

ORDINANCE 2018-49

AN ORDINANCE OF THE VILLAGE OF NILES, COOK COUNTY, ILLINOIS, PROPOSING THE DESIGNATION OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DESIGNATION OF THE MILWAUKEE-DEMPSTER TIF REDEVELOPMENT PROJECT AREA PLAN, THE DESIGNATION OF THE MILWAUKEE-DEMPSTER TIF REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

Dated: This 24th day of July, 2018

**Published in Pamphlet Form by Authority
of the
President and Board of Trustees of
the Village of Niles**

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AN ORDINANCE OF THE VILLAGE OF NILES, COOK COUNTY, ILLINOIS, PROPOSING THE DESIGNATION OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DESIGNATION OF THE MILWAUKEE-DEMPSTER TIF REDEVELOPMENT PROJECT AREA PLAN, THE DESIGNATION OF THE MILWAUKEE-DEMPSTER TIF REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et seq.*), as supplemented and amended (the “*TIF Act*”), the President and Board of Trustees (the “*Corporate Authorities*”) of the Village of Niles, Cook County, Illinois (the “*Municipality*”), have heretofore determined and do hereby determine that it is advisable and in the best interests of the Municipality and certain affected taxing districts that the Municipality designate a proposed redevelopment plan (the “*Redevelopment Plan*”) and project (the “*Project*”) for and designate the redevelopment project area known as the Milwaukee-Dempster TIF Redevelopment Project Area (the “*Redevelopment Project Area*”) as further described in EXHIBIT A attached hereto and that the Municipality 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 Municipality is required to create an interested parties registry for activities related to the Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Municipality that seek to be placed on said interested parties registry, and the Corporate Authorities have heretofore, and it hereby expressly is, determined that the Municipality has created such registry, adopted such registration rules and prescribed such requisite registration forms; and

WHEREAS, the TIF Act requires the Municipality also to convene a joint review board and conduct a public hearing prior to the adoption of ordinances designating a redevelopment plan and project, designating the 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 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 Redevelopment Project Area at the time that the Redevelopment Project Area is approved, a representative selected by the Municipality, 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 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Municipality must make available for public inspection the redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed designation of the Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

WHEREAS, the firm of Kane, McKenna & Associates, Inc., has conducted an eligibility survey of the Redevelopment Project Area and has prepared its report (the "*Report*") that said

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 and are now on file in the official files and records of the Municipality; and

WHEREAS, the Report has heretofore been on file and available for public inspection for at least 10 days in the offices of the Village Clerk as required under the TIF Act; and

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

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed approval of the proposed 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 10 or more inhabited residential units.

NOW THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Niles, Cook County, Illinois, as follows:

SECTION 1: *Redevelopment Plan and Project.* Approval of the Redevelopment Plan and Project, the Redevelopment Project Area and the adoption of tax increment allocation financing therefor is hereby proposed.

SECTION 2: *Interested Persons Registry Created.* The Village Board directed that an interested persons registry (the “*Registry*”) be established for every existing or future

Redevelopment Project Area. The Village Clerk is expressly authorized and directed to maintain the Registry for the Milwaukee-Dempster TIF Redevelopment Project Area.

SECTION 3: *Registration Rules and Forms.* The registration rules for the Registry have been previously approved by the Village and are available from the Village Clerk.

SECTION 4: *Joint Review Board Convened.* A joint review board as set forth in the TIF Act is hereby convened and the board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of said joint review board shall be held at 10:00 a.m. on August 15, 2018 at the Niles Village Hall, 1000 Civic Center Drive., Niles, Illinois. The Municipality hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in Section 7 of this ordinance will be mailed.

SECTION 5: *Time and Place of Public Hearing Fixed.* A public hearing (the “Hearing”) shall be held by the President and the Board of Trustees of the Municipality at 6:30 p.m. on September 25, 2018, at the Village of Niles Council Chambers, 1000 Civic Center Drive., Niles, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed designation of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.


SECTION 6: *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 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

SECTION 7: *Mailing of Notice of Hearing Authorized.* (a) Notice shall be mailed by certified mail not less than 10 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 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 taxpayers of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Municipality for that information in accordance with the registration guidelines herein established by the Municipality. 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 joint review board of the time and place of the first meeting of the joint review board 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, Village Hall, 1000 Civic Center Drive, Niles, Illinois 60714-3132 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.

