

**AN ORDINANCE FIXING THE TIME AND PLACE FOR A
PUBLIC HEARING IN CONNECTION WITH A PROPOSED
SECOND AMENDMENT TO TAX INCREMENT FINANCING DISTRICT #4
FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS**

WHEREAS, the President and Board of Trustees (the “Corporate Authorities”) of the Village of Arlington Heights, has heretofore, on July 2, 2002, passed and approved Ordinance Numbers 02-049, 02-050 and 02-051 adopting tax increment allocation financing and approving a redevelopment plan and redevelopment project, in addition to an amendment approved on November 18, 2013, as Ordinance Number 13-062, comprising approximately 35 acres located at the northeast corner of Golf and Arlington Heights Roads, as further described in EXHIBIT A attached hereto and by this reference, made a part of this Ordinance, known as Tax Increment Financing District #4 (“TIF #4”); and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as amended, (“TIF Act”), the Corporate Authorities have determined that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village approve a second amendment to TIF #4; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act the Village has created an interested parties registry for activities related to the TIF #4 Redevelopment Project Area, adopted reasonable registration rules, and prescribed 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 second amendment to a redevelopment plan and project, redevelopment project area, and 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 second amendment to the 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 TIF #4 Redevelopment Project Area at the time that the second amendment to the TIF #4 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 proposed second amendment to the redevelopment plan or a separate report that provides in reasonable detail the basis for the TIF #4 Redevelopment Project Area amendment 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 second amendment to the TIF #4 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: *Second Amendment to Redevelopment Plan and Project Proposed; Availability of Amended Redevelopment Plan.* The approval of the Second Amendment to the TIF #4 Redevelopment Plan and Project, is proposed. The Second Amendment to the Redevelopment Plan 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 TIF #4 Redevelopment Project Area. The Corporate Authorities have authorized and directed the Village Clerk to maintain the Registry for the TIF #4 Redevelopment Project Area. 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 January 12, 2021, 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 TIF #4 Redevelopment Project Area. A representative selected by the Village, and a public member have also been 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 February 10, 2021, at 33 South Arlington Heights Road, Arlington Heights, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the second amendment to the TIF #4 Redevelopment Plan and Project.

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 TIF #4 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 TIF #4 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 TIF #4 Redevelopment Project Area within 750 feet of the boundaries of the TIF #4 Redevelopment Project Area 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 TIF #4 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 TIF #4 Redevelopment Plan and Project.

SECTION NINE: *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 7th day of December, 2020.

ATTEST:

Village President

Village Clerk

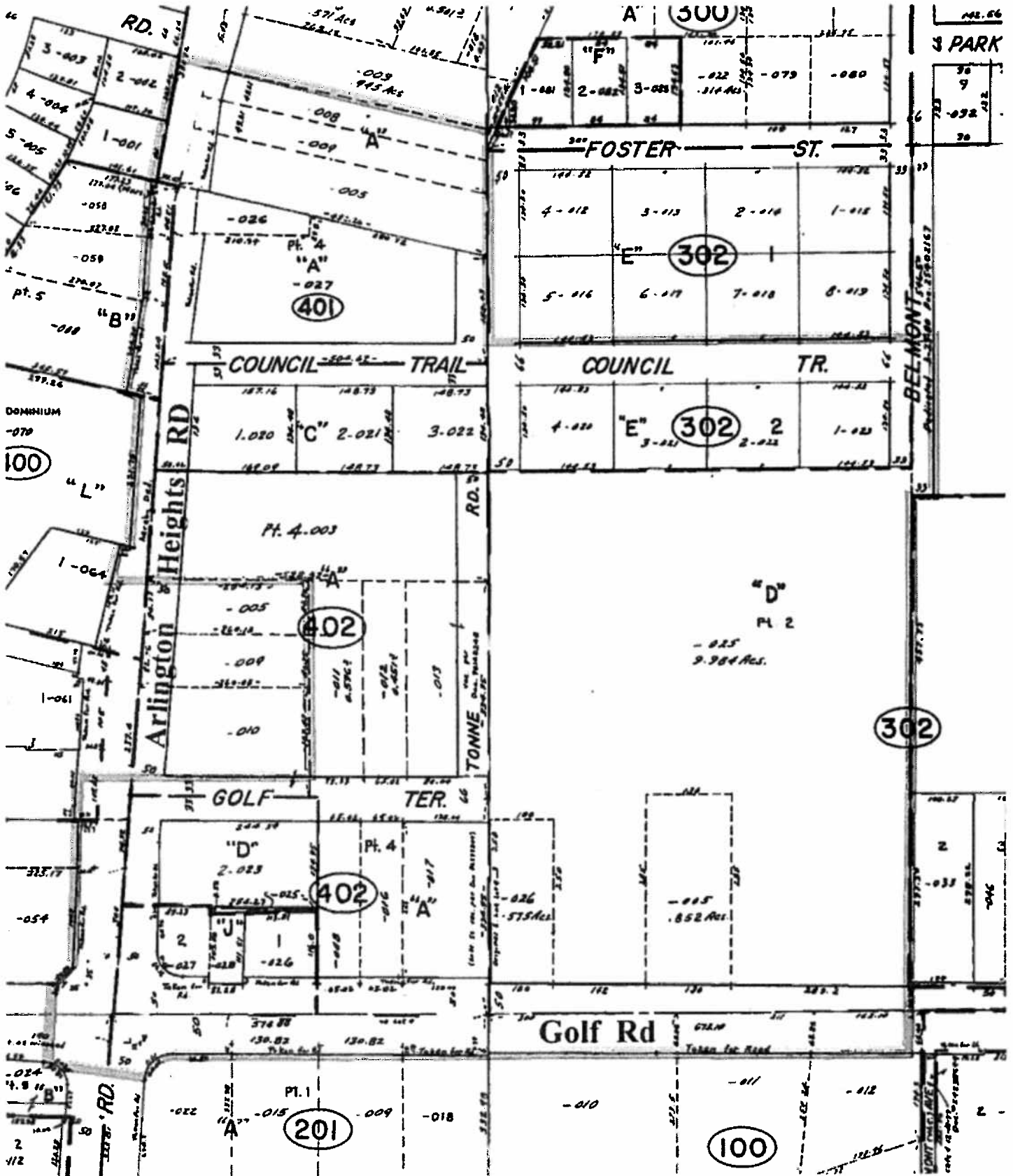
EXHIBIT A
LEGAL DESCRIPTION – TIF #4
(See next page for legal and map)

