

**SPECIAL MEETING
BOARD OF TRUSTEES
VILLAGE OF STICKNEY
Tuesday, June 30, 2020**

6:00 p.m.

IMPORTANT NOTICE: As a result of the ongoing COVID-19 pandemic and the Governor of the State of Illinois' declaration of an emergency, the special meeting will be conducted in person and via Zoom in compliance with P.A. 101-0640. All persons attending the meeting in-person will be required to wear a face mask at all times while in the building and will further be subject to strict social distancing (6 feet separation). Electronic attendance via Zoom is strongly encouraged. The information for the Zoom meeting is as follows:

**Website: Zoom.us
Meeting ID: 312 915 7558
Password: 768782**

PUBLIC COMMENT: Persons wishing to attend via Zoom or not wanting to attend the meeting in person may submit "Public Comment" to the Village Clerk no later than one (1) hour before the scheduled start of the meeting. Please send public comments to the Village Clerk at villageclerk@villageofstickney.com.

Meeting Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Ordinances Based on recommendations and findings of fact of the Zoning Board of Appeals made on June 24, 2020**
 - a. Pass and Approve Ordinance 2020-11, "An Ordinance Approving Certain Text Amendments to Sections 3.02, 4.09, 4.12 and 11.03 of Appendix A of the Village of Stickney Code of Ordinances Titled "The Village of Stickney Zoning Ordinance—1980," Stickney, Illinois."**
 - b. Pass and Approve Ordinance 2020-12, "An Ordinance Granting a Special Use Permit for the Property Commonly Known as 3501 South Laramie Avenue, Stickney, Illinois."**
- 5. Pass and Approve Ordinance 2020-13, "An Ordinance Authorizing and Approving the Acquisition of Certain Vehicles for the Village of Stickney Police Department, Stickney, Illinois."**
- 6. A Motion to Authorize the Board of Fire and Police Commissioners to Proceed with Hiring a Probationary Police Officer Based on Organizational Needs.**
- 7. Public Comments**
- 8. Adjournment**

Posted June 26, 2020

ORDINANCE NO. 2020-11

AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO SECTIONS 3.02, 4.09, 4.12 AND 11.03 OF APPENDIX A OF THE VILLAGE OF STICKNEY CODE OF ORDINANCES TITLED "THE VILLAGE OF STICKNEY ZONING ORDINANCE—1980," STICKNEY, ILLINOIS.

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations related to the effective and orderly development of property located within the Village; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to ensuring the health, safety and welfare of individuals residing in, working in and visiting the Village; and

WHEREAS, an application was filed by Hawthorne Race Course, Inc., 3501 South Laramie, Stickney, Illinois, 60402, requesting the certain amendments to the text (the "Amendments") of the Appendix A of the Village of Stickney Code of Ordinances Titled "The Village of Stickney Zoning Ordinance—1980," as amended (the "Zoning Ordinance"). The Amendments are summarized as follows:

- (a) A text amendment to Section 3.02 to create a definition for a "racino entertainment complex"; and
- (b) A text amendment to Section 4.09 of the Zoning Ordinance to exempt lots within the I-2 Heavy Industrial District from certain limitations on the number of buildings on lots pursuant to special use; and
- (c) A text amendment to Section 4.12 of the Zoning Ordinance to exempt the "racino entertainment complex" from certain building height restrictions pursuant to special use; and
- (d) A text amendment to Section 11.03 of Appendix A Zoning of the Zoning Ordinance to provide that a "racino entertainment complex" shall be a special use in the Heavy Industrial (I-2) zoning district;

WHEREAS, Section 12.10 of the Zoning Ordinance authorizes "any person owning or having an interest in property affected by a proposed amendment" to propose or initiate amendments to the Zoning Ordinance; and

WHEREAS, the ZBA held a public hearing (the "Public Hearing") on June 24, 2020, pursuant to proper notice on the proposed Amendments; and

WHEREAS, the Public Hearing was held in-person and broadcast via Zoom.us ("Zoom") as a result of the ongoing COVID-19 pandemic and in compliance with Public Act P.A. 100-0640; and

WHEREAS, at said Public Hearing, testimony and comment was given by the Applicant, the Applicant's agents and representatives, and members of the public, and further multiple opportunities were given to the public to offer public comment or testimony both in person and via electronic methods, specifically through Zoom; and

WHEREAS, no protest to the proposed Amendments was filed pursuant to Section 12.16 of the Zoning Ordinance; and

WHEREAS, based on the testimony given at said Public Hearing, the ZBA made certain findings of fact and conclusions with respect to the Amendment and made a recommendation to the Village of Stickney's Board of Trustees (the "Village Board") that the Amendments be approved (collectively, the "Findings and Recommendation"); and

WHEREAS, a copy of the Findings and Recommendation is attached hereto as Exhibit A and is incorporated herein by reference as if set forth in full; and

WHEREAS, the Amendments would help develop an existing property in need of updating and allow for certain uses of the property not previously allowed that are congruous to certain existing special uses such as horse racing tracks, would allow for the orderly development of surrounding properties, and would potentially produce additional economic activity to the area thereby increasing revenue to the Village and thereby allowing the Village to provide certain services to the Village and its residents; and

WHEREAS, the Amendments further are not detrimental to the health, safety or welfare of the Village, will not injure the use and enjoyment of the surrounding property owners or reduce property values or disrupt the trends of development, and the Amendments will advance the orderly and economic development of the surrounding properties;

WHEREAS, in light of the above, the Amendments are in furtherance of the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Stickney, County of Cook, State of Illinois, in the exercise of its home rule powers as follows:

Section 1. Recitals. The foregoing recitals are herein incorporated and made a part of this Ordinance as if fully set forth herein.

Section 2. Approval of Text Amendments. The Findings and Recommendation is hereby adopted. The Village Board concurs with the Findings and Recommendation and, in accordance with the findings and conclusions stated therein, hereby approves the Amendments, as described below.

Section 3. Amendment to Section 3.02 of the Zoning Ordinance. Section 3.02 of the Village of Stickney Zoning Ordinance is hereby amended to create a definition for a "racino entertainment complex" by adding the underlined language as follows:

"A 'racino entertainment complex' is a complex or grounds that contains horse racing facilities (as such term is defined in the Illinois Horse Racing Act of 1975, 230 ILCS 5/1 et seq.), organization gaming facilities (as such term is defined in the Illinois Horse Racing Act of 1975, 230 ILCS 5/1 et seq. and the Illinois Gaming Act, 235 ILCS 10/1 et seq.), gaming facilities (as such term is defined in the Sports Wagering Act, 230 ILCS 45/1 et seq.), hotel, multi-purpose entertainment venue, parking garage and

additional off-street parking facilities, restaurants (including drive-thru and take-out facilities), catering establishments, bars, taverns, cocktail lounges, barns, residences, valet facility, other accessory uses as approved by special use, or any combination thereof."

Section 4. Amendment to Section 4.09 of the Zoning Ordinance. Section 4.09 of the Village of Stickney Zoning Ordinance is hereby amended by adding the underlined language as follows:

"Not more than one principal building shall be located on a zoning lot unless the zoning lot is located within the I-2 Heavy Industrial District and authorized by special use. No more than three accessory buildings shall be permitted on any zoning lot except (i) a residential district where no more than one accessory dwelling is permitted on any zoning lot, or (ii) in the I-2 Heavy Industrial District pursuant to special use."

Section 5. Amendment to Section 4.12 of the Zoning Ordinance. Section 4.12 of the Village of Stickney Zoning Ordinance is hereby amended by adding the underlined language as follows:

"All new buildings and structures shall conform to the regulations established herein for the district in which each building is located except the parapet walls, chimneys, cooling towers, elevator bulk heads, fire towers, stacks and necessary mechanical appurtenances, and structures and buildings within a racino entertainment complex pursuant to special use shall be permitted to exceed the maximum height requirements subject to the height limitations imposed by the Federal Aviation Administration."

Section 5. Amendment to Section 11.03 of the Zoning Ordinance. Section 11.03 of the Village of Stickney Zoning Ordinance is hereby amended by adding the underlined language adding the following special use to the Heavy Industrial (I-2) zoning district to appear in alphabetical order:

"Racino Entertainment Complex"

Section 6. Savings Clause. This Ordinance shall not affect suits pending or rights existing at the time this Ordinance takes effect. Such suits and rights shall continue in full force to the same extent and with like effect as if this Ordinance be taken, construed or held to avoid or impair any cause of action now existing under any ordinance of the Village, or any amendment thereto, but as to any consideration of action now existing, such ordinance and amendment thereto, shall be continued in full force and effect.

Section 7. Superseder. Other than as set forth in Section 6 above, all ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8. Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 8. Effective Date. This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Passed this _____ day of _____, 2020.