SECTION 8: *Superseder; Effective Date.* All ordinances, resolutions, motions or orders in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

PASSED: This 24th day of July, 2018.
AYES: 4 Alpogianis, Jekot , Matyas, Strzelecki
NAYS: 1 LoVerde
ABSENT: 1 McCreery
ABSTAIN: 0

APPROVED by me this 24th day of July, 2018.



President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this this 24th day of July, 2018, and published in pamphlet form as provided by law in the Village of Niles, Illinois.



Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF MILWAUKEE-DEMPSTER TIF REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION (Milwaukee Dempster TIF):

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24 AND SECTION 14 IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF GREENWOOD ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF GOLF ROAD;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GOLF ROAD TO THE NORTHEAST CORNER OF LOT 1 IN FRITZ'S RESUBDIVISION AS RECORDED APRIL 29, 1963 AS DOCUMENT NUMBER 18781510;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 IN FRITZ'S RESUBDIVISION TO A POINT THAT IS 35.62 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON A LINE THAT IS 512.6 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 14;

THENCE EAST ALONG SAID LINE THAT IS 512.6 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 14 TO A POINT ON THE WEST LINE OF BLOCK 3 IN SUPERIOR COURT COMMISSIONER'S DIVISION, AS RECORDED DECEMBER 12, 1940 AS DOCUMENT NUMBER 12593211;

THENCE SOUTH ALONG SAID WEST LINE OF BLOCK 3 IN SUPERIOR COURT COMMISSIONER'S DIVISION TO A POINT ON THE NORTH LINE OF BLOCK 4 IN SAID SUPERIOR COURT COMMISSIONER'S DIVISION;

THENCE WEST ALONG SAID NORTH LINE OF BLOCK 4 TO A POINT WHICH IS 271.80 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED BY CONDEMNATION CASE NUMBER 60S10942, RECORDED SEPTEMBER 28, 1960, SAID INTERSECTION BEING 40.81 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 4;

THENCE NORTH ON A LINE THAT IS PARALLEL TO THE SAID WEST LINE OF BLOCK 3 TO A POINT ON THE SOUTH LINE OF SAID FRITZ'S RESUBDIVISION;

THENCE WESTERLY ALONG SAID SOUTH LINE OF FRITZ'S RESUBDIVISION TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 8 IN SAID FRITZ'S RESUBDIVISION;

THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 8 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE BRADFORD EXCHANGE RECONSOLIDATION, AS RECORDED JULY 22, 1991 AS DOCUMENT NUMBER 91363807;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE BRADFORD EXCHANGE RECONSOLIDATION TO THE MOST NORTHERLY CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BRADFORD EXCHANGE RECONSOLIDATION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF ILLINOIS, RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 18193647, SAID LINE BEGINNING 175.0 FEET EASTERLY OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID MARYLAND STREET WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MILWAUKEE AVENUE, AS WIDENED, SAID NORTHEASTERLY LINE ALSO BEING PARALLEL TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF ILLINOIS, 206.63 FEET, MORE OR LESS, TO A POINT ON A LINE THAT IS NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, SAID PARALLEL LINE ALSO PASSING THROUGH A POINT ALONG THE CENTERLINE OF MILWAUKEE AVENUE THAT IS 147.84 FEET NORTH OF SAID SOUTH LINE OF THE NORTHEAST QUARTER, AS MEASURED ALONG SAID CENTERLINE;

THENCE EAST ALONG SAID LINE THAT IS NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER TO A POINT ON THE NORTHWESTERLY LINE OF THE ANTONIO RESUBDIVISION, AS RECORDED JUNE 11, 1990 AS DOCUMENT NUMBER 90272611;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE ANTONIO RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 175 IN THE RESUBDIVISION OF THE SUNDRY LOTS AND VACANT STREETS AND ALLEYS IN GOLF MILL SUBDIVISION, AS RECORDED JANUARY 28, 1963 AS DOCUMENT NUMBER 18707013;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 175 TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 175 AND THE EASTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COURTLAND AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF COURTLAND AVENUE TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED, TO THE NORTHWEST CORNER OF LOT 1 IN IDA C. GLOMSKI SUBDIVISION, AS RECORDED OCTOBER 09, 1958 AS DOCUMENT NUMBER T1822355;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY LINE OF DEMPSTER SUPERIOR SUBDIVISION, AS RECORDED APRIL 25, 1960 AS DOCUMENT T1918562;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID WESTERLY LINE OF DEMPSTER SUPERIOR SUBDIVISION, EXTENDED SOUTHERLY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALLARD ROAD;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BALLARD ROAD TO THE NORTHEAST CORNER OF HEN-EL CORPORATION SUBDIVISION, AS RECORDED FEBRUARY 02, 1971 AS DOCUMENT NUMBER 21386914;

