

**VILLAGE OF DOLTON
COOK COUNTY, ILLINOIS**

ORDINANCE NO. 21-001

**AN ORDINANCE CALLING FOR A PUBLIC HEARING
TO CONSIDER DESIGNATION OF A REDEVELOPMENT PROJECT
AREA FOR THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS
(WEST SIBLEY TAX INCREMENT FINANCING DISTRICT)**

WHEREAS, the President and Board of Trustees of the Village of Dolton, Cook County, Illinois (the “Corporate Authorities” and the “Village”) are considering the designation of a Redevelopment Project Area and approval of a Redevelopment Plan and Redevelopment Project within the corporate limits of the Village pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”); and

WHEREAS, pursuant to Section 11-74.4.5(a) of the Act, it is necessary that prior to the adoption of an ordinance proposing the designation of the Redevelopment Project Area or approval of a Redevelopment Plan or Redevelopment Project, the Corporate Authorities shall fix a time and place for a public hearing and shall hold the public hearing at the time and place so fixed in the manner provided herein; and

WHEREAS, pursuant to Section 11-74.4-5(b) of the Act, it is necessary that prior to holding the foregoing public hearing, the Village shall convene a Joint Review Board to review the public record, planning documents, and proposed ordinances approving the Redevelopment Plan and Redevelopment Project and make an advisory non-binding recommendation to approve or disapprove the Redevelopment Plan and the designation of the Area legally described on **Exhibit 1** attached hereto and made a part hereof (the “Redevelopment Project Area”) as a Redevelopment Project Area under the Act; and

WHEREAS, a copy of any ordinance adopted by the Corporate Authorities and providing for the report (defined below) was sent immediately after its adoption to the taxing districts listed in Section 6(B) of this Ordinance which are all the Taxing Districts that would be affected by the designation of the Redevelopment Project Area; and

WHEREAS, at least ten (10) days prior to the adoption of this Ordinance, the Corporate Authorities made available for public inspection a report prepared by the firm of Kane, McKenna & Associates entitled “Village of Dolton TIF Qualification/Designation Report Proposed West Sibley TIF” (the “Report”) incorporated herein by reference as **Exhibit 2**; and

WHEREAS, the Corporate Authorities find and determine that the Report provides in sufficient detail the basis for the Redevelopment Project Area qualifying as a “blighted area” pursuant to the Act; and

WHEREAS, based on the most recent draft of the Redevelopment Project and Plan for the Redevelopment Project Area prepared by Kane, McKenna & Associates and entitled “Village of Dolton Proposed West Sibley TIF Redevelopment Plan and Project” (the “Redevelopment Plan”), the Redevelopment Project Area does not contain 75 or more inhabited residential units and the Corporate Authorities reasonably expect that implementation of the Redevelopment Plan will not result in the displacement of residents from 10 or more inhabited residential units; and

WHEREAS, the Corporate Authorities by Ordinance No. 00-152 adopted August 21, 2000, established an “Interested Parties” registry for each Redevelopment Project Area created under the Act and not terminated by the Village, whether then existing or created after the date of the adoption of the Ordinance and adopted registration rules for such registries, all as required by Section 11-74.4-4.2 of Act; and

WHEREAS, the Corporate Authorities find and determine that English is the only predominant language in the Redevelopment Project Area and that the use of notices in languages in addition to English is not required to ensure that notices are effectively communicated; and

WHEREAS, none of the property to be included in the Redevelopment Project Area is included within an enterprise zone created under the Illinois Enterprise Zone Act; and

WHEREAS, the Corporate Authorities desire to conduct such public hearing and convene said Joint Review Board as required by the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS, in the exercise of its home rule authority as follows:

SECTION 1: Public Hearing Scheduled. Pursuant to the provisions of the Act, the Corporate Authorities hereby fix the date of June 7, 2021, at the hour of 6:30 p.m. at the Dolton Village Hall, 14122 Dr. MLK Jr. Drive, Dolton, Illinois 60419, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the proposed designation of a Redevelopment Project Area, Redevelopment Plan and Redevelopment Project for the area legally described in the Report and that a copy of the Report will be on file in the Office of the Village Clerk and available for public inspection during regular business hours.

SECTION 2: Conduct of Public Hearing. At the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk any written comments and/or objections to and may be heard orally in respect to any issues embodied in the Notice of Public Hearing. All interested persons will be given an opportunity to be heard at the public hearing. At

the public hearing or at any adjourned session, the Corporate Authorities will hear and determine all protests and objections presented to them orally or in writing.

SECTION 3: Joint Review Board. A Joint Review Board (“JRB”) shall be convened and shall first meet on March 24, 2021, at 2:00 p.m. at the Dolton Village Hall, 14122 M.L.K. Jr. Drive, Dolton, Illinois, 60419. The JRB shall review the public record, planning documents and proposed ordinances regarding the statutory eligibility criteria of the proposed Redevelopment Project Area.