Jeff Walik, President

ATTEST:

Audrey McAdams, Village Clerk

Date of Passage:

Date of Publication:

EXHIBIT A

FINDINGS AND RECOMMENDATION

FINDINGS OF FACT AND RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**RE: 3501 South Laramie Avenue, Stickney, Illinois 60804 (the “Property”)
Hawthorne Racecourse**

GRANT OF CERTAIN TEXT AMENDMENTS

On June 24, 2020, the Village of Stickney (the “Village”) Zoning Board of Appeals (the “ZBA”) recommended granting certain Text Amendments, as defined and described below, to add the term “racino entertainment complex”, to define the term “racino entertainment complex”, to make the use of a “racino entertainment complex” a special use in the Heavy Industrial (I-2) zoning district, and to provide that restrictions related to the number of buildings on a lot and building height restrictions may be exceeded pursuant to special use, based on the following:

1. Hawthorne Racecourse, LLC, (the “Applicant”), by and through their attorneys Montana & Welch, LLC, submitted an application to the ZBA requesting the following text amendments (the “Text Amendments”) to the Village of Stickney Zoning Ordinance (the “Zoning Ordinance”):

A. Amendment to Section 3.02 of the Zoning Ordinance. A text amendment to Section 3.02 to create a definition for a “racino entertainment complex”, specifically to define as follows:

“A 'racino entertainment complex' is a complex or grounds that contains horse racing facilities (as such term is defined in the Illinois Horse Racing Act of 1975, 230 ILCS 5/1 et seq.), organization gaming facilities (as such term is defined in the Illinois Horse Racing Act of 1975, 230 ILCS 5/1 et seq., and the Illinois Gaming Act, 235 ILCS 10/1 et seq.), gaming facilities (as such term is defined in the Sports Wagering Act, 230 ILCS 45/1 et seq.), hotel, multi-purpose entertainment venue, parking garage and additional off-street parking facilities, restaurants (including drive-thru and take-out facilities), catering establishments, bars, taverns, cocktail lounges, barns, residences, valet facility, other accessory uses as approved by special use, or any combination thereof.”

B. Amendment to Section 4.09 of the Zoning Ordinance. A text amendment to Section 4.09 of the Village of Stickney Zoning Ordinance to read as follows:

“Not more than one principal building shall be located on a zoning lot unless the zoning lot is located within the I-2 Heavy Industrial District and authorized by special use. No more than three accessory buildings shall be permitted on any zoning lot except (i) a residential district where no more than one accessory dwelling is permitted on any zoning lot, or (ii) in the 1-

2 Heavy Industrial District pursuant to special use.”

- C. Amendment to Section 4.12 of the Zoning Ordinance. A text amendment to Section 4.12 of the Village of Stickney Zoning Ordinance to read as follows:

“All new buildings and structures shall conform to the regulations established herein for the district in which each building is located except the parapet walls, chimneys, cooling towers, elevator bulk heads, fire towers, stacks and necessary mechanical appurtenances, and structures and buildings within a racino entertainment complex pursuant to special use shall be permitted to exceed the maximum height requirements subject to the height limitations imposed by the Federal Aviation Administration.”

- D. Amendment to Section 11.03 of the Zoning Ordinance. A text amendment to Section 11.03 of the Village of Stickney Zoning Ordinance to add the following special use to the Heavy Industrial (I-2) zoning district appearing in alphabetical order:

“Racino Entertainment Complex”

2. The Property owned and operated by the Applicant benefitting from the proposed Amendments is located in the Heavy Industrial (I-2) zoning district;
3. In accordance with the Illinois Compiled Statutes and the Village’s Zoning Ordinance, notice of the hearing regarding the Applicant’s requested Zoning Relief (the “Hearing”) was published in one or more newspapers published in the Village, including notice published on June 9, 2020 in the Chicago Sun-Times, a copy of which is attached hereto and incorporated herein as Exhibit A, and taxpayer notice was sent via certified mail by the Applicant as stated in the “Affidavit of Notification to Property Owners,” a copy of which is attached hereto and incorporated herein as Exhibit B;
4. At the Hearing, the Applicant provided credible evidence related to the benefit of approving the Text Amendments;
5. In addition to the above and herein, the ZBA hereby makes the following findings of fact:
 - A. **Existing uses of property within the general area in question.** The Applicant further credibly testified that the existing uses in the area shall remain those contemplated within the I-2 Heavy Industrial District, which is intended to provide for heavy manufacturing and industrial uses. A horse racetrack has operated within the aforesaid zoning district for over 100 years with no apparent impact on the existing uses in the general area. Pari-mutuel wagering and recreational areas are located on the Property and in various locations neighboring the Property. The proposed amendments will be of a

similar nature to the horse racetrack and there is no evidence of record that the proposed text amendments will negatively impact the existing uses within the general area. Further, by making a “Racino Entertainment Complex” a special use, the Village will retain the ability to place reasonable conditions upon the operations of such a use in order to minimize any potential negative impacts from the operation on the existing uses within the surrounding area.

- B. **The zoning classification of the property within the general area of the property in question.** As stated above, the zoning classification of the surrounding area is I-2 Heavy Industrial. The proposed text amendments do not undermine the orderly development of property within the general area and, rather, promotes the continued economic viability of the area in similar manner as the recent trend of development.
- C. **The suitability of the property in question for uses permitted under the existing zoning classification and under any proposed amended zoning classification.** As stated above, the property has historically been used as a horse racetrack within the I-2 Heavy Industrial District. The proposed amendments do not change the nature and characteristics of the underlying zoning district but merely add an additional (similar) use to the list of special uses within the I-2 Heavy Industrial District. The property, to the extent applicable is subject to the special use procedures and the application of any conditions imposed under the Stickney Zoning Code, is suitable for the proposed use.
- D. **The trend of development, if any, in the area in question.** This area has traditionally been identified within I-2 Heavy Industrial District. Surrounding properties have been developed as manufacturing, warehousing, and other similar uses. The areas have not seen an influx of residential development. Recently, the region has had an influx of legal gaming facilities. The property at issue has been operated as a horse racetrack for over 100 years. The highest and best use of the pertinent area continues to be in the nature of heavy industrial uses and the proposed amendments will not undermine this trend within the area.
- E. **The extent to which the property values in the area of the subject property affected by the amendment would be diminished by the existing zoning and zoning as amended.** The property has been used as a horse racetrack for over a century. The horse racetrack has long been an anchor in the community. No evidence has been entered supporting the conclusion that property values would be diminished with the passage of the Text Amendments. However, due to the changing nature and economics of the horse racing industry, it is necessary to enact the proposed amendments in order to allow the property to remain competitive and economically viable. The proposed amendments will likely have a positive

impact on property values in the area of the subject property by (i) ensuring the continued economic vitality of the area, (ii) increasing the property tax base of the area, and (iii) providing private investment in public infrastructure benefitting the surrounding area.

- F. **Whether the adoption of the proposed amendment is in the public interest.** For all of the reasons identified above, the proposed amendments are found to be in the public interest.

CONCLUSION; CONDITION

Testimony and other evidence offered at the Hearing demonstrated that the Amendments would be in furtherance of the public health, safety and welfare, that the Amendments would otherwise be in the best interests of the Village, and that they are in conformity with the surrounding community. Accordingly, the ZBA recommends approval of the Amendments.

Chairman of the Zoning Board of Appeals for the Village of Stickney

EXHIBIT A
PUBLISHED NOTICE

MONTANA AND WELCH LLC
NOTICE OF PUBLIC HEARING BEFORE THE ZONING BOARD

ADORDERNUMBER: 0001109033-01

PO NUMBER: Vlg of Stickney

AMOUNT: 1,152.00

NO OF AFFIDAVITS: 1

Chicago Sun-Times Certificate of Publication

State of Illinois - County of Cook

Chicago Sun-Times, does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, PI.

Note: Notice appeared in the following checked positions.

PUBLICATION DATE(S): 06/09/2020

Chicago Sun-Times

IN WITNESS WHEREOF, the undersigned, being duly authorized,
has caused this Certificate to be signed

by



Susan Quinn
Manager | Recruitment & Legals

This 9th Day of June 2020

MONTANA AND WELCH LLC
11950 SOUTH HARLEM AVENUE
SUITE 102
PALOS HEIGHTS, IL 60463

**NOTICE OF PUBLIC HEARING
BEFORE THE ZONING BOARD OF APPEALS FOR THE
VILLAGE OF STICKNEY, COUNTY OF COOK, STATE OF ILLINOIS
WEDNESDAY, JUNE 24, 2020, 6:00 PM**

Notice is given that the Zoning Board of Appeals of the Village of Stickney will conduct a public hearing on Wednesday, June 24, 2020 at 6:00 p.m., at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402 to take public comment and testimony concerning:

An application submitted by Hawthorne Race Course, Inc., 3501 South Laramie Avenue, Stickney, Illinois, 60402 on June 5, 2020 to the Village of Stickney Zoning Administrator requesting the following relief: (a) a text amendment to Section 11.03 of Appendix A Zoning of the Zoning Ordinance to provide that a "racino entertainment complex" shall be a special use in the Heavy Industrial(I-2) zoning district and to further provide for a definition of "racino entertainment complex"; (b) a text amendment to Section 3.02 to create a definition for a "racino entertainment complex"; (c) a text amendment to Section 4.09 of the Zoning Ordinance to exempt lots within the I-2 Heavy Industrial District from certain limitations on the number buildings on lots pursuant to special use; (d) a text amendment to Section 4.12 of the Zoning Ordinance to exempt the "racino entertainment complex" from certain building height restrictions pursuant to special use; and (e) a special permit to allow the operation of a "racino entertainment complex" at 3501 South Laramie Avenue, Stickney, Illinois 60402 (PINs: 16-33-400-001-0000, 16-33-400-005-0000, 16-33-400-040-0000, and 16-33-501-001-0000).