THENCE SOUTHEASTERLY, SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID HEN-EL CORPORATION SUBDIVISION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET TO A POINT ON THE SOUTH LINE OF LOT 1 IN SAID HEN-EL CORPORATION SUBDIVISION;

THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT 1 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF SECTION 23;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 23 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER AVENUE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DEMPSTER AVENUE TO THE NORTHWEST CORNER OF LOT 10 IN PAGNI'S ADDITION TO NILES, AS RECORDED NOVEMBER 13, 1961 AS DOCUMENT NUMBER 18328411;

THENCE SOUTH ALONG THE WEST LINE OF SAID PAGNI'S ADDITION TO NILES TO A POINT ON A LINE DRAWN WEST OF AND AT A RIGHT ANGLE TO THE EAST LINE OF LOT 14 IN SAID PAGNI'S ADDITION TO NILES, FROM A POINT 160.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE EAST ALONG SAID LINE DRAWN WEST OF AND AT A RIGHT ANGLE TO A POINT ON SAID EAST LINE OF LOT 14, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISNER STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF WISNER STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CRAIN STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CRAIN STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID WISNER STREET;

THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF WISNER STREET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CRAIN STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CRAIN STREET TO THE NORTHEAST CORNER OF LOT 38 IN CALLERO & CANTINO'S RESUBDIVISION, AS RECORDED JULY 22, 1958 AS DOCUMENT NUMBER 17266612, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY ALLEY LYING NORTHEASTERLY OF SAID MILWAUKEE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE NORTHWESTERLY-SOUTHEASTERLY ALLEY TO THE MOST SOUTHEASTERLY CORNER OF LOT 39 IN SAID CALLERO & CANTINO'S RESUBDIVISION;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 39 TO THE MOST SOUTHERLY CORNER OF LOT 39 THEREOF, SAID MOST SOUTHERLY CORNER ALSO BEING A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID DEMPSTER STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DEMPSTER STREET TO A POINT ON THE CENTERLINE OF A NORTH-SOUTH ALLEY, SAID ALLEY LYING WEST OF MILWAUKEE AVENUE;

THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CENTERLINE OF A NORTH-SOUTH ALLEY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELIZABETH AVENUE;

THENCE NORTHERLY ALONG A LINE TO THE SOUTHWEST CORNER OF LOT 21 IN BLOCK 7 OF PATER'S MILWAUKEE AVENUE HEIGHTS SUBDIVISION, AS RECORDED AUGUST 31, 1927 AS DOCUMENT NUMBER 369742, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY ALLEY LYING SOUTHWESTERLY OF SAID MILWAUKEE AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE NORTHWESTERLY-SOUTHEASTERLY ALLEY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK AVENUE;

THENCE NORTHERLY ALONG A LINE TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF OAK AVENUE AND THE CENTERLINE OF A NORTHWESTERLY-SOUTHEASTERLY ALLEY LYING SOUTHWESTERLY OF SAID MILWAUKEE AVENUE;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF THE NORTHWESTERLY-SOUTHEASTERLY ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 6 IN BLOCK 6 OF SAID PATER'S MILWAUKEE AVENUE HEIGHTS SUBDIVISION;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 6 IN BLOCK 6 TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED, TO THE MOST EASTERLY CORNER OF LOT 1 IN THE FIRST MIDWEST CONSOLIDATION PLAT, AS RECORDED MARCH 18, 2003 AS DOCUMENT 0030371256;

THENCE SOUTHWESTERLY, WESTERLY AND SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PROSPECT STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF PROSPECT STREET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALLARD ROAD;

THENCE NORTHEASTERLY ALONG A LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALLARD ROAD AND THE EAST LINE OF THE WEST 70 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 70 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON A LINE THAT IS NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID LINE BEGINNING 183.16 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AS MEASURED ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14;

