

PUBLIC NOTICE
PURSUANT TO 65 ILCS 5/11-74.3-2(b)

The President and Board of Trustees of the Village of Norridge (the "Village") will hold a public hearing on January 5, 2022 at 6:30 p.m., at the Norridge Village Hall, Village Board Room, 4000 N. Olcott Ave., Norridge, Illinois 60706 (the "Hearing"), to consider whether to designate the following-described property (the "Proposed Business District No. 1") as a business district with a finding and determination that the Proposed Business District No. 1 is a blighted area as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, et seq. (the "Law"), and whether to approve the business district plan for the Proposed Business District No. 1 (the "Business District Plan") as set forth in the Law:

Legal Description of Proposed Area

PARCEL 1:
TRACT "A":
The South 1/2 of the East 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian, excepting therefrom the east 33.0 feet taken for Harlem Avenue in Cook County, Illinois.

TRACT "B":
That part of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of section 13, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the Indian boundary line excepting therefrom a strip of land 108 feet wide across the Southeastly part of the East 1/2 of the South 1/2 of the South East 1/4 of section 13, aforesaid, said strip being parallel with and adjacent Northwesterly to the Indian boundary line, the north line of said 108' strip being the north line of an easement for right of way by document 11203458 and excepting the east 33.0 feet taken for Harlem Avenue and also excepting the easement dedicated for right of way by document 11019060, in Cook County, Illinois.

PARCEL 2:
The North 1/2 of the East 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian excepting that part of the North half of the East half of the South half of the Northeast Quarter of the Southeast Quarter of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

commencing at the intersection of the South line of Cullom Avenue with the West right-of-way line of FAP 848 (IL43) Harlem Avenue; thence along an assumed bearing South 00 degrees 05 minutes 38 seconds West along said West right-of-way line 8.535 meters (28.00 feet) to a point of beginning; thence continuing along said right-of-way line South 00 degrees 05 minutes 38 seconds West 82.142 meters (269.49 feet); thence North 87 degrees 47 minutes 47 seconds East 10.067 meters (33.03 feet) to a point on the East line of said Section 13; thence North 00 degrees 05 minutes 38 seconds East 100.743 meters (330.52 feet) along the East line of said Northeast quarter of the Southeast quarter of Section 13; thence South 87 degrees 47 minutes 47 seconds West 15.043 meters (49.35 feet); thence South 02 degrees 12 minutes 12 seconds East 10.059 meters (33.00 feet) to a point on said South line of Cullom Avenue; thence South 28 degrees 35 minutes 11 seconds East 9.519 meters (31.23 feet) to the point of beginning in Cook County, Illinois.

PARCEL 3:
That part of Cullom Avenue being a strip of land 33.0 feet wide lying north of and adjoining the South line of the North 1/2 of the East 1/2 of the Northeast Quarter of the Southeast Quarter of Section 13 Township 40 north Range 12 East of the Third Principal Meridian, lying west of the west line of Harlem Avenue.

Also, that part of Octavia Avenue being a strip of land 33.0 feet wide lying west of and adjoining the East line of the West 1/2 of the East Half of the Southeast Quarter of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the North Line of Cullom Avenue and North of the North Line of Irving Park Road, in Cook County, Illinois.

PINs of Proposed Area

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|---------------|---------------|---------------|---------------|---------------|
| 12-13-405-005 | 12-13-405-007 | 12-13-405-010 | 12-13-416-009 | 12-13-416-014 |
| 12-13-405-006 | 12-13-405-008 | 12-13-405-011 | 12-13-416-011 | 12-13-416-015 |

Approximately 28.91 acres of real property commonly known as the Harlem Irving Plaza Shopping Center, located generally between Cullom Avenue on the north, Forest Preserve Drive on the south, Octavia Avenue on the west, and Harlem Avenue on the east and those portions of Cullom Avenue and Octavia Avenue adjacent to the Harlem Irving Plaza Shopping Center in the Village of Norridge.