The Legal Descriptions for the property locate at 3501 South Laramie Avenue, Stickney, Illinois 60402:

PARCEL 1 (16-33-400-001-0000):

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL (EXCEPT THE 20 FEET WIDE RAILROAD SWITCH TRACK RIGHT OF WAY CONVEYED TO THE AMERICAN TAR PRODUCTS COMPANY, INC., BY DEED DATED JUNE 25, 1921, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 16967, PAGE 272 AS DOCUMENT NUMBER 7212576, ALSO EXCEPT THE EAST 50 FEET LYING NORTH OF THE SOUTH LINE OF OGDEN DITCH ALSO CALLED WEST FORK OF SOUTH BRANCH OF THE CHICAGO RIVER) LYING NORTH OF A LINE DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION, 1,213.18 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT AN ANGLE OF 90 DEGREES SOUTH TO WEST, A DISTANCE OF 40 FEET; THENCE SOUTHWESTERLY ON A LINE WITH AN ANGLE OF 164 DEGREES 24 MINUTES MEASURED FROM EAST TO SOUTHWEST FROM LAST DESCRIBED LINE, A DISTANCE OF 259.98 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 36 MINUTES TO LEFT FROM LAST DESCRIBED LINE, A DISTANCE OF 849.63 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 17 MINUTES TO THE LEFT FROM LAST DESCRIBED LINE, A DISTANCE OF 234.76 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 4 DEGREES, 28 MINUTES 15 SECONDS TO THE RIGHT, FROM LAST DESCRIBED LINE, A DISTANCE OF 210.14 FEET THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 2 DEGREES, 54 MINUTES, 30 SECONDS TO THE RIGHT FROM LAST DESCRIBED LINE, A DISTANCE OF 482.83 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 6 MINUTES 52 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, A DISTANCE OF 411.74 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 3 DEGREES, 13 MINUTES 30 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, A DISTANCE OF 259.35 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER 606.821 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTH EAST QUARTER IN COOK COUNTY, ILLINOIS.

PARCEL 2 (16-33-400-005-0000):

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, WHICH IS 1174.48 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 38.70 FEET TO A POINT 1213.18 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE WEST PERPENDICULAR TO SAID EAST LINE OF SOUTHEAST QUARTER A DISTANCE OF 40 FEET; THENCE SOUTHWESTERLY ON A LINE WITH AN ANGLE OF 164 DEGREES 24 MINUTES, MEASURED FROM EAST TO SOUTHWEST FROM LAST DESCRIBED LINE, A DISTANCE OF 259.98 FEET TO A POINT WHICH IS 290.41 FEET (MEASURED PERPENDICULAR WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER AND THENCE EASTERLY A DISTANCE OF 292.08 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE DESCRIBED LAND THE EAST 50 FEET THEREOF FALLING IN CICERO AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL3(16-33-400-040-0000):

A STRIP OF LAND 20.00 FEET WIDE AND 1705.1 FEET LONG IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4, 957 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE 1705.1 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE EAST 20 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE 1705.1 FEET; THENCE WEST 20 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTH 606.82 FEET OF THE ABOVE DESCRIBED LAND IN COOK COUNTY, ILLINOIS.

PARCEL 4 (16-33-501-001-0000) as applicable:

A STRIP OF LAND TWENTY (20) FEET WIDE AND THROUGH, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION THIRTY-THREE (33) TOWNSHIP THIRTY-NINE (39) NORTH RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING TEN (10) FEET ON EACH SIDE OF THE CENTERLINE THEREOF, WHICH CENTERLINE IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT TEN (10) FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY THREE (33) AND NINE HUNDRED FIFTY-SEVEN (957) FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, THENCE NORTHEASTERLY ALONG A SIX DEGREE (6°) CURVE TO THE RIGHT THREE HINDERED TEN AND NIN-TENTHS (310.9) FEET; THENCE NORTH EIGHTEEN DEGREES THIRTY-NINE MINUTES THIRTY SECONDS (18°39'30") EAST ALONG A LINE TANGENT TO SAID CURVE THREE HUNDRED TWENTY-NINE AND EIGHT-TENTHS (329.8) FEET; THENCE NORTHEASTERLY ALONG A THIRTEEN DEGREE (13°) CURVE TO THE RIGHT FIVE HUNDRED FORTY-NINE (549) FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER AND THIRTY-EIGHT (38) FEET SOUTH THEREFROM TWO HUNDRED THIRTY-FOUR AND EIGHT-TENTHS (234.8) FEET; THENCE NORTHEASTERLY ALONG A THIRTEEN DEGREE (13°) CURVE TO THE LEFT ONE HINDERED EIGHTY-TWO AND NINE-TENTHS (182.9) FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER NINE HUNDRED NINETY-SEVEN AND THREE TENTHS (997.3) FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, IN COOK COUNTY, ILLINOIS.

All persons in attendance at the foregoing hearing shall have an opportunity to give testimony, be heard, and ask questions regarding the project. Further information regarding the applications are available through the Zoning Administrator, Josh Briak (708-749-4490), whose office is located at Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402. Any changes related to the location or manner of attendance of the hearing resulting from any local or national emergency, including but not limited to COVID-19 related state, federal and local restrictions or other emergency declarations by the Village President, the Governor of the State of Illinois or the President of the United States of America, shall be posted on the Village's website.

Publication Date this 9th day of June, 2020.
Village of Stickney Zoning Board of Appeals
6/9/2020 #1109033

EXHIBIT B

AFFIDAVIT OF NOTIFICATION TO PROPERTY OWNERS

Affidavit of Notification to Property Owners

The following are the names and addresses of surrounding property owners for a distance of 250 feet in all directions from the property lines. Said names are as they appear from authentic tax records of this County, or whose names are listed on mailboxes, bells or signs on said premises. A certified copy of legal notice regarding the Zoning Hearing on June 24, 2020 at the Village of Stickney relating to Hawthorne Race Course was mailed to each of the property owners listed below on June 9, 2020, as required pursuant to the Village of Stickney Zoning Application Forms and applicable Village ordinance.

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>
3720 S CICERO LLC	105261 MADISON STREET	BURR RIDGE	IL 60527
5448 W 47TH STREET LLC	5448 W 47TH STREET LLC	MISSION HILLS	CA 91345
AMERIGAS PROPANE CO	PO BOX 798	VALLEY FORGE	PA 19482
ANITA GUZMAN PANTOJA	3601 S 52ND CT	CICERO	IL 60804
ANTONIO ACOSTA	3703 S 52ND CT	CICERO	IL 60804
ARMANDO GONZALEZ	P O BOX 552	BERWYN	IL 60402
ARMANDO MEDINA JR	3621 S 52ND CT	CICERO	IL 60804
ARMANDO ROSAS	3721 S 52ND CT	CICERO	IL 60804
ARNOLDO DEHOYOS	3609 S 52ND CT	CICERO	IL 60804
ARTURO RIDIGUEZ	3507 S 52ND CT	CICERO	IL 60804
B BECERRA	3741 S 52ND CT	CICERO	IL 60804
BARBARA R ENGLAND	3605 S 52ND CT	CICERO	IL 60804
CARLOS A HERNANDEZ	3525 S 52ND CT	CICERO	IL 60804
CHARLES L COLEMAN III	3723 S 52ND CT	CICERO	IL 60804
CITGO PETROLEUM CORP	POB 4689 PROP TX RM 4073	HOUSTON	TX 77210
DAVID FAIRBROTHER	3517 S 52ND CT	CICERO	IL 60804
EDITH EVARISTO	3607 S 52ND CT	CICERO	IL 60804
EDITH KEBLERIS	10940 S 84TH AVE	PALOS HILLS	IL 60465
ELEAZAR MARTINEZ	3615 S 52ND CT	CICERO	IL 60804
F MORENO GARCIA	3521 S 52ND CT	CICERO	IL 60804
FLORENCIO E CORRAL JR	3535 S 52ND CT	CICERO	IL 60804
FLORENCIO M CORRAL	3715 S 52ND CT	CICERO	IL 60804
FRANCIS JULIUS C WONG	3611 S 52ND CT	CICERO	IL 60804
GERARDO AGUAYO	3639 S 52ND CT	CICERO	IL 60804
GERARDO CORTES	3515 S 52ND CT	CICERO	IL 60804
GERARDO ESCOBAR	3613 S 52ND CT	CICERO	IL 60804
GILDARDO GALLEGOS	3719 S 52ND CT	CICERO	IL 60804
GUADALUPE CEERDA	3731 S 52ND CT	CICERO	IL 60804
HECTOR GUTIERREZ	3733 S 52ND CT	CICERO	IL 60804
HUSNI KHALIFEH	3501 S 52ND ST	CICERO	IL 60804

