

**AN ORDINANCE OF THE VILLAGE OF MAYWOOD
APPROVING AND AUTHORIZING THE TRANSFER OF FUNDS
FROM THE MADISON STREET/FIFTH AVENUE SPECIAL TAX ALLOCATION FUND
TO THE VILLAGE'S GENERAL FUND FOR
REIMBURSEMENT OF LEGAL FEES AND COSTS INCURRED AND PAID
FROM THE GENERAL FUND RELATIVE TO REAL PROPERTY ACQUISITIONS
AS PART OF THE VILLAGE'S TAX DEED PROGRAM
WITHIN THE MADISON STREET/FIFTH AVENUE TIF PROJECT AREA**

WHEREAS, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"), in an effort to revitalize the Village's local economy and provide for the comprehensive and coordinated development of an underutilized and blighted area within the Village, the Corporate Authorities of the Village of Maywood (the "Village") adopted Ordinances approving the Tax Increment Redevelopment Plan and Project for a specific area legally described therein as a Redevelopment Project Area (commonly referred to as "Madison Street/Fifth Avenue TIF Project Area"), designated the Madison Street/Fifth Avenue TIF Project Area boundary and adopted tax increment financing for the Madison Street/Fifth Avenue TIF Project Area (see **GROUP EXHIBIT "A"**, a map showing the boundaries of each of the three (3) Village of Maywood TIF Districts, including the Madison Street/Fifth Avenue TIF Project Area Boundary, attached hereto and made a part hereof). The Madison Street/Fifth Avenue TIF Project Area shall be referred to as the "Project Area"; and

WHEREAS, pursuant to the Act, the Village established a separate Special Tax Allocation Fund for the Madison Street/Fifth Avenue Special Tax Allocation Fund ("TIF Fund") into which annual tax increment revenue from the TIF Project Area has been and will continue to be deposited and from which expenditures have been and will continue to be made for eligible TIF redevelopment project costs, as authorized by the Act and in accordance with the Village-approved Redevelopment Plan and Budget for the Madison Street/Fifth Avenue TIF Project Area; and

WHEREAS, the Village has, through its Corporate Counsel, Klein, Thorpe and Jenkins, Ltd., and from time to time since the creation of the Project Area, pursued tax deed legal proceedings as authorized by Illinois law (collectively, the "tax deed proceedings"), that resulted in acquisition by the Village of certain properties within the Madison Street/Fifth Avenue TIF Project Area; and

WHEREAS, of the forty nine (49) tax deed proceedings pursued by the Village during the past nine and one-half (9.5) year period (December 2004 to the present), seventeen (17) were located in the Madison Street/Fifth Avenue TIF Project Area (the "Project Area Properties"). The percentage of Project Area Properties in relation to the total number of tax deed parcels is 34.7%. The Project Area Properties are shown on the Map of Tax Deed Parcels, which is attached hereto as **GROUP EXHIBIT "A"**; and

WHEREAS, the Corporate Authorities of the Village find that the legal fees and costs incurred in the tax deed proceedings resulting in acquisition of the Project Area Properties are eligible for reimbursement as Redevelopment Project Costs under the Act, as such fees and costs are defined in 65 ILCS 5/11-74.4-3 of the Act; and

WHEREAS, when the legal fees and costs incurred in the tax deed proceedings were billed to the Village, such bills were paid using money in the General Fund of the Village; and

WHEREAS, while payments for litigation charges in the tax deed proceedings were properly paid from the General Fund, these legal fees and costs incurred in the tax deed proceedings relating to the acquisition of the Project Area Properties could instead have been properly paid from the TIF Fund; and

WHEREAS, of the \$148,869.50 in legal fees and costs billed for tax deed proceedings resulting in the acquisition of forty nine (49) properties, and paid from the General Fund, 34.7%, or \$51,657.72, could have been paid instead from the TIF Fund for the acquisition work in regard to the Project Area Properties. The list of Project Area Properties to which those charges apply is set forth in **EXHIBIT "B"** attached hereto and made a part hereof; and

WHEREAS, the Corporate Authorities of the Village find it to be in the best interests of the Village to authorize and direct the Village Manager to process a transfer \$51,657.72 from the TIF Fund into the General Fund as a reimbursement of TIF-eligible expenses incurred by the Village associated with the acquisitions of the Project Area Properties.

