

CITY OF VILLA GROVE  
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2018-MC15

**AN ORDINANCE ADOPTING, RATIFYING, APPROVING AND  
REAFFIRMING TAX INCREMENT FINANCING FOR THE  
REDEVELOPMENT PROJECT AREA OF THE CITY OF  
VILLA GROVE, DOUGLAS COUNTY, ILLINOIS**

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

---

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

CITY OF VILLA GROVE  
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2018-MC15

November 13, 2018

**AN ORDINANCE ADOPTING, RATIFYING, APPROVING AND  
REAFFIRMING TAX INCREMENT FINANCING FOR THE  
REDEVELOPMENT PROJECT AREA OF THE CITY OF  
VILLA GROVE, DOUGLAS COUNTY, ILLINOIS**

---

**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**, the City of Villa Grove, Douglas County, Illinois (the "**Municipality**"), acting through its City Council (the "**Corporate Authorities**") and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the approval of a Tax Increment Redevelopment Financing Plan as Amended (the "**Amended Redevelopment Plan**") including the related redevelopment projects described therein (the "**Amended Redevelopment Projects**"), for the existing Redevelopment Project Area Number One (the boundaries of which are more particularly described in the Amended Redevelopment Plan (defined below) and in Exhibit A attached hereto) ("**the Redevelopment Project Area**") all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "**Act**"); and

**WHEREAS**, pursuant to Ordinance No. 2018-MC08, adopted August 13, 2018, the Corporate Authorities set 5:30 p.m. on Tuesday, October 9, 2018, at the City Hall, 612 Front Street, Villa Grove, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

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

SECTION 1: Findings. The Municipality, by its Corporate Authorities, hereby finds as follows:

- A. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Amended Redevelopment Plan.
- B. The Amended Redevelopment Plan and the Amended Redevelopment Projects conform to the comprehensive plan for the development of the Municipality as a whole.

SECTION 2: Adopt Tax Increment Financing. Under and pursuant to the Act, the Municipality hereby adopts, approves and authorizes or hereby reaffirms and ratifies, as the case may be, the application of tax increment financing with respect to the Amended Redevelopment Plan, the Amended Redevelopment Projects and the Redevelopment Project Area.

SECTION 3: Term. The Redevelopment Project Area and the estimated dates of completion of the Amended Redevelopment Projects and the retirement of obligations issued to finance redevelopment project costs shall be not later than December 31 of the year in which the payment to the Municipality's Treasurer is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the original Redevelopment Project Area Number One was adopted. Such estimated date of completion is December 31, 2035.

SECTION 4: Incremental Taxes. The Municipality hereby adopts tax increment financing and directs that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid shall be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract and parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area over and above the initial equalized assessed value of each property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid to the Municipality's Treasurer who shall deposit such taxes into a special fund called the

**“Special Tax Allocation Fund”** of the Municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 5: The City Clerk shall file or cause to be filed a certified copy of this Ordinance with the County Clerk of Douglas County, Illinois, and under the Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value of all taxable property in the Redevelopment Project Area. In providing such certification, such County Clerk shall continue to use the year 1999 in determining such initial equalized assessed value of each taxable lot, block, tract or parcel of real property in Redevelopment Project Area Number One as originally adopted on April 15, 1999.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law, and shall be published in pamphlet form pursuant to 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 November, A.D., 2018, by a roll call vote as follows:

Allen, Bruce D. yea

Johnson, Derek S. yea

Blaney, Thelma I. yea

Leon, Michael S. yea

Eversole-Gunter, Cassandra A. X

Stipp, Robert L. absent

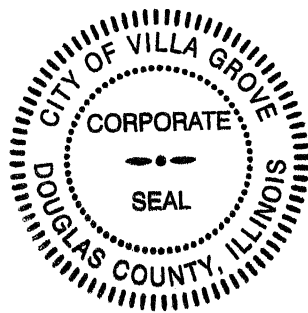
Griffith, Darrel M. yea

APPROVED:

Cassandra A. Eversole-Gunter  
CASSANDRA A. EVERSOLE-GUNTER  
Mayor

ATTEST:

Michelle L. Osborne  
MICHELLE L. OSBORNE  
City Clerk



SEAL