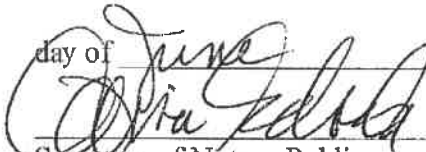
IFU PROPERTIES LLC	5277 TRILLIUM BLVD	HOFFMAN ESTATES	IL	60192
IRMA NAVA	3739 S 52ND CT 2F	CICERO	IL	60804
ISAAC IBARRA TORRES	3701 S 52ND CT	CICERO	IL	60804
JACOB FENCE & GATE CORP	3136 S 52ND CT	CICERO	IL	60804
JAIME CORRO	3503 S 52ND ST	CICERO	IL	60804
JESUS & GUSTAVO LOZA	3505 S 52ND CT	CICERO	IL	60804
JOHN AND KIM HAGEDORN	15756 W 138TH STREET	HOMER GLEN	IL	60491
JOHN AND KIM HAGEDORN	3623 S 52ND CT	CICERO	IL	60804
JOHN R MAPLES	3717 S 52ND CT	CICERO	IL	60804
JOSE A BRISENO	3537 S 52ND CT	CICERO	IL	60804
JOSE D HERNANDEZ	1407 S CENTRAL AVE	CICERO	IL	60804
JOSE L HERNANDEZ	3645 S 52ND CT	CICERO	IL	60804
JOSE VASQUEZ	3743 S 52ND CT	CICERO	IL	60804
JOVANNI SALAZAR	3136 S 52ND CT	CICERO	IL	60804
JULIO C A RAMIREZ	3523 S 52ND CT	CICERO	IL	60804
LESLIE Y RAMIREZ	3513 S 52ND CT	CICERO	IL	60804
LGD PROP LLC/GARY HARPER	4950 W 39TH ST	STICKNEY	IL	60402
LILIANA MARTINEZ	3928 WISCONSIN AVE	STICKNEY	IL	60402
LUZ MARIA COLON	3725 S 52ND CT	CICERO	IL	60804
LUZ R DIAZ ARMAND DIAZ	3727 S 52ND CT	CICERO	IL	60804
MANDUJANO LUCILA	3641 S 52ND CT	CICERO	IL	60804
MARIA D C CORRAL	3620 S LARAMIE AVE	CICERO	IL	60804
MARIA E DIAZ	3635 S 52ND CT	CICERO	IL	60804
MARIA G SEDANO	3527 S 52ND CT	CICERO	IL	60804
MARIA M RIVAS ANDRADE	3707 S 52ND CT	CICERO	IL	60804
MARIA SANDOVAL	3747 S 52ND CT	CICERO	IL	60804
MARIE GRIFFIN	3533 S 52ND CT	CICERO	IL	60804
MARTHA MARRUFO	3529 S 52ND CT	CICERO	IL	60804
MICHAEL A FOBES	3709 S 52ND CT	CICERO	IL	60804
MICHAEL CICHETTI	3628 S LARAMIE AVE	CICERO	IL	60804
MICHAEL FOBES	3709 S 52ND CT	CICERO	IL	60804
MICHAEL J BERGMANN	3617 S 52ND CT	CICERO	IL	60804
NEELKANTH UPADHYAYA	3648 S LARAMIE AVE	CICERO	IL	60804
PATRICIA BLACKSMITH	3531 S 52ND CT	CICERO	IL	60804
PERSHING TERMINAL LLC	9525 W BRYN MAWR 955	ROSEMONT	IL	60018
PHILL RUIZ	3647 S 52ND CT	CICERO	IL	60804
QUAQUAS PROPERTIES, INC	6416 32ND ST	BERWYN	IL	60402
RAFAEL MARQUEZ	3509 S 52ND CT	CICERO	IL	60804
RAUL GMEZ	3511 S 52ND CT	CICERO	IL	60804
RICHARD B LAIBLY LR	3643 S 52ND CT	CICERO	IL	60804
RODRIGUEZ WALTER	3729 S 52ND CT	CICERO	IL	60804
ROSA M MELESIO	3928 WISCONSIN AVE	STICKNEY	IL	60402

RUBIN TORRES	3603 S 52ND CT	CICERO	IL	60804
SALVADOR MARQUEZ	19500 SOUTHFIELD	TINLEY PARK	IL	60487
SEREIO DE LA TORRE	3539 S 52ND CT	CICERO	IL	60804
TAXPAYER OF	TWO WESTBROOK CORP CTR	WESTCHESTER	IL	60154
THOMAS CAREY HEIRS	3501 S LARAMIE AVE	CICERO	IL	60804
THORNTONS INC	2600 JAMES THORNTON WA	LOUISVILLE	KY	40245
TOWN OF CICERO	4937 W 25TH ST	CICERO	IL	60804
VICTORIA OROZCO	3519 S 52ND CT	CICERO	IL	60804
Wal-Mart Real Estate	PO BOX 8050	Bentonville	AR	72712
WASTE MANAGEMENT	PO BOX 1450	CHICAGO	IL	60690
WIRTZ BEVERAGE ILLINOIS	3333 S LARAMIE AVE	CICERO	IL	60804
WIRTZ HAYNIE EHRAT	680 N LAKE SHORE DR 19	CHICAGO	IL	60611

I (we) certify that the above are true to the best of my (our) knowledge and belief

Subscribed and sworn before me this 9

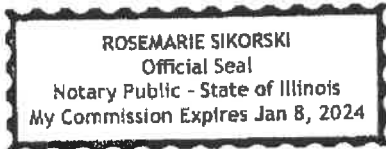
day of June, 2020



 Signature of Notary Public



 Signature of Affiant



ORDINANCE NO. 2020-12

AN ORDINANCE GRANTING AND APPROVING A SPECIAL USE PERMIT TO OPERATE A "RACINO ENTERTAINMENT COMPLEX" FOR THE PROPERTY COMMONLY KNOWN AS 3501 SOUTH LARAMIE AVENUE, STICKNEY, ILLINOIS (HAWTHORNE RACE COURSE).

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations related to the effective and orderly development of property located within the Village; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to ensuring the health, safety and welfare of individuals residing in, working in and visiting the Village; and

WHEREAS, an application was filed by Hawthorne Race Course, Inc., 3501 South Laramie, Stickney, Illinois, 60402, requesting a special use permit (the "Special Use Permit") to operate a "Racino Entertainment Complex"¹ (the "Proposed Use") in the Village's Heavy Industrial (I-2) zoning district; and

WHEREAS, Section 12.10 of the Zoning Ordinance authorizes "any person having an interest in property" to file "an application to use such land for one or more of the special uses" provided in Appendix A of the Village of Stickney Code of Ordinances Titled "The Village of Stickney Zoning Ordinance—1980," as amended (the "Zoning Ordinance"); and

WHEREAS, the ZBA held a public hearing (the "Public Hearing") on June 24, 2020, pursuant to proper notice on the proposed Special Use Permit; and

WHEREAS, the Public Hearing was held in-person and broadcast via Zoom.us ("Zoom") as a result of the ongoing COVID-19 pandemic and in compliance with Public Act P.A. 100-0640; and

WHEREAS, at said Public Hearing, testimony and comment was given by the Applicant, the Applicant's agents and representatives, and members of the public, and further multiple opportunities were given to the public to offer public comment or testimony both in person and via electronic methods, specifically through Zoom; and

WHEREAS, no protest to the proposed Special Use Permit request was filed pursuant to Section 12.16 of the Zoning Ordinance; and

¹ The Applicant, Hawthorne Racecourse, LLC., also filed an application for certain text amendments to amend Sections 3.02 to add the definition of "racino entertainment complex", Section 4.09 to allow for an exception to the number of buildings on a lot requirement pursuant to special use, Section 4.12 to allow for buildings to exceed certain height requirements in a "racino entertainment complex" pursuant to special use, and Section 11.03 to add "racino entertainment complex" to the list of special uses.

WHEREAS, based on the testimony given at said Public Hearing, the ZBA made certain findings of fact and conclusions with respect to the Special Use Permit and made a recommendation to the Village of Stickney's Board of Trustees (the "Village Board") that the Special Use Permit be approved subject to the conditions (the "Conditions") stated therein (collectively, the "Findings and Recommendation"); and

WHEREAS, a copy of the Findings and Recommendation is attached hereto as Exhibit A and is incorporated herein by reference as if set forth in full; and

WHEREAS, the Corporate Authorities find that the Special Use Permit would help develop an existing property in need of updating and allow for certain uses of the property not previously allowed that are congruous to certain existing special uses such as horse racing tracks, would allow for the orderly development of surrounding properties, and would potentially produce additional economic activity to the area thereby increasing revenue to the Village and thereby allowing the Village to provide certain services to the Village and its residents; and

WHEREAS, the Corporate Authorities further find that the Special Use Permit will advance the orderly and economic development of the surrounding properties; and

WHEREAS, in light of the above, the Corporate Authorities further find that granting the Special Use Permit would not: (a) endanger the public health, safety, morals, comfort, or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Stickney, County of Cook, State of Illinois, in the exercise of its home rule powers as follows:

Section 1. Recitals. The foregoing recitals are herein incorporated and made a part of this Ordinance as if fully set forth herein.

Section 2. Approval of Special Use Permit and Conditions. The Findings and Recommendation is hereby adopted. The Village Board concurs with the Findings and Recommendation and, in accordance with the findings and conclusions stated therein, hereby approves the Special Use Permit with the Conditions stated therein.