T.I.F. 4
LEGAL DESCRIPTION

All that part of the Southeast $\frac{1}{4}$ of Section 9 and Southwest $\frac{1}{4}$ of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10; running thence northeasterly along the Westerly line of the property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document No. 9225797 to a point of intersection with the Southwesterly line of a parcel of land described as having a point of commencement on the West line of said Section 10, 15.41 feet North of the Southwest corner, hereinbeforesaid, and as described in deed Document 20690506 recorded November 29, 1968; thence northwesterly along said Southwesterly described line and projected through to a point of intersection with the Westerly line of Arlington Heights Road as said road is now traveled; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the North line of the South 669.90 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 9 lying easterly of said Arlington Heights Road; thence east along said line to a point on a line 274.39 feet from and parallel with the East line of said Section 9; thence South on said parallel line 301.94 feet to a point on the North line of Golf Terrace as said street was opened per Document 14057529 and recorded May 15, 1947; thence west along said line and a west extension of said line to the westerly line of Arlington Heights Road aforesaid; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the South line of Golf Road; thence east along said line projected and the South line of Golf Road aforesaid to the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10 projected south; thence north along said projected line and said East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, to a point on the centerline of Belmont Avenue intersecting the South line of Council Trail extended east; thence East along said extended South line to the East line of Belmont Avenue, aforesaid; thence north along said East line to the North line of Council Trail extended East; thence west along said extended line and the North line of Council Trail projected through to the centerline of Tonne Road; thence north along said centerline to the centerline of Foster Street also being the place of beginning.

Proposed TIF #4 Borderline



**Exhibit B: Form of Notice of Public
Hearing**

**NOTICE OF PUBLIC HEARING
VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS
PROPOSED SECOND AMENDMENT TO TAX INCREMENT FINANCING DISTRICT
#4**

Notice is hereby given that on the 10th day of February, 2021, 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.

Pursuant to orders issued in response to the COVID-19 pandemic, this Village Redevelopment Commission public hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Redevelopment Commission public hearing via Zoom, or their phones. To participate via Zoom, this link will take you to the instructions for joining using Zoom: (to be determined)

Residents who wish to comment or ask a question on an item on the Agenda or under citizens public comment, may either participate via Zoom or send an email to the Village at benright@vah.com. To be shared at the meeting, the email must be received by 1:00PM on February 10, 2021.

The Redevelopment Commission will consider the approval of the proposed amended redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*"). 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 35 acres located at the Northeast quadrant of Golf Road and Arlington Heights Road.

There will be considered at the hearing approval of the Second Amendment to the Redevelopment Plan and Project. The amended 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.

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.