BE IT ORDINANED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, PURSUANT TO ITS HOME RULE POWERS AS PROVIDED BY ARTICLE VII, SECTION 6 OF THE 1970 ILLINOIS CONSTITUTION, AND IN CONFORMANCE WITH AND PURSUANT TO THE ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, AS FOLLOWS:

SECTION 1: Recital. Each whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Authorization and Direction. The Corporate Authorities of the Village of Maywood authorize and direct the Village Manager to process a transfer of \$51,657.72 from the Madison Street/Fifth Avenue Special Tax Allocation Fund into the General Fund as a reimbursement of TIF-eligible expenses (legal fees and costs) incurred by the Village associated with the tax deed program for real property acquisitions within the Madison Street/Fifth Avenue TIF Project Area, which were previously paid out of the General Fund, and to take such other action or execute such other documents as may be necessary or convenient to accomplish such transfer.

SECTION 3: Public Inspection. This Ordinance shall be immediately available for inspection by the public at the Office of the Village Clerk.

SECTION 4: Repealer. All Ordinances or parts of Ordinances in conflict herewith are expressly repealed.

SECTION 5: Severability. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 6: Ratification. All actions of the Corporate Authorities, agents and employees of the Village that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption of this Ordinance, are ratified, confirmed and approved.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law.

ADOPTED this 21st day of January, 2014, pursuant to a roll call vote as follows:

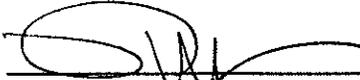
AYES: Mayor E. Perkins, Trustees C. Ealey-Cross, A. Jaycox, A. Dorris, M. Rogers, M. Lightford and R. Rivers

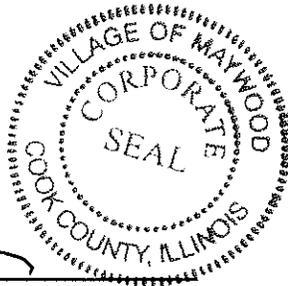
NAYS: None

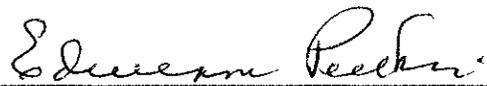
ABSENT: None

APPROVED by me this 21st day of January, 2014, and attested to by the Village Clerk this same day.

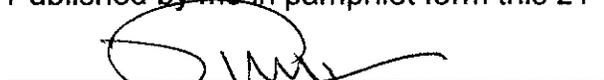
ATTEST:


Viola Mims, Village Clerk




Edwenna Perkins, Village President

Published by me in pamphlet form this 21st day of January, 2014.


Viola Mims, Village Clerk

GROUP EXHIBIT "A"