Section 3. Savings Clause. This Ordinance shall not affect suits pending or rights existing at the time this Ordinance takes effect. Such suits and rights shall continue in full force to the same extent and with like effect as if this Ordinance be taken, construed or held to avoid or impair any cause of action now existing under any ordinance of the Village, or any amendment thereto, but as to any consideration of action now existing, such ordinance and amendment thereto, shall be continued in full force and effect.

Section 4. Superseder. Other than as set forth in Section 3 above, all ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 6. Effective Date. This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Passed this _____ day of _____, 2020.

Jeff Walik, President

ATTEST:

Audrey McAdams, Village Clerk

Date of Passage:

Date of Publication:

EXHIBIT A

FINDINGS AND RECOMMENDATION

FINDINGS OF FACT AND RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**RE: 3501 South Laramie Avenue, Stickney, Illinois 60804 (the “Property”)
Hawthorne Racecourse**

GRANT OF A SPECIAL USE PERMIT

On June 24, 2020, the Village of Stickney (the “Village”) Zoning Board of Appeals (the “ZBA”) recommended granting a special use permit (“SUP” or “Special Use”) to operate a “racino entertainment complex¹” (the “Proposed Use”) in the Village’s Heavy Industrial (I-2) zoning district, based on the following:

1. Hawthorne Racecourse, LLC (the “Applicant”), by and through its attorneys Montana & Welch, LLC, submitted an application to the ZBA requesting a SUP to operate a racino entertainment complex (the “Racino Entertainment Complex”) at the Property; and
2. The Property owned is located in the Village’s Heavy Industrial (I-2) zoning district; and
3. In accordance with the Illinois Compiled Statutes and the Village’s Zoning Ordinance, notice of the hearing regarding the Applicant’s requested SUP (the “Hearing”) was published in one or more newspapers published in the Village, including notice published on June 9, 2020 in the Chicago Sun-Times, a copy of which is attached hereto and incorporated herein as Exhibit A, and taxpayer notice was sent via certified mail by the Applicant as stated in the “Affidavit of Notification to Property Owners,” a copy of which is attached hereto and incorporated herein as Exhibit B. Also published with this notice was a notice for certain text amendments, including amendments to amend Sections 3.02 to add the definition of “racino entertainment complex”, Section 4.09 to allow for an exception to the number of buildings on a lot requirement pursuant to special use, Section 4.12 to allow for buildings to exceed certain height requirements in a “racino entertainment complex” pursuant to special use, and Section 11.03 to add “racino entertainment complex” to the list of special uses; and
4. At the abovementioned Hearing, the Applicant provided credible evidence that: (a) the Applicant owns the 107 acre site and has operated a horse race track at this location for over 100 years; (b) the Applicant is statutorily eligible, by law, to

¹ The Applicant, Hawthorne Racecourse, LLC., also filed an application for certain text amendments to amend Sections 3.02 to add the definition of “racino entertainment complex”, Section 4.09 to allow for an exception to the number of buildings on a lot requirement pursuant to special use, Section 4.12 to allow for buildings to exceed certain height requirements in a “racino entertainment complex” pursuant to special use, and Section 11.03 to add “racino entertainment complex” to the list of special uses.

operate a “racino”²; (c) the Applicant has applied to the Illinois Gaming Board for a license to operate a “racino” at the Property in accordance with the foregoing; (d) the Applicant intends to and will completely rehabilitate, remodel, and update the existing building as well as the grounds surrounding the existing building and other improvements on the Property; (e) the Applicant intends to and will construct a parking garage, restaurants, and other facilities at the Property, and future plans include the building of a hotel on neighboring lots as well as other developments in congruence to the proposed Racino Entertainment Complex; (f) the Applicant intends to and will provide for increased water retention on the Property, will use pervious surfaces when possible, and will use other water retention mitigation efforts; (g) the Applicant intends to and will use the construction methods provided for in the 2018 Building Code, National Electric Code, Life Safety Codes, and other related recent editions of certain code requirements (the “2018 Codes”); (h) the Applicant has initiated meetings with the Illinois Department of Transportation (“IDOT”) to place a traffic light at the intersection of 35th Street and Cicero Avenue to allow for safe entry into the Property; (i) that the IDOT application process for the foregoing traffic light shall be initiated by the end of July 2020; (j) the Applicant also intends to and will construct a roundabout onsite to alleviate traffic and per the Applicant’s engineer, Kening, Lindgren, O’Hara, Aboona, Inc. (“KLOA”), a 45 foot emergency vehicle has a sufficient turn radius to navigate the turn; (k) the Applicant intends to and will have 2,885 onsite parking spaces that will be compliant with the Americans with Disabilities Act (the “ADA”) and parking on the public street will not be allowed; (l) the existing height of the building is 85 feet and the proposed height of the new or remodeled structures based on the Plans, *infra*, submitted is approximately and not exceeding 165 feet; and (m) in support of its application, the Applicant submitted materials, presented via projector, which included certain plans, drawings and narratives, a copy of which can be found at the office of the Village Clerk (the “Plans”)³; and

5. The Plans submitted by the Applicant include the following:
 - A. A narrative report, dated 06/24/2020, drafted by Aria Group Architects, Inc. (the “Aria Group”); and
 - B. Proposed Site Plan and Design Presentation: prepared by Aria Group; and
 - C. Alterations & Additions of an Existing Horse Race Course at Hawthorne Casino & Race Course: prepared by Aria Group, which is composed of:
 - a. Overall Plans (Sheet No. T1-9a and T1-9b): prepared by Aria Group, with an issue date of 12/06/2019 and last revision date of 06/11/2020, including some conceptual renderings;
 - b. Garage Exterior Elevations (Sheet No. 13A4.1): prepared by Aria Group, with an issue date of 12/06/2019 and last revision date of 06/11/2020;
 - c. Exterior Elevations (Sheet No. 04A4.1, 00A4.1 and 00A4.2): prepared

² Subject to an application to do so being approved by the State of Illinois as set forth below.

³ Copies of the plans presented are available through the Zoning Administrator and the Village Clerk for the Village of Stickney.

- by Aria Group, with an issue date of 12/06/2019 and last revision date of 06/11/2020;
- d. Exterior Elevations (Sheet No. 00A4.2): prepared by Aria Group, with an issue date of 12/06/2019 and last revision date of 06/11/2020; and
- e. Architectural Site Plan (Sheet No. SP1.1): prepared by Aria Group, with an issue date of 12/06/2019 and last revision date of 06/11/2020.
- D. Parking and traffic overflow plans prepared by KLOA, which is composed of:
 - a. KLOA Memorandum dated 06/22/2020;
 - b. Traffic Tables 1, 2 and 3: prepared by KLOA, dated 12/12/2019
 - c. Proposed Roundabout (Alternative 2): prepared by KLOA, dated 12/03/2019;
 - d. Proposed Right of Way (Alternate 3): prepared by KLOA, dated 12/10/2019; and
 - e. Preliminary Proposed Intersection Geometrics (Alternate 3): prepared by KLOA, dated 12/10/2019;
- E. Construction traffic flow and parking plans: prepared by W.E. O’Neil; and
- F. Landscaping for new development plans, prepared by Christy Webber Landscapes, which is composed of:
 - a. Initial Concept Presentation: prepared by Christy Webber Landscapes, dated 06/22/2020;
 - b. Detail Plan – Main Entry Drive: prepared by Christy Webber Landscapes, dated 06/11/2020;
 - c. Detail Plan – North and South Foundation: prepared by Christy Webber Landscapes, dated 06/11/2020;
 - d. Intent Images – Hardscape & Details: prepared by Christy Webber Landscapes, dated 06/11/2020;
 - e. Intent Images – Planting: prepared by Christy Webber Landscapes, dated 06/11/2020; and
 - f. Conceptual Planting Palette – Trees, Shrubs, Groundcovers and Perennials: prepared by Christy Webber Landscapes, dated 06/11/2020;
- G. Site Improvement Plans, prepared by Safeco Inc., which is composed of:
 - a. Overall Site Plan: prepared by Spaceco, Inc. (“Spaceco), issue date of 12/30/2019 and last revision date of 06/11/2020;
 - b. Overall Existing Conditions Plan: prepared by Spaceco, issue date of 12/30/2019 and last revision date of 06/11/2020;
 - c. Geometric Plans (1-6): prepared by Spaceco, issue date of 12/30/2019 and last revisions date of 06/11/2020;
 - d. Proposed Drainage Exhibit: prepared by Spaceco, issue date of 12/30/2019 and last revision date of 06/11/2020; and
 - e. Utility Plans (1-6): prepared by Spaceco Inc., issue date of 12/30/2019 and last revision date of 06/11/2020;
- H. Security plans (Sheets ES0.01 through ES0.07): prepared by Reliable Security, issue date of 12/19/2019 and last revision date of 02/20/2020; and
- I. Lighting and sound management plans, including the Lighting Plan prepared by Chicago Lightworks, issue date 01/08/2020 and last revision

