

NOTICE OF PUBLIC HEARING

CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS, PROPOSED APPROVAL OF THE CITY OF CALUMET CITY TIF REDEVELOPMENT PLAN RIVER OAKS MALL & RIVER OAKS WEST

Notice is hereby given that on the 13th day of September, 2018 at 7:30 p.m., at the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed City of Calumet City TIF Redevelopment Plan River Oaks Mall & River Oaks West (the "*Plan and Project*"), the designation of the River Oaks Mall & River Oaks West Redevelopment Project Area (the "*Project Area*") and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on Exhibit A and generally described as follows:

An area generally bounded by Route 6 (159th Street – (River Oaks Drive)) on the North, Ring Road on the South, Paxton on the West, and River Road on the East

The Plan and Project objectives are to reduce or eliminate blighting conditions, to enhance the tax base of the City and other affected taxing districts by encouraging private investment in commercial and other mixed-use development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The City may issue obligations to finance project costs in accordance with the Plan and Project, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan and Project, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan and Project is on file and available for public inspection at the office of the City Clerk at the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois.

Pursuant to the proposed Plan and Project, the City proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan and Project proposes to provide assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis, professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore

The Hearing may be adjourned by the Mayor and City Council of the City 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.

For additional information about the proposed Plan and Project and to file comments or suggestions prior to the hearing contact Pete Saunders, Coordinator of the Economic Development Department of the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois, (708) 891-8139.

By Order of the Mayor and City Council of the City of Calumet City this 23rd day of July, 2018.

City Clerk

LEGAL DESCRIPTION (River Oaks TIF):

THAT PART OF THE SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24 IN TOWNSHIP 36 NORTH, RANGE 14 EAST AND THE WEST HALF OF SECTION 19 IN TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 159th STREET, AS DEDICATED AUGUST 13, 1980 BY DOCUMENT NUMBER 25546780 AND THE EAST RIGHT-OF-WAY LINE OF PARK AVENUE, AS DEDICATED JANUARY 23, 1978 BY DOCUMENT NUMBER 24296287;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 1209641126, RECORDED APRIL 5, 2012, SAID SOUTHEAST CORNER BEING A POINT 205 FEET DUE SOUTH OF THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF 159th STREET, AS DEDICATED BY DOCUMENT NUMBER 25546780 AND THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE, AS DEDICATED BY DOCUMENT NUMBER 24296287;

THENCE DUE WEST ALONG A LINE, 400 FEET;

THENCE NORTHWESTERLY ALONG A LINE THAT IS AT AN ANGLE OF 101 DEGREES 33 MINUTES AND 37 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, 203.08 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 159th STREET, AS DEDICATED BY DOCUMENT NUMBER 25546780;

THENCE NORTH ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 24 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 159TH STREET, AS DEDICATED BY DOCUMENT NUMBER 25546786;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 159TH STREET, AS DEDICATED AUGUST 13, 1980 BY DOCUMENT NUMBER 25546786 TO A POINT THAT IS 513.47 FEET WEST OF THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID PARK AVENUE, AS DEDICATED BY DOCUMENT NUMBER 24296287 AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID 159TH STREET, AS DEDICATED BY DOCUMENT NUMBER 25546786, SAID POINT OF INTERSECTION BEING 374.22 FEET WEST OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD CO., BY WARRANTY DEED RECORDED MAY 12, 1949 AS DOCUMENT 14551280 AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE NORTHERLY ALONG THE EAST LINE OF THE LAND CONVEYED TO THE COOK COUNTY FOREST PRESERVE DISTRICT BY DEED RECORDED DECEMBER 10, 1982 AS DOCUMENT NUMBER 264360805, 991.13 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD CO.;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD CO. TO A POINT THAT IS OPPOSITE AND ADJACENT TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GREENWOOD ROAD, SAID POINT BEING 740.91 FEET NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GREENWOOD ROAD AND THE SOUTH LINE OF SAID SECTION 13;

THENCE NORTHEASTERLY ALONG A LINE TO SAID POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GREENWOOD ROAD AND CONTINUING ALONG THAT COURSE TO A POINT ON THE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GREENWOOD ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GREENWOOD ROAD TO THE MOST WESTERLY CORNER OF LOT 3 IN VILLAGE GREEN SUBDIVISION, AS RECORDED JULY 29, 1970 AS DOCUMENT NUMBER 21222523;

THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3 TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PAXTON AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF PAXTON AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST WEST ROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST WEST ROAD TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RING ROAD;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF RING ROAD AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET TO A POINT ON THE EAST LINE OF SAID SECTION 13;

THENCE SOUTH ALONG SAID EAST LINE OF SECTION 13 TO THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 19 TO A POINT THAT IS 1055.93 FEET WEST OF THE NORTHWEST CORNER OF THE EAST 660 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH ALONG A LINE THAT IS PERPENDICULAR TO SAID NORTH LINE OF SECTION 19, 543 FEET, SAID LINE BEING THE WESTERLY LINE OF THE LAND DESCRIBED IN DOCUMENT NUMBER 0010166740, RECORDED MARCH 1, 2001;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF THE LAND DESCRIBED IN SAID DOCUMENT NUMBER 0010166740 TO A POINT ON THE WEST LINE OF SAID EAST 660 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 660 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 19 TO A POINT ON THE NORTHERLY MARGIN OF THE LITTLE CALUMET RIVER AS DESCRIBED IN DOCUMENT NUMBER 1705434062, RECORDED FEBRUARY 23, 2017;

THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHERLY MARGIN OF THE LITTLE CALUMET RIVER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TORRENCE AVENUE;

THENCE WEST ALONG A LINE THAT IS NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 19 TO A POINT ON THE EAST LINE OF LOT 9 IN THE RESUBDIVISION OF LOT 2, RIVER OAKS WEST UNIT 2, AS RECORDED JANUARY 16, 1974 AS DOCUMENT NUMBER 22596794;

THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 9 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN RIVER OAKS WEST MERCHANTS PARK SUBDIVISION, AS RECORDED APRIL 16, 1986 AS DOCUMENT NUMBER 86146891;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 TO A POINT THAT IS 36.14 FEET EAST OF THE SOUTHWEST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG A LINE THAT IS AT AN ANGLE OF 59 DEGREES 17 MINUTES 18 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, 164.45 FEET;

THENCE NORTHERLY ALONG A LINE THAT IS AT AN ANGLE OF 210 DEGREES 42 MINUTES 42 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, 265.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4, SAID POINT BEING 144.39 EAST OF THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG SAID NORTH LINE OF LOT 4 TO SAID NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 11 IN SAID RESUBDIVISION OF LOT 2, RIVER OAKS WEST UNIT 2;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 11 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RING ROAD;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RING ROAD TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TORRENCE AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TORRENCE AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN RIVER OAKS WEST UNIT 2, AS RECORDED DECEMBER 6, 1971 AS DOCUMENT NUMBER 21733939;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 184.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST EXTENSION OF A WALL OF A BLOCK BUILDING LOCATED IN LOT 10 IN VENTURE URBAN SUBDIVISION, AS RECORDED JULY 22, 1981 AS DOCUMENT NUMBER 25944971;

THENCE NORTHWESTERLY ALONG THE SOUTHEAST AND NORTHWEST EXTENSIONS OF SAID WALL OF THE BLOCK BUILDING (AT AN ANGLE OF 71 DEGREES 43 MINUTES AND 08 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE), 353.28 FEET, SAID LINE IS ON AN ASSUMED BEARING OF NORTH 73 DEGREES 20 MINUTES 13 SECONDS WEST, AS DESCRIBED IN DOCUMENT NUMBER 1235422077, RECORDED DECEMBER 19, 2012, THE NEXT FOUR COURSES ARE DESCRIBED USING THIS BEARING SYSTEM;

THENCE NORTH 16 DEGREES 53 MINUTES 06 SECONDS EAST, 16.04 FEET;

THENCE NORTH 73 DEGREES 06 MINUTES 54 SECONDS WEST, 383.96 FEET ALONG A SOUTHWEST WALL OF A BLOCK BUILDING AND A SEAM BETWEEN TWO BUILDINGS TO A POINT ON THE NORTHWEST WALL OF A BLOCK BUILDING;

THENCE NORTH 16 DEGREES 33 MINUTES 58 SECONDS EAST, 139.91 FEET ALONG SAID NORTHWEST WALL OF A BLOCK BUILDING AND THE NORTHEAST EXTENSION THEREOF TO A POINT ON THE SOUTHEAST EXTENSION OF A NORTH LINE OF SAID LOT 10;

THENCE NORTH 71 DEGREES WEST, 196.74 FEET ALONG SAID SOUTHEAST EXTENSION AND NORTH LINE OF LOT 10 TO THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 10, SAID CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID RING ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF RING ROAD TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE SOUTHEAST CORNER OF OAKVIEW SHOPPING CENTER SUBDIVISION, AS RECORDED OCTOBER 6, 1992 AS DOCUMENT NUMBER 92743693;

THENCE WESTERLY, SOUTHWESTERLY, NORTHWESTERLY, NORTHWESTERLY SOUTHWESTERLY, NORTHWESTERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID OAKVIEW SHOPPING CENTER SUBDIVISION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VACATED PAXTON AVENUE, AS RECORDED OCTOBER 6, 1992 AS DOCUMENT NUMBER 92742061;

THENCE SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF VACATED PAXTON AVENUE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (AKA PENN CENTRAL RAILROAD);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (AKA PENN CENTRAL RAILROAD) TO THE NORTH SIDE OF SAID LITTLE CALUMET RIVER AS DESCRIBED IN DOCUMENT NUMBER 94157734, RECORDED FEBRUARY 17, 1994;

THENCE SOUTHWESTERLY ALONG SAID NORTH SIDE OF THE LITTLE CALUMET RIVER TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (AKA PENN CENTRAL RAILROAD);

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (AKA PENN CENTRAL RAILROAD) TO A POINT THAT IS 500 FEET SOUTHEASTERLY OF A POINT OF INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (AKA PENN CENTRAL RAILROAD) AND THE SOUTH LINE OF THE NORTH 60 FEET OF SAID SECTION 24;

THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 100 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (AKA PENN CENTRAL RAILROAD);

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (AKA PENN CENTRAL RAILROAD) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 159TH STREET;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 159TH STREET TO THE POINT OF BEGINNING.