All interested persons will be given an opportunity to be heard at the Hearing. The Business District Plan for the Proposed Business District No. 1 under consideration at the Hearing provides, generally, as follows:

I. Village Goals and Objectives

A. Village Goals

- (1) To provide for implementation of economic development and redevelopment strategies that benefit the Village and its residents;
- (2) To encourage positive feasible redevelopment of vacant properties and/or underutilized facilities;
- (3) To provide public infrastructure improvements within the Village to promote growth;
- (4) To strengthen the property tax base and sales tax base of the Village;
- (5) To create new jobs and retain existing jobs for the Village and area residents; and
- (6) To coordinate redevelopment within the Village in a comprehensive manner.

B. Village Objectives

- (1) Stabilize retail operations in the spaces located in the Harlem Irving Plaza Shopping Center;
- (2) Improve public utility mains and service lines within the Proposed Business District No. 1;
- (3) Facilitate public right-of-way and roadway improvements, within the Proposed Business District No. 1;
- (4) Promote and/or enhance retail business occupancy within existing buildings and structures through the utilization of applicable funds for eligible capital improvements.

II. Village Policy Criteria

- The Village has established the following policy criteria to guide development activities within the Proposed Business District No. 1:
- A. Preserve and create an environment within the Proposed Business District No. 1 which will promote the economic and social welfare of the Village, including opportunities for new retail/commercial growth and for retention of existing commercial activities.
 - B. Exercise powers provided for under the Law in the promotion of the public interest and enhancement of the tax base and tax revenues to the Village.
 - C. Enhance the economic well-being and strengthen the retail/commercial sector within the Proposed Business District No. 1 by encouraging private investment and reinvestment through public financing vehicles, if necessary, to increase business activity, attract sound and stable commercial growth, create and retain job opportunities, and enhance and diversify the tax base.
 - D. Provide necessary public infrastructure that enhances the Proposed Business District No. 1 to create an attractive service and/or shopping environment to encourage and support private investment.

III. General Project Descriptions

- The Village intends to provide or enter into agreements with developers or other private sector interests to provide certain public and private improvements in the Proposed Business District No. 1 to enhance the immediate area and to serve the needs of development. Potential projects include, but are not limited to:
- A. The redevelopment of the certain spaces within the Harlem Irving Plaza Shopping Center, and the adjacent areas, into modern, renovated retail/commercial uses, or other recreation, entertainment or other land uses that may stimulate additional business activity within the Proposed Business District No. 1 or the Village as a whole;
 - B. The improvement of public utilities, including construction or replacement of the public utility mains, service lines and related system improvements;
 - C. The installation, repair, construction, reconstruction and/or development of storm water management and other public site improvements that are essential to the preparation of the Proposed Business District No. 1 for use in accordance with the Business District Plan;
 - D. The rehabilitation of structures and construction of site improvements, including parking improvements; and
 - E. Entering into agreements with one or more developers or other private sector interests in order to implement the foregoing.

IV. Sales Tax

The Village intends to impose a one percent (1%) business district retailers' occupation tax and a one percent (1%) business district service occupation tax, as permitted by the Law, in the Proposed Business District No. 1 for the planning, execution and implementation of the Business District Plan, and to pay for Proposed Business District No. 1 project costs as set forth in the Business District Plan. Said taxes to be imposed for no more than 23 years.

Any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage or other disposition by the Village of land or rights in land owned by the Village and located within the Proposed Business District No. 1, or who would like further information in regard to the Proposed Business District No. 1, should contact Norridge Village Administrator Joanna Skupien at (708) 453-0800. Any alternative proposals or bids must be addressed to and submitted to Ms. Skupien at the above-listed Village Hall address, no later than the Monday before the Hearing (on or before January 3, 2022, at 4:00 p.m.).

All persons who wish to be heard in support of or in opposition to the matters to be considered at the public hearing shall be afforded an opportunity to do so at the public hearing. Statements may be submitted orally, or in writing, or both. For more details regarding the Proposed Business District No. 1, please contact Norridge Village Administrator Joanna Skupien at (708) 453-0800 or jskupien@villageofnorridge.com. The hearing may be recessed to another date if not concluded on the scheduled date.

Village of Norridge
Gabriela Krasinski
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Village Clerk