- date of 02/14/2020; and
 - J. Design and construction team information; and
 - K. Future phases of development information; and
 - L. Turn radius information related to public safety vehicles from KLOA dated 6/24/2020; and
6. The following items were marked as exhibits at the Hearing as follows:
- A. Affidavit of Notification of Property Owners – Exhibit 1; and
 - B. Certification of Mailings of Notifications of Property Owners – Exhibit 2; and
 - C. Letter to Property Owners of Record – Group Exhibit 3; and
 - D. Certification of Published Notice in the Chicago Sun-Times on June 9, 2020 – Exhibit 4; and
 - E. The Plans as described above and herein – Exhibit 5; and
7. Based on the Plans submitted, and as part of the proposed Special Use, the Applicant’s proposed Special Use, if granted, is not subject to the lot limitations in Section 4.09 and certain height restrictions in Section 4.12 (excepting mandatory FAA height restrictions) but, rather, shall be subject to any similar conditions required as part of the SUP. The overall proposed Special Use is in conformance with the Plans submitted, the testimony given at the Hearing, and are further consistent with the application for certain text amendments submitted by the Applicant; and
8. In addition to the above and herein, the ZBA hereby makes the following findings of fact:
- A. **That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare.** The Applicant submitted the Plans related to the development, maintenance, and operation of the proposed Special Use. Further, extensive testimony was elicited from professional consultants, village staff, and other interested parties at the Hearing. Provided that the Racino Entertainment Complex is developed, maintained, and operated in substantial compliance with the Plans as well as the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use will not be detrimental to or endanger the public health, safety or general welfare of the surrounding area, the public or the Village generally; and
 - B. **That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.** The Property has been utilized as a horse racetrack for 100 years with numerous years thereof there being permitted pari-mutuel wagering being held on-site. Based on the evidence elicited at

the hearing, the proposed Special Use will not have any greater impact on the surrounding properties than did the operations of the original horse racetrack. Further, provided that the proposed Special Use substantially complies with the Plans and the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use will likely have a net positive impact on the property in the immediate vicinity and increase surrounding property values; and

- C. **That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.** The applicable zoning district of the area surrounding the Property is I-2 Heavy Industrial District. The properties in this area have developed around, and historically operated in the presence of, a horse racetrack. The ZBA finds that the proposed Special Use, subject to compliance with the submitted Plans and Conditions provided for and defined herein, *infra*, will not impede the normal and orderly development and improvement of the surrounding property for uses contemplated within the I-2 Heavy Industrial District. The ZBA further finds that the improvements contemplated in the Plans will likely create a more conducive business environment for the surrounding properties within the I-2 Heavy Industrial District; and
- D. **That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.** The Plans submitted by the Applicant as part of the record contemplate significant investment in utilities, access roads, drainage, lighting and other facilities. The ZBA finds that, provided that the proposed Special Use is developed, maintained, and operated in substantial compliance with the submitted Plans as well as the Conditions provided for and defined herein, *infra*, said proposed Special Use shall provide adequate public facilities; and
- E. **That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.** The Plans submitted by the Applicant as part of the record contemplate significant investment in infrastructure to ensure adequate ingress and egress to the property as to minimize traffic congestion in the public streets. The ZBA finds that provided that the Special Use develops, maintains and operates in substantial compliance with the submitted Plans as well as the Conditions provided for and defined herein, *infra*, said proposed Special Use shall provide adequate ingress and egress; and
- F. **That the Special Use shall in all other respects conform to the applicable regulations of this ordinance and other applicable village regulations, except as such regulations may in each instance be modified by the Village pursuant to the recommendation of the Zoning Board of Appeals.** Provided that the Racino Entertainment Complex is

developed, maintained and operated in substantial compliance with the Plans submitted as part of the record as well as the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use shall conform to all applicable regulations. Further, the ZBA finds that the proposed Special Use's compliance with such regulations shall be a condition of the grant of the Special Use; and

9. Upon hearing the testimony, reviewing the Plans, and taking all relevant information into consideration, the ZBA hereby finds that the grant of the SUP shall be subject to the following conditions (the "Conditions"):
 - A. The Applicant shall comply with the Village Code of Ordinances (the "Village Code") as currently stated, and further shall comply with the 2018 Codes. However, in the event that Village Code conflicts or is inconsistent with the 2018 Codes and/or the Plans, the Plans shall control and govern to the extent of any such conflict or inconsistency. The terms, provisions, rights and obligations granted under this Special Use touch and concern and shall be appurtenant and shall run with the Property and any portion thereof; and
 - B. The SUP shall be approved on the condition that the complex shall be erected and maintained in substantial compliance with the Plans presented by the Applicant. If the requested SUP is granted, any substantial change in the Plans as presented will require the Applicant to reappear before the ZBA for additional relief. Any updates to the Plans which are in substantial compliance with the Plans shall require review and approval solely by the Village Zoning Administrator; and
 - C. The SUP shall be granted and conditioned upon approval by the Illinois Department of Transportation, the Illinois Gaming Board, the Federal Aviation Administration, the Metropolitan Water Reclamation District of Greater Chicago, and the Cook County Department of Transportation, as applicable, or other applicable regulatory authorities with jurisdiction related to the proposed changes to the intersection of 35th Street and Cicero Avenue as presented in the Plans. If the requested SUP is granted, any substantial change in the plans as presented will require the Applicant to reappear before the ZBA for additional relief; and
 - D. All parking shall be in compliance with the American with Disabilities Act as well as all other applicable federal, state, or local laws with the numbers and parameters set forth above; and
 - E. All operations, controls, and regulatory conditions imposed by the Illinois Gaming Board and the Illinois Horse Racing Board shall be adhered to by the Applicant, as set forth in item C above; and
 - F. All signs on the exterior of the Property shall be erected in compliance with the

Village Code and further that the Applicant shall meet and confer with certain designees of the Village in good faith related to the design, brightness, animation and other relevant factors related any exterior signs erected upon the Property, including but not limited to the proposed signs on Cicero Avenue and Laramie Avenue, to ensure such elements are similar in nature to the signage of Rivers Casino in Des Plaines, Illinois; and

- G. The Applicant shall designate a “project liaison” to facilitate communications with the Village and the Village will likewise designate a project liaison; and
- 10. In light of the above, the ZBA further finds and restates that granting the SUP would not: (a) endanger the public health, safety, morals, comfort, or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area.

CONCLUSION; CONDITIONS

The Applicant provided evidence that the requested SUP would comply with the requirements set forth in the Zoning Ordinance, as amended. Testimony at the public hearing on the proposed Amendments further demonstrated and the ZBA further finds that the Amendments would be in furtherance of the public health, safety and welfare, and that the Amendments would otherwise be in the best interests of the Village. Furthermore, the ZBA finds that the Proposed Use will not alter the essential character of the area nor negatively impact neighboring property values. Based on the foregoing, the ZBA recommends granting the SUP, as presented, subject to the Conditions stated herein.

Chairman of the Zoning Board of Appeals for the Village of Stickney

EXHIBIT A

PUBLISHED NOTICE

MONTANA AND WELCH LLC
NOTICE OF PUBLIC HEARING BEFORE THE ZONING BOARD

ADORDERNUMBER: 0001109033-01

PO NUMBER: Vlg of Stickney

AMOUNT: 1,152.00

NO OF AFFIDAVITS: 1

Chicago Sun-Times Certificate of Publication

State of Illinois - County of Cook

Chicago Sun-Times, does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, Pl.

Note: Notice appeared in the following checked positions.

PUBLICATION DATE(S): 06/09/2020

Chicago Sun-Times

IN WITNESS WHEREOF, the undersigned, being duly authorized,
has caused this Certificate to be signed

by



Susan Quinn
Manager | Recruitment & Legals

This 9th Day of June 2020

MONTANA AND WELCH LLC
11950 SOUTH HARLEM AVENUE
SUITE 102
PALOS HEIGHTS, IL 60463

**NOTICE OF PUBLIC HEARING
BEFORE THE ZONING BOARD OF APPEALS FOR THE
VILLAGE OF STICKNEY, COUNTY OF COOK, STATE OF ILLINOIS
WEDNESDAY, JUNE 24, 2020, 6:00 PM**

Notice is given that the Zoning Board of Appeals of the Village of Stickney will conduct a public hearing on Wednesday, June 24, 2020 at 6:00 p.m., at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402 to take public comment and testimony concerning:

An application submitted by Hawthorne Race Course, Inc., 3501 South Laramie Avenue, Stickney, Illinois, 60402 on June 5, 2020 to the Village of Stickney Zoning Administrator requesting the following relief: (a) a text amendment to Section 11.03 of Appendix A Zoning of the Zoning Ordinance to provide that a "racino entertainment complex" shall be a special use in the Heavy Industrial (I-2) zoning district and to further provide for a definition of "racino entertainment complex"; (b) a text amendment to Section 3.02 to create a definition for a "racino entertainment complex"; (c) a text amendment to Section 4.09 of the Zoning Ordinance to exempt lots within the I-2 Heavy Industrial District from certain limitations on the number buildings on lots pursuant to special use; (d) a text amendment to Section 4.12 of the Zoning Ordinance to exempt the "racino entertainment complex" from certain building height restrictions pursuant to special use; and (e) a special permit to allow the operation of a "racino entertainment complex" at 3501 South Laramie Avenue, Stickney, Illinois 60402 (PINs: 16-33-400-001-0000, 16-33-400-005-0000, 16-33-400-040-0000, and 16-33-501-001-0000).