The JRB is to make recommendations 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 cause delay of the public hearing or any other step in the process of establishing the Redevelopment Project Area. In the event the JRB does not file a report, it shall be presumed that the JRB finds the Redevelopment Project Area satisfies the eligibility criteria of the Act.

Pursuant to the provisions of Section 11-74.4-5(b) of the Act, the JRB shall consist of one representative selected by each of the following: Cook County Department of Public Health, Cook County Department of Planning & Development Economic Development Division, Illinois Department of Commerce and Economic Opportunity, Forest Preserve District of Cook County, Cook County Consolidated Elections, Metropolitan Water Reclamation District of Greater Chicago, Elementary District 149, South Cook County Mosquito Abatement District, South Suburban Community College, Dolton Park District, Dolton Public Library District, Thornton Township High School District 205, Thornton Township Supervisor Highway Commissioner and Assessor and Thorn Creek Basin Sanitary District and a public member. The public member shall

first be selected and then the JRB's Chairperson shall be selected by a majority of the JRB members present and voting.

SECTION 4: Notice of Availability of the Redevelopment Plan. The Village Clerk is hereby authorized and directed to mail a "Notice of Availability of the Redevelopment Plan," substantially in the form of **Exhibit 3** attached hereto by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that after a good faith effort, the Village determines are located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area.

SECTION 5: Village JRB Representative. The Village's JRB representative shall be designated by the Board of Trustees prior to the first JRB hearing.

SECTION 6: Public Hearing Notice Requirements. Notice of the Public Hearing shall be given by the Village Clerk as follows:

(A) **By Publication.** Notice shall be given by publication at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the hearing in the *Southtown Star*, being a newspaper of general circulation within the Village and the taxing districts having property in the proposed Redevelopment Project Area. Said notice shall be substantially in the form of **Exhibit 4** attached hereto.

(B) **By Certified Mail to Taxing Districts and DCEO.** Not less than forty-five (45) days before the date set for the hearing, the Village Clerk shall give notice by certified mail to the Illinois Department of Commerce and Economic Opportunity and to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area, said taxing districts being: Cook County Department of Public Health, Cook County Department of Planning & Development Economic Development Division, Illinois Department of Commerce and Economic

Opportunity, Forest Preserve District of Cook County, Cook County Consolidated Elections, Metropolitan Water Reclamation District of Greater Chicago, Elementary District 149, South Cook County Mosquito Abatement District, South Suburban Community College, Dolton Park District, Dolton Public Library District, Thornton Township High School District 205, Thornton Township Supervisor Highway Commissioner and Assessor and Thorn Creek Basin Sanitary District and a public member. and each taxing district to submit comments to the Village concerning the subject matter of the hearing prior to the date of hearing. This Notice shall also include: (i) a copy of the Report, (ii) an invitation to the appropriate taxing districts to send a representative to the JRB meeting described in Section 3 above, and (iii) the name of a person to contact for further information. Said notice shall be substantially in the form of **Exhibit 4** attached hereto.

(C) By Certified Mail to Taxpayers of Record. Notice by certified mail shall be given to each 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. The notice shall be mailed not less than ten (10) days before the date set for the public hearing. 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 owners of the property. Said notice shall be substantially in the form of **Exhibit 4** attached hereto.

(D) By first class mail, addressed to: (i) each resident of the proposed Redevelopment Project Area; (ii) each address that the Village, after a good faith effort, determines is located within 750 feet of the boundaries of the proposed Redevelopment Project Area; and (iii) each Village resident and organization that has been properly registered in the Registry.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED AND APPROVED this 1st day of March, 2021.



RILEY H. ROGERS, Mayor

ATTEST:



MARY KAY DUGGAN, Village Clerk

Ayes: 4 Denton, Henyard, House, Steave
Nays: 0
Absent: 2 Brown, Holmes
Abstain: 0

EXHIBIT 1

LEGAL DESCRIPTION

The West 500 feet of Lot 1 in Riverview Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 9, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on August 3, 1956 as document number 1687120, in Cook County, Illinois, except that part described as follows: beginning at the Southwest corner of said Lot 1; thence on an assumed bearing of North 89 degrees 23 minutes 01 seconds East along the South line of said Lot 1 a distance of 126.877 meters (416.26 feet); thence North 00 degrees 35 minutes 58 seconds West 1.244 meters (4.08 feet); thence South 89 degrees 24 minutes 02 seconds West 56.470 meters (185.27 feet); thence North 00 degrees 35 minutes 58 seconds West 0.500 meters (1.64 feet); thence South 89 degrees 24 minutes 02 seconds West 70.406 meters (230.99 feet) to the West line of said Lot 1; thence South 00 degrees 34 minutes 47 seconds East 1.782 meters (5.85 feet) to the point of beginning.

P.I.N. 29-09-114-009-0000

Commonly known as: 300 W. Sibley Boulevard, Dolton, Illinois 60419-1450

EXHIBIT 2

Village of Dolton TIF Qualification/Designation Report Proposed West Sibley TIF

EXHIBIT 3

Notice of Availability of the Redevelopment Plan

EXHIBIT 4

Notice