Boundary Map for Village of Maywood TIF Districts

and

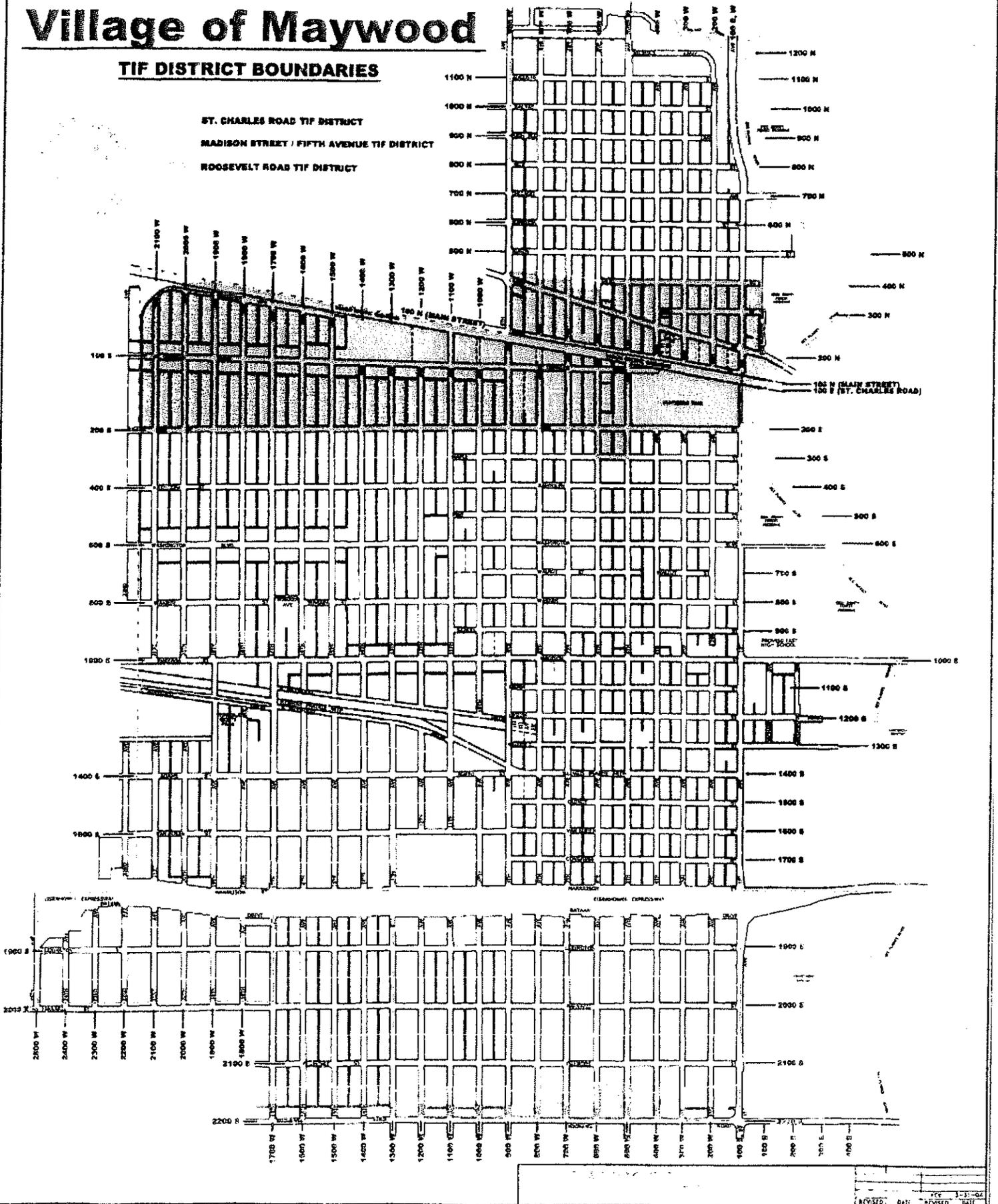
Map of Tax Deed Parcels

(attached)

Village of Maywood

TIF DISTRICT BOUNDARIES

- ST. CHARLES ROAD TIF DISTRICT
- MADISON STREET / FIFTH AVENUE TIF DISTRICT
- ROOSEVELT ROAD TIF DISTRICT



REVISED DATE	REVISED DATE

Village of Maywood



1 inch = 300 feet

TAX DEED PROJECT

LEGEND OF SYMBOLS

-  2013 PROPERTY ACQUISITION PARCELS
-  MADISON STREET T.I.F. DISTRICT
-  ST CHARLES ROAD T.I.F. DISTRICT
-  ROOSEVELT ROAD T.I.F. DISTRICT
-  MAYWOOD VILLAGE BOUNDARY