The Legal Descriptions for the property locate at 3501 South Laramie Avenue, Stickney, Illinois 60402:

PARCEL 1 (16-33-400-001-0000):

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL (EXCEPT THE 20 FEET WIDE RAILROAD SWITCH TRACK RIGHT OF WAY CONVEYED TO THE AMERICAN TAR PRODUCTS COMPANY, INC., BY DEED DATED JUNE 25, 1921, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 16967, PAGE 272 AS DOCUMENT NUMBER 7212576, ALSO EXCEPT THE EAST 50 FEET LYING NORTH OF THE SOUTH LINE OF OGDEN DITCH ALSO CALLED WEST FORK OF SOUTH BRANCH OF THE CHICAGO RIVER) LYING NORTH OF A LINE DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION, 1,213.18 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT AN ANGLE OF 90 DEGREES SOUTH TO WEST, A DISTANCE OF 40 FEET; THENCE SOUTHWESTERLY ON A LINE WITH AN ANGLE OF 164 DEGREES 24 MINUTES MEASURED FROM EAST TO SOUTHWEST FROM LAST DESCRIBED LINE, A DISTANCE OF 259.98 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 36 MINUTES TO LEFT FROM LAST DESCRIBED LINE, A DISTANCE OF 849.63 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 17 MINUTES TO THE LEFT FROM LAST DESCRIBED LINE, A DISTANCE OF 234.76 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 4 DEGREES, 28 MINUTES 15 SECONDS TO THE RIGHT, FROM LAST DESCRIBED LINE, A DISTANCE OF 210.14 FEET THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 2 DEGREES, 54 MINUTES, 30 SECONDS TO THE RIGHT FROM LAST DESCRIBED LINE, A DISTANCE OF 482.83 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 6 MINUTES 52 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, A DISTANCE OF 411.74 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 3 DEGREES, 13 MINUTES 30 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, A DISTANCE OF 259.35 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER 606.821 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTH EAST QUARTER IN COOK COUNTY, ILLINOIS.

PARCEL 2 (16-33-400-005-0000):

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, WHICH IS 1174.48 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 38.70 FEET TO A POINT 1213.18 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE WEST PERPENDICULAR TO SAID EAST LINE OF SOUTHEAST QUARTER A DISTANCE OF 40 FEET; THENCE SOUTHWESTERLY ON A LINE WITH AN ANGLE OF 164 DEGREES 24 MINUTES, MEASURED FROM EAST TO SOUTHWEST FROM LAST DESCRIBED LINE, A DISTANCE OF 259.98 FEET TO A POINT WHICH IS 290.41 FEET (MEASURED PERPENDICULAR WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER AND THENCE EASTERLY A DISTANCE OF 292.08 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE DESCRIBED LAND THE EAST 50 FEET THEREOF FALLING IN CICERO AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 3 (16-33-400-040-0000):

A STRIP OF LAND 20.00 FEET WIDE AND 1705.1 FEET LONG IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4, 957 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE 1705.1 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE EAST 20 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE 1705.1 FEET; THENCE WEST 20 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTH 606.82 FEET OF THE ABOVE DESCRIBED LAND IN COOK COUNTY, ILLINOIS.

PARCEL 4 (16-33-501-001-0000) as applicable:

A STRIP OF LAND TWENTY (20) FEET WIDE AND THROUGH, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION THIRTY-THREE (33) TOWNSHIP THIRTY-NINE (39) NORTH RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING TEN (10) FEET ON EACH SIDE OF THE CENTERLINE THEREOF, WHICH CENTERLINE IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT TEN (10) FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY THREE (33) AND NINE HUNDRED FIFTY-SEVEN (957) FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, THENCE NORTHEASTERLY ALONG A SIX DEGREE (6°) CURVE TO THE RIGHT THREE HINDERED TEN AND NIN-TENTHS (310.9) FEET; THENCE NORTH EIGHTEEN DEGREES THIRTY-NINE MINUTES THIRTY SECONDS (18°39'30") EAST ALONG A LINE TANGENT TO SAID CURVE THREE HUNDRED TWENTY-NINE AND EIGHT-TENTHS (329.8) FEET; THENCE NORTHEASTERLY ALONG A THIRTEEN DEGREE (13°) CURVE TO THE RIGHT FIVE HUNDRED FORTY-NINE (549) FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER AND THIRTY-EIGHT (38) FEET SOUTH THEREFROM TWO HUNDRED THIRTY-FOUR AND EIGHT-TENTHS (234.8) FEET; THENCE NORTHEASTERLY ALONG A THIRTEEN DEGREE (13°) CURVE TO THE LEFT ONE HINDERED EIGHTY-TWO AND NINE-TENTHS (182.9) FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER NINE HUNDRED NINETY-SEVEN AND THREE TENTHS (997.3) FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, IN COOK COUNTY, ILLINOIS.

All persons in attendance at the foregoing hearing shall have an opportunity to give testimony, be heard, and ask questions regarding the project. Further information regarding the applications are available through the Zoning Administrator, Josh Brniak (708-749-4490), whose office is located at Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402. Any changes related to the location or manner of attendance of the hearing resulting from any local or national emergency, including but not limited to COVID-19 related state, federal and local restrictions or other emergency declarations by the Village President, the Governor of the State of Illinois or the President of the United States of America, shall be posted on the Village's website.

Publication Date this 9th day of June, 2020.
Village of Stickney Zoning Board of Appeals
6/9/2020 #1109033

EXHIBIT B

AFFIDAVIT OF NOTIFICATION TO PROPERTY OWNERS

Affidavit of Notification to Property Owners

The following are the names and addresses of surrounding property owners for a distance of 250 feet in all directions from the property lines. Said names are as they appear from authentic tax records of this County, or whose names are listed on mailboxes, bells or signs on said premises. A certified copy of legal notice regarding the Zoning Hearing on June 24, 2020 at the Village of Stickney relating to Hawthorne Race Course was mailed to each of the property owners listed below on June 9, 2020, as required pursuant to the Village of Stickney Zoning Application Forms and applicable Village ordinance.

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>
3720 S CICERO LLC	105261 MADISON STREET	BURR RIDGE	IL 60527
5448 W 47TH STREET LLC	5448 W 47TH STREET LLC	MISSION HILLS	CA 91345
AMERIGAS PROPANE CO	PO BOX 798	VALLEY FORGE	PA 19482
ANITA GUZMAN PANTOJA	3601 S 52ND CT	CICERO	IL 60804
ANTONIO ACOSTA	3703 S 52ND CT	CICERO	IL 60804
ARMANDO GONZALEZ	P O BOX 552	BERWYN	IL 60402
ARMANDO MEDINA JR	3621 S 52ND CT	CICERO	IL 60804
ARMANDO ROSAS	3721 S 52ND CT	CICERO	IL 60804
ARNOLDO DEHOYOS	3609 S 52ND CT	CICERO	IL 60804
ARTURO RIDIGUEZ	3507 S 52ND CT	CICERO	IL 60804
B BECERRA	3741 S 52ND CT	CICERO	IL 60804
BARBARA R ENGLAND	3605 S 52ND CT	CICERO	IL 60804
CARLOS A HERNANDEZ	3525 S 52ND CT	CICERO	IL 60804
CHARLES L COLEMAN III	3723 S 52ND CT	CICERO	IL 60804
CITGO PETROLEUM CORP	POB 4689 PROP TX RM 4073	HOUSTON	TX 77210
DAVID FAIRBROTHER	3517 S 52ND CT	CICERO	IL 60804
EDITH EVARISTO	3607 S 52ND CT	CICERO	IL 60804
EDITH KEBLERIS	10940 S 84TH AVE	PALOS HILLS	IL 60465
ELEAZAR MARTINEZ	3615 S 52ND CT	CICERO	IL 60804
F MORENO GARCIA	3521 S 52ND CT	CICERO	IL 60804
FLORENCIO E CORRAL JR	3535 S 52ND CT	CICERO	IL 60804
FLORENCIO M CORRAL	3715 S 52ND CT	CICERO	IL 60804
FRANCIS JULIUS C WONG	3611 S 52ND CT	CICERO	IL 60804
GERARDO AGUAYO	3639 S 52ND CT	CICERO	IL 60804
GERARDO CORTES	3515 S 52ND CT	CICERO	IL 60804
GERARDO ESCOBAR	3613 S 52ND CT	CICERO	IL 60804
GILDARDO GALLEGOS	3719 S 52ND CT	CICERO	IL 60804
GUADALUPE CEERDA	3731 S 52ND CT	CICERO	IL 60804
HECTOR GUTIERREZ	3733 S 52ND CT	CICERO	IL 60804
HUSNI KHALIFEH	3501 S 52ND ST	CICERO	IL 60804

