

CITY OF VILLA GROVE
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2018-MC08

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NUMBER ONE OF THE CITY OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, AND RELATED MATTERS

PASSED BY THE CITY COUNCIL AND
APPROVED BY THE MAYOR OF THE
CITY OF VILLA GROVE, ILLINOIS
THIS THIRTEENTH DAY OF AUGUST 2018

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, THIS THIRTEENTH DAY OF AUGUST 2018.

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DOUGLAS COUNTY, ILLINOIS

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AUGUST 13, 2018

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WHEREAS, the City of Villa Grove, Douglas County, Illinois, is a municipality as contemplated under Article VII, Section 7 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of City's powers and functions as granted in the same; and

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 041599N, 041599I and 041599J), adopted April 15, 1999 (the "**TIF Ordinances**") in connection with the Redevelopment Project Area Number One (the "**Redevelopment Project Area**"), the City Council (the "**Corporate Authorities**") of the City of Villa Grove, Douglas County, Illinois (the "**Municipality**") adopted the Tax Increment Financing Redevelopment Plan (the "**Redevelopment Plan**") and related projects (the "**Redevelopment Projects**"), designated the Redevelopment Project Area and authorized tax increment finance ("**TIF**") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "**Act**"); and

WHEREAS, the Corporate Authorities of the Municipality have determined that it is advisable for the Municipality to amend the Redevelopment Plan, which such amendments include, but are not limited to, substantially affecting the general land uses proposed in the Redevelopment Plan, substantially changing the nature of the Redevelopment Projects, providing additions to and increases in the estimated redevelopment project costs, and establishing a new date of completion of the Redevelopment Projects and retirement of obligations issued to finance Redevelopment Projects, if any (collectively, the "**Amended Redevelopment Plan**"), in accordance with the applicable provisions of Section 11-74.4-5(c) of the TIF Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Amended Redevelopment Plan, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Amended Redevelopment Plan; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Amended Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the Redevelopment Project, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto; and

B. that the proposed Amended Redevelopment Plan Area includes amendments that are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the further redevelopment of the Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts.

Section 2. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Amended Redevelopment Plan. The time, date and place of such public hearing is hereby fixed to be at 5:30 p.m. on Tuesday, October 9, 2018, at the City Hall, 612 E. Front Street, Villa Grove, Illinois.

Section 3. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication and by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area, to all taxing districts that have taxable property included within the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity, each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 4. Public Inspection of Proposed Amended Redevelopment Plan. The proposed Amended Redevelopment Plan was placed on file with the City Clerk on AUGUST 13, 2018, and such document has been and has continued to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Amended Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district; and (ii) give or cause to be given notice of the availability of the proposed Amended Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to

all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the Redevelopment Project Area.

Section 5. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan and submit any recommendation or report on the proposed approval of the Amended Redevelopment Plan within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to the taxing districts as specified under and pursuant to the Act at City Hall, 612 E. Front Street, Villa Grove, Illinois. The Mayor of the Municipality, or her designee, shall be the representative of the Municipality on such joint review board.

Section 6. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

PRESENTED, PASSED, APPROVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, at its regular meeting on this thirteenth day of August, A.D., 2018, by a roll call vote as follows:

Allen, Bruce D. ya
Blaney, Thelma I. ya
Cheely, Jennifer J. absent
Eversole-Gunter, Cassandra A. _____


Griffith, Darrel M. ya
Leon, Michael S. ya
Stipp, Robert L. absent

APPROVED:

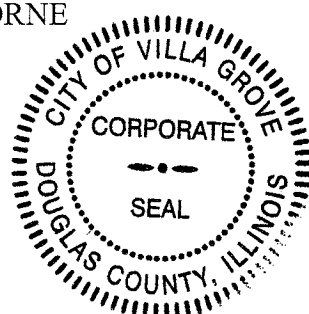


CASSANDRA A. EVERSOLE-GUNTER
Mayor

ATTEST:



MICHELLE L. OSBORNE
City Clerk



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