

**AN ORDINANCE DESIGNATING AN AREA IN THE CITY OF ROLLING MEADOWS,  
COOK COUNTY, ILLINOIS, AS BLIGHTED AND IN NEED OF RENEWAL**

**WHEREAS**, the City of Rolling Meadows, Cook County, Illinois (the “City”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs;

**WHEREAS**, the City Council of the City of Rolling Meadows (the “Corporate Authorities”) has evaluated whether the parcels of land delineated by Property Index Numbers 08-07-205-004-0000 and 08-07-205-006-0000 in Rolling Meadows, Cook County, Illinois, and further legally described on Exhibit A, a copy of which is attached hereto and made part hereof (the “Area”), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the “TIF Act”) and the criteria set forth under the Commercial Renewal and Redevelopment Areas Act (the “Renewal Act”).

**WHEREAS**, in order to find that an area qualifies as a blighted area under the TIF Act, five (5) of the following thirteen (13) factors listed must be present; (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) the total equalized assessed value of the proposed redevelopment project area has declined three of the last five years. 65 ILCS 5/11-74.4-3(a).

**WHEREAS**, the Corporate Authorities have reviewed the Eligibility Report dated June 6, 2017 prepared by Real Property Consultants, attached hereto as Exhibit B (the “Report”).

**WHEREAS**, the Report states that the property within the Area is obsolete and contains characteristics or deficiencies which limit the property’s use and marketability; and that property within the Area is in a state of deterioration and requires significant updating (the “Report Contents”).

**WHEREAS**, the Corporate Authorities find that the property within the Area is obsolete and contains characteristics or deficiencies which limit the property’s use and marketability; the extent of vacancy has had an adverse influence on the Area; and find that property within the Area is in a state of deterioration and that the property within the Area is in need of significant updating.

**WHEREAS**, Corporate Authorities find the property within the Area is dilapidated and in an advanced state of disrepair.

**WHEREAS**, Corporate Authorities find that the equalized assessed value of the property has significantly declined in three of the last five years.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Rolling Meadows, Cook County, Illinois, by and through its Home Rule Powers, as follows:

Section One: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

Section Two: That the property within the Area, which is legally described herein, is (1) obsolete, (2) deteriorated, (3) dilapidated, (4) structures are below the minimum code standards (5) there is an illegal use of individual structures (6) excessively vacant (7) lack of ventilation, light or sanitary conditions and (8) the land-use or layout is deleterious.

Section Three: That, in addition to the eight factors listed above, during the period of time subject to the Report, the total equalized assessed value of the property within the Area has declined three out of the last five years.

Section Four: That, because the Area contains at least five or more of the factors used to establish blight under the TIF Act, the Area is found to be a blighted area.

Section Five : That, unless corrected, the blighted condition of the Area will persist and continue to delay any future economic development within the proposed Area.

Section Six; That the Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

YEAS: Cannon, Majikes, Banger, D'Astice, Veenbaas

NAYS: 0

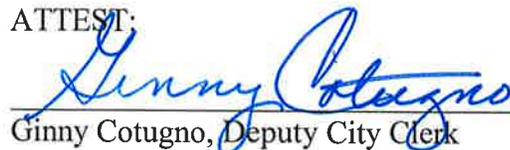
ABSENT: Hill, Gallo

Passed and approved this 8<sup>th</sup> day of August, 2017.



Len Prejna Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

**LEGAL DESCRIPTION:**

PARCEL 1:

Lot 1 in Rolling Meadows Industrial Center, Unit Number 1, a subdivision of part of Sections 7 and 8, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1965 as Document Number 19592045,

Except that part thereof described as follows:

Commencing at the Southeast corner of Lot 2 in said Subdivision; thence South 08 degrees 58 minutes 09 seconds West, along the East line of Lot 1, being also the West line of Tollview Drive, 434.42 feet to the Southeast corner of said Lot 1; thence North 81 degrees 01 minutes 51 seconds West, along the South line of said Lot 1, 280.0 feet; thence North 08 degrees 58 minutes 09 seconds East, 230.0 feet; thence South 81 degrees 01 minutes 51 seconds East, 155.0 feet; thence North 8 degrees 58 minutes 09 seconds East 204.42 feet to a point on the South line of aforesaid Lot 2; thence South 81 degrees 1 minute 51 seconds East along the South line of said Lot 2, 125.0 feet to the place of beginning, in Cook County, Illinois.