THENCE WEST ALONG SAID PARALLEL LINE TO SAID POINT BEING 183.16 FEET NORTH OF THE SOUTHWEST CORNER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BEL-MAR ESTATES SUBDIVISION, AS RECORDED FEBRUARY 8, 1966 AS DOCUMENT NUMBER T2255098;

THENCE WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY LINES OF SAID BEL-MAR ESTATES SUBDIVISION TO THE NORTHWEST CORNER OF LOT 13 IN SAID BEL-MAR ESTATES SUBDIVISION, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF BALLARD HIGHLANDS SUBDIVISION, AS RECORDED FEBRUARY 21, 1946 AS DOCUMENT NUMBER T-1086113;

THENCE NORTH ALONG SAID EASTERLY LINE OF BALLARD HIGHLANDS SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BALLARD HIGHLANDS SUBDIVISION;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF LOT 4 IN SAID BALLARD HIGHLANDS SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ROBERT JAACK'S SUBDIVISION, AS RECORDED MARCH 22, 2010 AS DOCUMENT NUMBER 1008134049;

THENCE NORTHERLY, EASTERLY, NORTHERLY, EASTERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG THE WESTERLY AND NORTH LINES OF SAID ROBERT JAACK'S SUBDIVISION TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS WIDENED, TO THE NORTHEAST CORNER OF LOT 1 IN ST. MATTHEW'S SUBDIVISION, AS RECORDED JUNE 4, 2007 AS DOCUMENT NUMBER 0715515082;

THENCE WESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTH LINES OF SAID LOT 1 TO A POINT ON THE CENTERLINE OF CHURCH STREET, SAID CENTERLINE ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MARYLAND STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MARYLAND STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHURCH STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CUMBERLAND AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF CUMBERLAND AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DAVIS STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID GREENWOOD ROAD;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF GREENWOOD ROAD TO THE POINT OF BEGINNING.

EXHIBIT B

FORM OF NOTICE OF PUBLIC HEARING

VILLAGE OF NILES, COOK COUNTY, ILLINOIS
PROPOSED MILWAUKEE-DEMPSTER TIF REDEVELOPMENT PROJECT AREA AND PLAN

Notice is hereby given that on September 25, 2018, at 6:30 p.m. at the Village Council Chambers, 1000 Civic Center Drive, Niles, Illinois, a public hearing will be held to consider the designation of the Milwaukee-Dempster TIF Redevelopment Plan (the "*Redevelopment Plan*") and the designation of that redevelopment project area known as the Milwaukee-Dempster TIF Redevelopment Project Area (the "*Redevelopment Project Area*"). The Redevelopment Project Area consists of the territory legally described in Exhibit A attached and is generally described below:

The Milwaukee-Dempster TIF includes properties long the eastern portion of Milwaukee Avenue from the extension of Crane Street to Dempster Street, parcels along the eastern and western portions of Milwaukee Avenue from Dempster Street to Golf road including the Golf Mill Shopping Center, and properties along the southern portion of Church Street Cumberland Avenue to Greenwood Avenue. Adjacent rights of way are also included.

At the hearing, designation of the Redevelopment Plan and Project, designation of the proposed Redevelopment Project Area, and adoption of tax increment allocation financing therefor will be considered. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, Niles Village Hall, 1000 Civic Center Drive, Niles, 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, rehabilitation of properties, 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 public/private partnerships, establishing economic growth, and development in 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 Redevelopment Project Area, improving the environmental quality of

the 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 and improvements, property assembly, site preparation and improvement, rehabilitation, environmental remediation, job training 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, 1000 Civic Center Drive, Niles, Illinois 60714-3132.

There is hereby convened a joint review board to consider the designation of the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the adoption 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, library 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 first meeting of said joint review board shall be held at 10:00 a.m. on August 15, 2018, at the Village Hall, 1000 Civic Center Drive, Niles, Illinois.

At the 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 proposed Redevelopment Plan and Project, the Redevelopment Project Area, and confirmation of tax increment allocation financing therefor. The hearing may be adjourned by the President and the Board of Trustees of the Village 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.

Village Clerk
Village of Niles
Cook County, Illinois

<<Attach Legal Description>>