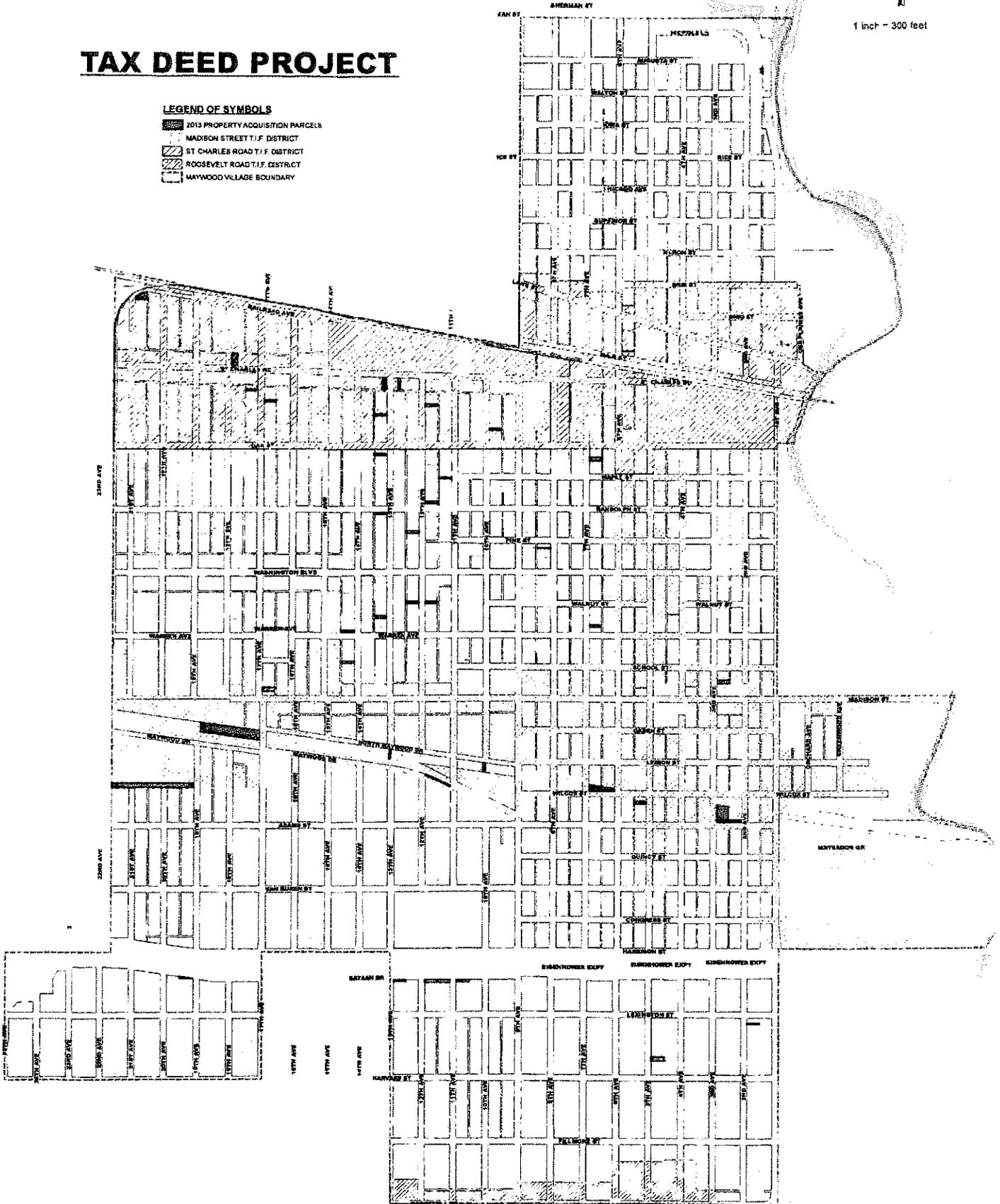


EXHIBIT "B"

**List of Tax Deed Parcels Acquired Under the Village's Tax Deed Program
Located Within the Madison Street/Fifth Avenue TIF Project Area**

(TIF-Eligible Reimbursement Amount Payable to General Fund: \$51,657.72)

(attached)

