

**NOTICE OF PUBLIC HEARING  
VILLAGE OF McCOOK**

**55<sup>TH</sup> STREET REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on **Monday, May 2, 2022, at 4:00 p.m.** in the Board Room of the Village Hall, 5000 Glencoe Avenue, McCook, IL 60525, a public hearing will be held to consider the establishment of a redevelopment project area to be called the Village of McCook 55<sup>th</sup> Street Redevelopment Project Area (the “Redevelopment Project Area”) consisting of the territory legally described on Exhibit A attached hereto and as shown in the map on Exhibit B attached hereto.

The Redevelopment Project Area encompasses 115 acres of privately owned property (Progress Rail, formerly EMD) located north of 55<sup>th</sup> Street and Joliet Road, southwest of the Baltimore & Ohio railroad tracks, and east of 9260 West 55<sup>th</sup> Street, McCook, IL 60525.

There will be considered at the hearing a Redevelopment Plan and Program (the “Redevelopment Plan”) for the Redevelopment Project Area. The overall goal of the Village, through the implementation of the Redevelopment Plan, is to redevelop the Redevelopment Project Area on a comprehensive and planned development basis in order to ensure that new industrial development replaces older obsolete vacant industrial buildings. The Redevelopment Plan does not provide for the displacement of any residents or any residential structures. The Redevelopment Plan with the Eligibility Report is available for public inspection.

At the May 2, 2022 public hearing, all interested persons, the Illinois Department of Commerce and Economic Development, and the affected taxing districts may file written comments to and may be heard orally with respect to any issues regarding the designation of the Redevelopment Project Area, approval of the Redevelopment Plan and the implementation of tax increment allocation financing. Written comments are invited and can be sent in advance of the hearing to Deputy Village Clerk Renee Botica, 5000 Glencoe Avenue, McCook, IL 60525.

**EXHIBIT A  
LEGAL DESCRIPTION**

**VILLAGE OF McCOOK  
55<sup>TH</sup> STREET TIF DISTRICT**

THAT PART OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10 AND THE NORTH LINE OF 55<sup>TH</sup> STREET ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN MCCOOK BUSINESS PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0824231095; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE ELECTRO-MOTIVE DIESEL DITCH AS DESCRIBED IN DOCUMENT NUMBER 0828342067; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH NORTHWESTERLY LINE OF LOT 2 IN STONELEDGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0013435863; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE TO THE SOUTHWESTERLY LINE OF SAID ELECTRO-MOTIVE DIESEL DITCH THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED LINE TO A POINT THAT IS 1955.22 FEET EAST OF THE WEST LINE AND 1224.21 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE NORTHWESTERLY TO A POINT THAT IS 852.19 FEET EAST OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHWESTERLY R.O.W. LINE OF BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED LINE TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH A NORTHEASTERLY LINE OF LOT A IN CENTERPOINT MCCOOK INDUSTRIAL CENTER UNIT #2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 00210033691; THENCE SOUTHEASTERLY AND WESTERLY ALONG THE NORTHEASTERLY AND SOUTHERLY LINES OF SAID LOT A TO THE WEST LINE OF SAID EAST 1/2 OF SECTION 10; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING.

PINs: 18-10-400-011-0000 & 18-10-400-012-0000

# VILLAGE OF McCOOK 55TH STREET TIF DISTRICT