During the public hearing, all interested persons or affected taxing districts may file written objections with the Village via email to benright@vah.com and may be heard orally with respect to any issues regarding the Redevelopment Plan and Project. 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.

TERRY ENNES, CHAIRMAN ARLINGTON HEIGHTS REDEVELOPMENT COMMISSION

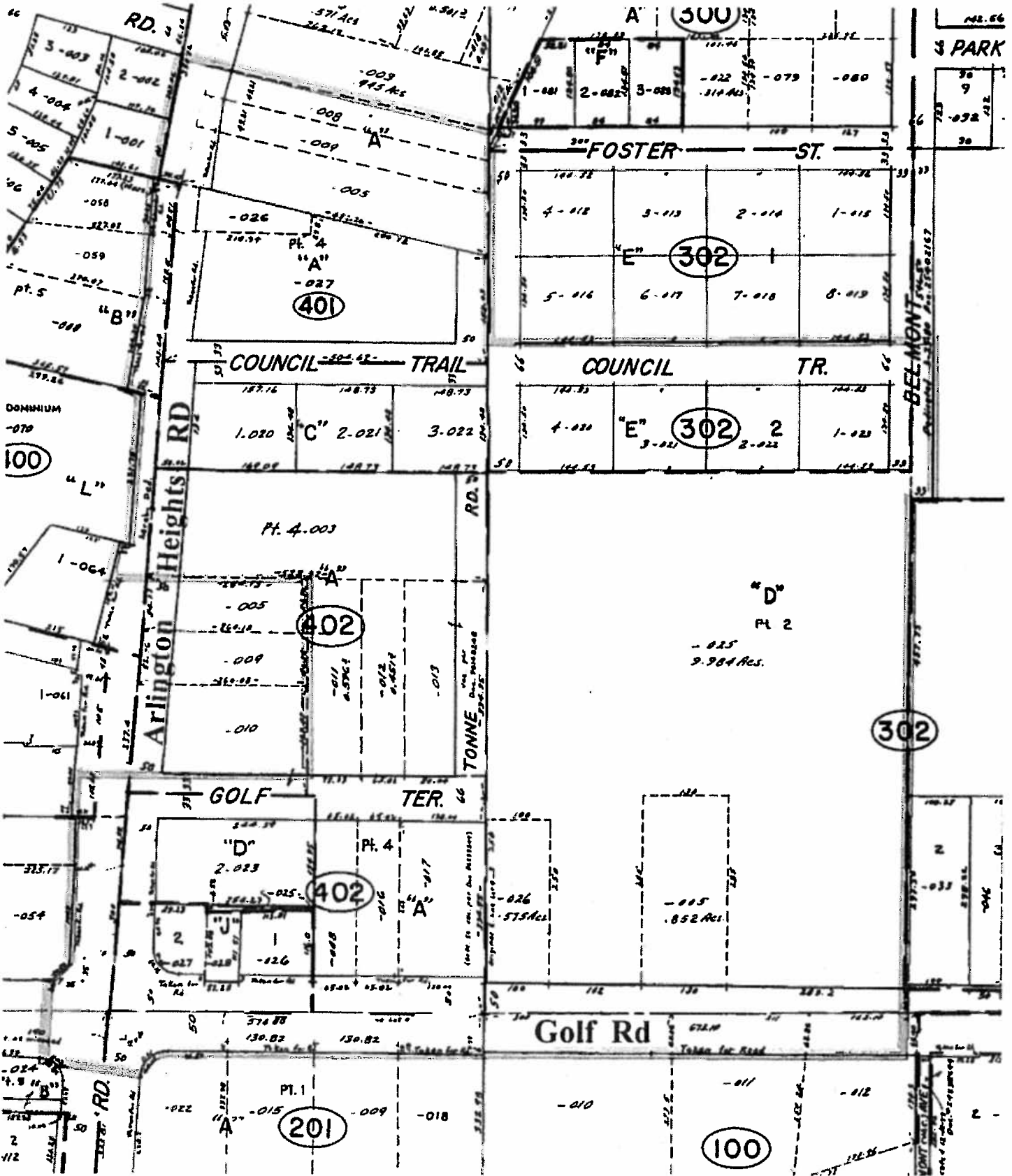
EXHIBIT 1
LEGAL DESCRIPTION – TIF District #4
(see next page for legal and map)

T.I.F. 4
LEGAL DESCRIPTION

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Proposed TIF #4 Borderline



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 (to be determined), 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
SECOND AMENDMENT TO TAX INCREMENT FINANCING DISTRICT #4
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 _____, 2021.

Village Clerk

(SEAL)