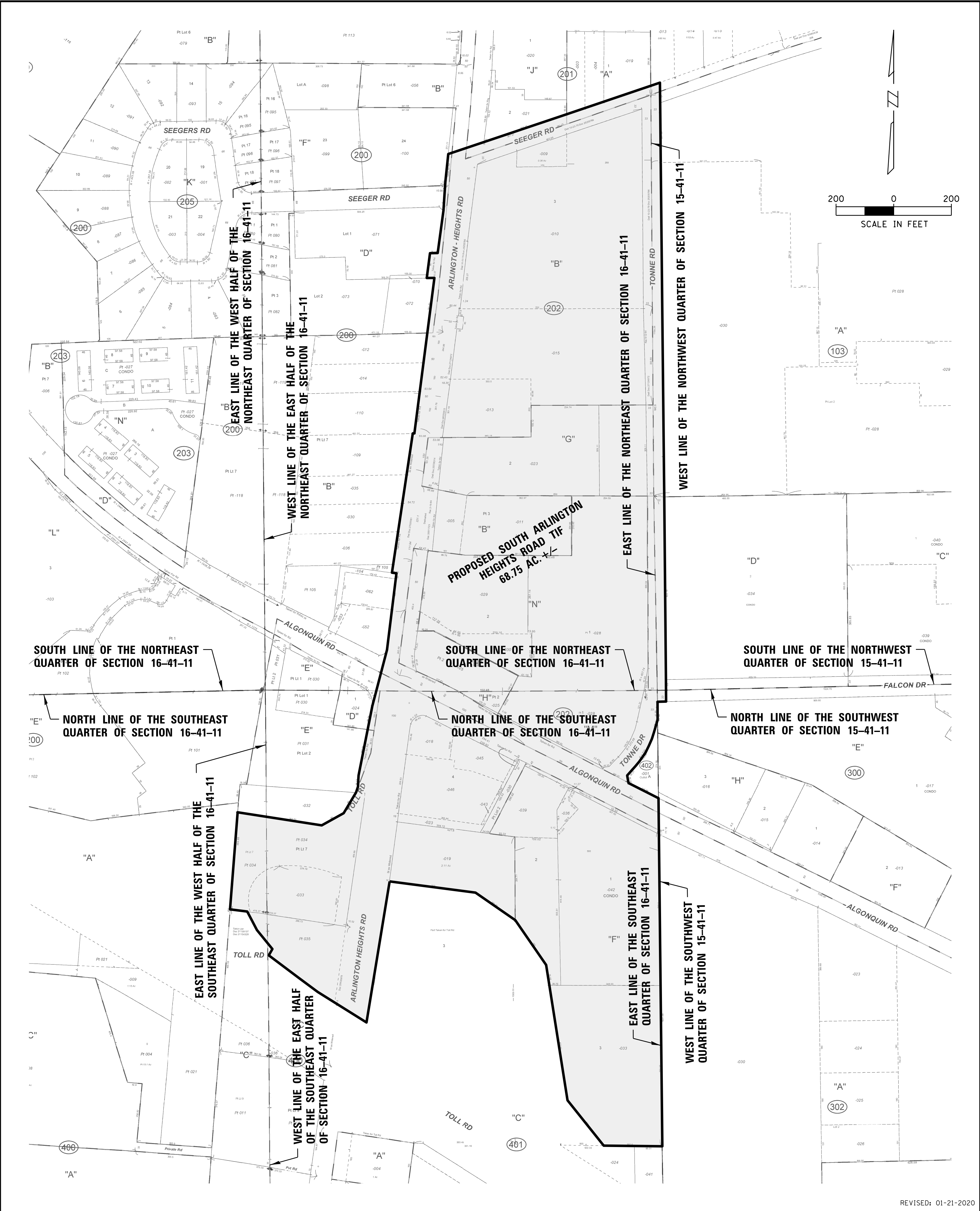
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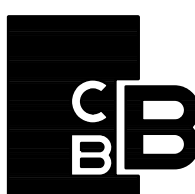
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Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following Trustees voted NAY: \_\_\_\_\_  
\_\_\_\_\_

Whereupon the Village President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village Board of the Village of Arlington Heights, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

\_\_\_\_\_  
Village Clerk

STATE OF ILLINOIS                 )  
  ) SS  
COUNTY OF COOK                 )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Arlington Heights, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the Village Board of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on April 6, 2020, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE FIXING THE TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village this \_\_\_\_ day of \_\_\_\_\_, 2020.

(SEAL)

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Village Clerk