IFU PROPERTIES LLC	5277 TRILLIUM BLVD	HOFFMAN		
IRMA NAVA	3739 S 52ND CT 2F	ESTATES	IL	60192
ISAAC IBARRA TORRES	3701 S 52ND CT	CICERO	IL	60804
JACOB FENCE & GATE CORP	3136 S 52ND CT	CICERO	IL	60804
JAIME CORRO	3503 S 52ND ST	CICERO	IL	60804
JESUS & GUSTAVO LOZA	3505 S 52ND CT	CICERO	IL	60804
JOHN AND KIM HAGEDORN	15756 W 138TH STREET	HOMER GLEN	IL	60491
JOHN AND KIM HAGEDORN	3623 S 52ND CT	CICERO	IL	60804
JOHN R MAPLES	3717 S 52ND CT	CICERO	IL	60804
JOSE A BRISENO	3537 S 52ND CT	CICERO	IL	60804
JOSE D HERNANDEZ	1407 S CENTRAL AVE	CICERO	IL	60804
JOSE L HERNANDEZ	3645 S 52ND CT	CICERO	IL	60804
JOSE VASQUEZ	3743 S 52ND CT	CICERO	IL	60804
JOVANNI SALAZAR	3136 S 52ND CT	CICERO	IL	60804
JULIO C A RAMIREZ	3523 S 52ND CT	CICERO	IL	60804
LESLIE Y RAMIREZ	3513 S 52ND CT	CICERO	IL	60804
LGD PROP LLC/GARY HARPER	4950 W 39TH ST	STICKNEY	IL	60402
LILIANA MARTINEZ	3928 WISCONSIN AVE	STICKNEY	IL	60402
LUZ MARIA COLON	3725 S 52ND CT	CICERO	IL	60804
LUZ R DIAZ ARMAND DIAZ	3727 S 52ND CT	CICERO	IL	60804
MANDUJANO LUCILA	3641 S 52ND CT	CICERO	IL	60804
MARIA D C CORRAL	3620 S LARAMIE AVE	CICERO	IL	60804
MARIA E DIAZ	3635 S 52ND CT	CICERO	IL	60804
MARIA G SEDANO	3527 S 52ND CT	CICERO	IL	60804
MARIA M RIVAS ANDRADE	3707 S 52ND CT	CICERO	IL	60804
MARIA SANDOVAL	3747 S 52ND CT	CICERO	IL	60804
MARIE GRIFFIN	3533 S 52ND CT	CICERO	IL	60804
MARTHA MARRUFO	3529 S 52ND CT	CICERO	IL	60804
MICHAEL A FOBES	3709 S 52ND CT	CICERO	IL	60804
MICHAEL CICHETTI	3628 S LARAMIE AVE	CICERO	IL	60804
MICHAEL FOBES	3709 S 52ND CT	CICERO	IL	60804
MICHAEL J BERGMANN	3617 S 52ND CT	CICERO	IL	60804
NEELKANTH UPADHYAYA	3648 S LARAMIE AVE	CICERO	IL	60804
PATRICIA BLACKSMITH	3531 S 52ND CT	CICERO	IL	60804
PERSHING TERMINAL LLC	9525 W BRYN MAWR 955	ROSEMONT	IL	60018
PHILL RUIZ	3647 S 52ND CT	CICERO	IL	60804
QUAQUAS PROPERTIES, INC	6416 32ND ST	BERWYN	IL	60402
RAFAEL MARQUEZ	3509 S 52ND CT	CICERO	IL	60804
RAUL GMEZ	3511 S 52ND CT	CICERO	IL	60804
RICHARD B LAIBLY LR	3643 S 52ND CT	CICERO	IL	60804
RODRIGUEZ WALTER	3729 S 52ND CT	CICERO	IL	60804
ROSA M MELESIO	3928 WISCONSIN AVE	STICKNEY	IL	60402

RUBIN TORRES	3603 S 52ND CT	CICERO	IL	60804
SALVADOR MARQUEZ	19500 SOUTHFIELD	TINLEY PARK	IL	60487
SEREIO DE LA TORRE	3539 S 52ND CT	CICERO	IL	60804
TAXPAYER OF	TWO WESTBROOK CORP CTR	WESTCHESTER	IL	60154
THOMAS CAREY HEIRS	3501 S LARAMIE AVE	CICERO	IL	60804
THORNTONS INC	2600 JAMES THORNTON WA	LOUISVILLE	KY	40245
TOWN OF CICERO	4937 W 25TH ST	CICERO	IL	60804
VICTORIA OROZCO	3519 S 52ND CT	CICERO	IL	60804
Wal-Mart Real Estate	PO BOX 8050	Bentonville	AR	72712
WASTE MANAGEMENT	PO BOX 1450	CHICAGO	IL	60690
WIRTZ BEVERAGE ILLINOIS	3333 S LARAMIE AVE	CICERO	IL	60804
WIRTZ HAYNIE EHRAT	680 N LAKE SHORE DR 19	CHICAGO	IL	60611

I (we) certify that the above are true to the best of my (our) knowledge and belief

Subscribed and sworn before me this 9

day of June, 2020

[Handwritten Signature]

 Signature of Notary Public

[Handwritten Signature]

 Signature of Affiant



ORDINANCE NO. 2020- 13

AN ORDINANCE AUTHORIZING AND APPROVING THE ACQUISITION OF CERTAIN VEHICLES FOR THE VILLAGE OF STICKNEY POLICE DEPARTMENT, STICKNEY, ILLINOIS.

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, the Village's Police Department (the "Department") protects the public by responding to criminal activity and other emergencies; and

WHEREAS, to ensure the continued efficient operation of the Department, the Department has determined that it is in need of four (4) squad cars; and

WHEREAS, the Department has made a request (the "Request"), a copy of which is attached hereto as Exhibit A, incorporated herein by reference, that the Village lease to purchase four (4) Ford Utility Police Interceptors (collectively, the "Vehicles") from the Suburban Purchasing Cooperative and to have all said Vehicles be properly equipped, as necessary, to perform certain police duties and functions, in an amount not to exceed two hundred thirty thousand dollars (\$230,000) total base price; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Board" and with the President, the "Corporate Authorities") deem it advisable and necessary for the operation of the Department and the health, safety and welfare of the residents of the Village to lease to purchase the Vehicles; and

WHEREAS, the Corporate Authorities have determined that it is necessary, advisable, and in the best interests of the Village and its residents to take all steps necessary to lease to purchase the Vehicles in accordance with the terms of the Request and to further authorize the Mayor and the Finance Director to enter into and sign any and all relevant leases, financing agreements or other relevant documents provided that the finance rate shall not exceed four percent (4%);

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: PURPOSE. The purpose of this Ordinance is to authorize the lease to purchase of the Vehicles in accordance with the terms of the Request, and to further authorize the Mayor and the Finance Director to enter into and sign any and all relevant leases, financing agreements or other relevant documents provided that the finance rate shall not exceed four percent (4%) and to authorize the President or his designee to take all necessary steps to effectuate the intent of this Ordinance.

SECTION 3: AUTHORIZATION. The Board hereby authorizes the lease to purchase of the Vehicles in accordance with the terms of the Request; waives any bidding requirements related to the lease to purchase of the Vehicles; authorizes the Mayor and the Finance Director to enter into and sign any and all relevant leases, financing agreements or other relevant documents provided that the finance rate shall not exceed four percent (4%); authorizes and directs the President or his designee to execute any and all necessary documentation to effectuate the same, with such insertions, omissions and changes as shall be approved by the President and the Village Attorney; and ratifies any additional actions taken to effectuate the intent of this Ordinance. The Board further authorizes the President or his designee to execute any and all additional documentation that may be necessary to carry out the intent of this Ordinance. The Village Clerk is hereby authorized and directed to attest to and countersign any documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. To the extent that any requirement of bidding would be applicable to the Vehicles described herein, the same is hereby waived.

SECTION 4. HEADINGS. The headings of the articles, sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

SECTION 5. SEVERABILITY. The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative,

unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. SUPERSEDER. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. PUBLICATION. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be effective and in full force immediately upon passage and approval as provided by law.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

PASSED this _____ day of _____, 2020.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this _____ day of _____, 2020.

Jeff Walik, President

ATTESTED AND FILED in my
office this _____ day of _____, 2020.

Audrey McAdams, Village Clerk

EXHIBIT A

Stickney Police Department



6533 West Pershing Road
Stickney, Illinois 60402
Phone (708) 788-2131
Fax (708) 749-2742



JAMES T. SASSETTI
Chief of Police

JEFF WALIK
Mayor

June 22, 2020

Re: Request to lease to purchase four (4) squad cars.

Honorable Mayor Jeff Walik and Village Trustees,

I respectfully request your consent and approval to lease to purchase four (4) squad cars through the Suburban Purchasing Cooperative and equip them for service as necessary, but not to exceed \$230,000. This acquisition will improve public safety in many ways. It will extend the life of our current fleet of vehicles, allow officers to work more efficiently, and allow the department to adequately prepare for the next few years. Thank you in advance for your consideration with this request.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "J. Sassetti".

James T. Sassetti
Chief of Police

Stickney Police Department



6533 West Pershing Road
Stickney, Illinois 60402
Phone (708) 788-2131
Fax (708) 749-2742



JAMES T. SASSETTI
Chief of Police

JEFF WALIK
Mayor

June 22, 2020

Re: Request to hire one (1) Probationary Patrol Officer

Honorable Mayor Jeff Walik and Village Trustees,

I respectfully request your consent and approval to contact the Board of Police & Fire Commissioners to hire one (1) additional Probationary Police Officer. This request is based on an organizational analysis and discussions among the Command Staff. One (1) additional probationary police officer will in part allow the Police Department to improve efficiency and address shift staffing. Thank you in advance for your consideration with this request.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "J. Sassetti".

James T. Sassetti
Chief of Police