PARCEL 2:

Easement appurtenant to and for the benefit of Parcel 1 for parking, as created in Easement Agreement dated March 25, 1968 between Forseen, Inc. and Central National Bank in Chicago, as Trustee under Trust Agreement dated March 22, 1968 and known as Trust No. 9330, recorded in the Office of the Recorder of Deeds on April 8, 1968 as Document Number 20453348, as modified by Modification of Easement Agreement dated October 6, 1976 between the same parties recorded in Cook County, Illinois on April 21, 1977 as Document Number 23896728 and further modified by Second Modification of Easement Agreement dated August 6, 1981 and recorded October 2, 1981 as Document Number 26017921, over the following described property:

That part of Lot 1 in Rolling Meadows Industrial Center, Unit Number 1, a subdivision of part of Sections 7 and 8, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1965 as Document Number 19592045 bounded by a line described as follows:

(Continued)

**EXHIBIT "A"**

SCHEDULE A  
LEGAL DESCRIPTION CONTINUED

Commencing at the Southeast corner of Lot 2 in said Subdivision; thence South 8 degrees 58 minutes 9 seconds West along the East line of Lot 1, being also the West line of Tollview Drive, 204.42 feet; thence North 81 degrees 1 minute 51 seconds West, 125 feet; thence North 8 degrees 58 minutes 9 seconds East, 204.42 feet to a point on the South line of the aforesaid Lot 2; thence South 81 degrees 1 minute 51 seconds East along the South line of said Lot 2, 125 feet to the place of beginning, in Cook County, Illinois.

PARCEL 3:

Easement appurtenant to and for the benefit of Parcel 1 for the installation, construction and maintenance of water, storm sewer and sanitary sewer lines to connect to existing mains of the City of Rolling Meadows or Metropolitan Sanitary District, as created in Easement Agreement dated October 6, 1976 between Forseen, Inc. and Central National Bank in Chicago, as Trustee under Trust Agreement dated March 22, 1968 and known as Trust No. 9330, recorded in Cook County, Illinois on April 21, 1977 as Document Number 23896727, over the following described property:

That part of Lot 1 in Rolling Meadows Industrial Center, Unit Number 1, a subdivision of part of Sections 7 and 8, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1965 as Document Number 19592045 bounded by a line described as follows:

Commencing at the Southeast corner of Lot 2 in said Subdivision; thence South 8 degrees 58 minutes 9 seconds West along the East line of Lot 1, being also the West line of Tollview Drive, 204.42 feet; thence North 81 degrees 1 minute 51 seconds West, 125 feet; thence North 8 degrees 58 minutes 9 seconds East, 204.42 feet to a point on the South line of the aforesaid Lot 2; thence South 81 degrees 1 minute 51 seconds East along the South line of said Lot 2, 125 feet to the place of beginning, in Cook County, Illinois.

PARCEL 4:

Lot 2 in Rolling Meadows Industrial Center Unit Number 1, a subdivision of part

(Continued)

SCHEDULE A  
LEGAL DESCRIPTION CONTINUED

of Sections 7 and 8, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1965 as Document Number 19592045, in Cook County, Illinois.

PARCEL 5:

Easement appurtenant to and for the benefit of the North 536.55 feet of Lot 1, for the right and privilege to enter upon the driveways, walkways and parking areas as created in Easement Agreement dated May 4, 1982 and recorded May 21, 1982 as Document Number 26237748 over the following described part of Lot 1 bounded by a line described as follows:

Commencing at the Southeast corner of Lot 2 in said Subdivision; thence South 08 degrees 58 minutes 09 seconds West, along the East line of Lot 1, being also the West line of Tollview Drive, 434.42 feet to the Southeast corner of said Lot 1; thence North 81 degrees 01 minutes 51 seconds West, along the South line of said Lot 1, 280.0 feet; thence North 08 degrees 58 minutes 09 seconds East, 230.0 feet; thence South 81 degrees 01 minutes 51 seconds East, 155.0 feet; thence North 08 degrees 58 minutes 09 seconds East 204.42 feet to a point on the South line of aforesaid Lot 2; thence South 81 degrees 01 minute 51 seconds East along the South line of said Lot 2, 125.0 feet to the place of beginning, in Rolling Meadows Industrial Center Unit No. 1 aforesaid, in Cook County, Illinois.