MADISON TIF PROPERTY ACQUISITIONS - 2013 #2 CORRECTED

PARNO	TX_Ac_2013	TAXADD2013	ADDR	ADDR	PIH0_2	ID	House Num	pl_dif	pl_name	pl_suff	city	taxpayer_name	taxpayer_address	taxpayer_city	taxpayer_pi0	land_av	imp_value	total_value
1515234057	Y	1250 N. Maywood Drive	1250 Maywood Drive	1250	1515234057	13085	1250	N	MAYWOOD	DR	MAYWOOD	ALFONSO GAMBLE	1027 S 17TH AVE	MAYWOOD	I 60153	1100	0	1100
1515234056	Y	1250 N. Maywood Drive	1250 Maywood Drive	1250	1515234056	13084	1250	N	MAYWOOD	DR	MAYWOOD	ALFONSO GAMBLE	1027 S 17TH AVE	MAYWOOD	I 60153	1100	0	1100
1515233024	Y	960 N. Maywood Drive	960 Maywood Drive	960	1515233024	13898	960	N	MAYWOOD	DR	MAYWOOD	ALFONSO GAMBLE	1027 S 17TH AVE	MAYWOOD	I 60153	1387	0	1387
1515214002	Y	1100 S. 11th Avenue	960 Maywood Drive	13897	1515233023	13897	960	N	MAYWOOD	DR	MAYWOOD	ALFONSO GAMBLE	1027 S 17TH AVE	MAYWOOD	I 60153	1387	0	1387
1514118006	Y	1215 S. 7th Avenue	1100 11th Ave	13047	1515214002	13047	1100	S	11TH	AVE	MAYWOOD	JOSEPH F CANTORE	925 S ROUTE 88	ELMHURST	IL 60126	2290	0	2290
1515102017	Y	1217 S. 7th Avenue	1215 7th Ave	8429	1514118006	8429	1215	S	7TH	AVE	MAYWOOD	WILLIAM HARPER	P O BOX 1024	MAYWOOD	I 60153	5771	1778	7549
1515102015	Y	1200 S. 19th Avenue	1217 7th Ave	8423	1514118006	8423	1217	S	7TH	AVE	MAYWOOD	WILLIAM HARPER	P O BOX 1024	MAYWOOD	I 60153	11786	3871	15657
1515102013	Y	1200 S. 19th Avenue	1200 19th Ave	11595	1515102017	11595	1200	S	19TH	AVE	MAYWOOD	WILLIAM HARPER	P O BOX 1024	MAYWOOD	I 60153	203	0	203
1514127014	Y	1304 S. 5th Avenue	1200 19th Ave	11585	1515102015	11585	1200	S	19TH	AVE	MAYWOOD	WILLIAM HARPER	P O BOX 1024	MAYWOOD	I 60153	37155	0	37155
1514130001	Y	1307 S. 3rd Avenue	1304 5th Ave	8646	1514127014	8646	1304	S	5TH	AVE	MAYWOOD	TAXPAYER OF	1304 S 5TH AV	MAYWOOD	I 60153	6355	44626	50961
151501008	Y	705 S. 4th Ave	1307 3rd Ave	8675	1514130001	8675	1307	S	3RD	AVE	MAYWOOD	MIKE & RANDALL PEZZA	P O BOX 28	ELMHURST	IL 60126	17054	3334	20388
1511340014	Y	843 S. 17th Avenue	1315 3rd Ave	11506	1514501003	11506	1315	S	3RD	AVE	MAYWOOD	NICHOLSON CORMETZCK	1315 S 3RD	MAYWOOD	I 60153	3624	0	3624
1510431007	Y	1000 S. 19th Avenue	705 4th Ave	7516	1511340014	7516	705	S	4TH	AVE	MAYWOOD	FRANKLIN MOSES	2742 ARKINGTON	CHICAGO	IL 60612	135	0	135
1515100027	Y	1000 S. 19th Avenue	905 3rd Ave	4691	1511362014	4691	905	S	3RD	AVE	MAYWOOD	NDEL BROWDY	3179 ORANGE BRACE	RIVERWOODS	I 60015	2831	0	2831
1515100028	Y	1000 S. 19th Avenue	843 17th Ave	11551	1510431007	4691	843	S	17TH	AVE	MAYWOOD	JOHN DAY	843 S 17TH AV	MAYWOOD	I 60153	3008	0	3008
			1000 19th Ave	11552	1515100027	11551	1000	S	19TH	AVE	BELLWOOD	GENE HOGSETT	3415 MONROE	BELLWOOD	IL 60104	5611	0	5611
			1000 19th Ave	11552	1515100028	11552	1000	S	19TH	AVE	BELLWOOD	BUSINESSMEN INVESTMEN	3415 MONROE	BELLWOOD	IL 60104	28014	0	28014

