

**AN ORDINANCE OF THE VILLAGE OF MAYWOOD  
APPROVING AND AUTHORIZING THE TRANSFER OF FUNDS  
FROM THE ST. CHARLES ROAD 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 ST. CHARLES ROAD 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 "St. Charles Road TIF Project Area"), designated the St. Charles Road TIF Project Area boundary and adopted tax increment financing for the St. Charles Road 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 St. Charles Road Project Area Boundary, attached hereto and made a part hereof). The St. Charles Road TIF Project Area shall be referred to as the "Project Area"; and

**WHEREAS**, pursuant to the Act, the Village established the St. Charles Road 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 St. Charles Road 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 St. Charles Road 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), ten (10) were located in the St. Charles Road TIF Project Area (the "Project Area Properties"). The percentage of Project Area Properties in relation to the total number of tax deed parcels is 20.4%. 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, 20.4%, or \$30,369.38, 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 \$30,369.38 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 \$30,369.38 from the St. Charles Road 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 St. Charles Road 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 17th day of December, 2013, pursuant to a roll call vote as follows:

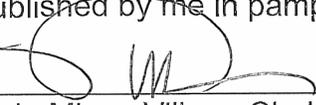
- AYES:** Mayor E. Perkins, Trustee(s) C. Ealey-Cross, A. Jaycox, A. Dorris, M. Rogers, M. Lightford and R. Rivers.
- NAYS:** None
- ABSENT:** None

**APPROVED** by me this 17th day of December, 2013, and attested to by the Village Clerk this same day.

  
\_\_\_\_\_  
Edwenna Perkins, Village President

**ATTEST:**  
  
\_\_\_\_\_  
Viola Mims, Village Clerk

Published by me in pamphlet form this 17th day of December, 2013.

  
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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



1 inch = 300 feet

## TAX DEED PROJECT

### LEGEND OF SYMBOLS

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



**EXHIBIT "B"**

**List of Tax Deed Parcels Acquired Under the Village's Tax Deed Program  
Located Within the St. Charles Road TIF Project Area**

**(TIF-Eligible Reimbursement Amount Payable to General Fund: \$30,369.38)  
(attached)**

ST. CHARLES TIF PROPERTY ACQUISITIONS - 2013 #2 CORRECTED

PKID	TRAc_2013	TXADDR2013	ADDR	ID	house_num	st_dir	st_name	st_suffix	city	taxpayer_name	taxpayer_address	taxpayer_city	taxpayer_state	taxpayer_zip	land_av	imp_value	total_value
1510117001	Y	1 S. 21st Avenue	1 S. 21st Avenue	1082	1	S	21st	AVE	MAYWOOD	MIRACLE REVIVAL CENTER	2010 ST CHARLES RD	MAYWOOD	IL	60153	7924	0	2924
1511135010	Y	3 N. 6th Avenue	3 6TH AVE	6086	3	N	6TH	AVE	MAYWOOD	FRANK & HENRY ROMANO	8930 GROES POINT RD	SKOKIE	IL	60077	1254	65	1319
1510120021	Y	1719 St. Charles Rd	1719 ST CHARLES RD	1309	1719		ST CHARLES	RD	MAYWOOD	MICHAEL McCLENDON	915 N 2ND AV	MAYWOOD	IL	60153	5814	61215	67029
1510232003	Y	1208 St. Charles Road	1208 ST CHARLES RD	2075	1208		ST CHARLES	RD	MAYWOOD	JOHN E MATTHEWS	1208 ST CHARLES	MAYWOOD	IL	60153	2200	0	2200
1510128024	Y	112 S. 17th Avenue	112 17TH AVE	1650	112	S	17TH	AVE	MAYWOOD	BEN KIM	112 17TH AV	MAYWOOD	IL	60153	1787	0	1787
1510239017	Y	121 S. 12th Avenue	121 12TH AVE	2157	121	S	12TH	AVE	MAYWOOD	BEN KIM	121 12TH AV	MAYWOOD	IL	60153	1817	0	1817
1510228013	Y	120 S. 16th Avenue	120 16TH AVE	1798	120	S	16TH	AVE	MAYWOOD	GERTHA D MCKINNIE	120 S 16TH AV	MAYWOOD	IL	60153	1791	0	1791
1510231031	Y	130 S. 13th Avenue	130 13TH AVE	2049	130	S	13TH	AVE	MAYWOOD	MARQUETTE EXPL #4677	5790 W DIVISION	CHICAGO	IL	60651	1812	0	1812
1510235023	Y	137 S. 10th Avenue	137 10TH AVE	2314	137	S	10TH	AVE	MAYWOOD	TAXPAYER	1520 10TH AV	MAYWOOD	IL	60153	1776	0	1776
1510231008	Y	1300 St. Charles Road	1302 ST CHARLES RD	2011	1302		ST CHARLES	RD	MAYWOOD	MR & MRS GILMER	1247 S 13TH AV	MAYWOOD	IL	60153	6047	41904	47951

