

**VILLAGE OF ROMEOVILLE, ILLINOIS
NOTICE OF PUBLIC HEARING REGARDING DESIGNATION OF A
PROPOSED REDEVELOPMENT PROJECT AREA, APPROVAL OF A
REDEVELOPMENT PLAN AND PROJECT AND THE ADOPTION OF TAX
INCREMENT ALLOCATION FINANCING
“NORTH UPPER TAX INCREMENT FINANCE DISTRICT”**

Please take notice that on the 5th day of April, 2017, during the course of the regular Village Board Meeting which commences at 6:00 o'clock p.m. at the Village Board Chambers, Village Hall, 1050 West Romeo Road, Romeoville, IL 60446, the Mayor and Board of Trustees of the Village of Romeoville will conduct a public hearing with regard to the designation of an area as a Redevelopment Project Area known as the “North Upper TIF”, together with approval of a proposed Redevelopment Plan and Project and the use of Tax Increment Financing to finance all or a portion of the Redevelopment Project costs all pursuant to the Illinois “Tax Increment Allocation Redevelopment Act,” 65 ILCS 5/11-74.4-1 et seq. (the “Act”). The North Upper TIF is legally described as:

PARCEL 1:

THE NORTH 500 FEET AS MEASURED ALONG THE EAST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF THE CENTER LINE OF U.S. ROUTE 66A AS DEDICATED BY DOCUMENT NO. 452330 (EXCEPTING THEREFROM THAT PART CONDEMNED FOR HIGHWAY PURPOSES BY CONDEMNATION CASE 2000ED174) IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF THE CENTERLINE OF U.S. ROUTE 66A AS DEDICATED BY DOCUMENT NO. 452330, (EXCEPTING THEREFROM THE FOLLOWING TRACTS:

TRACT 1: THAT PART CONVEYED TO PUBLIC SERVICE SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED MARCH 11, 1949, AS DOCUMENT 652939, AND

TRACT 2: THE WEST 443.63 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 26 LYING SOUTH AND WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE CENTERLINE CURVE OF SAID U.S.ROUTE 66A AT A POINT 418.70 FEET NORTHEAST OF THE INTERSECTION OF THE SAID CENTERLINE WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 26, AS MEASURED ALONG SAID CENTERLINE, AND

TRACT 3: THE NORTH 500 (AS MEASURED ALONG THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY), ALL IN WILL COUNTY, ILLINOIS.

TRACT 4 (SOUTH TRACT):

THAT PART OF WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE PROPERTY CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED MARCH 11, 1949, AS DOCUMENT 652939, IN WILL COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE WEST 443.63 FEET OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 930 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 149.27 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, A DISTANCE OF 79.07 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 294.36 FEET TO THE EAST LINE OF THE SAID 443.63 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 1009.07 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 27 MINUTES 32 SECONDS WEST, A DISTANCE OF 443.63 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER : THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 930 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST 149.27 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST 79.07 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST 137.31 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST 157.05 FEET TO THE EAST LINE OF THE WEST 443.63 FEET

OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE 277.39 FEET; THENCE SOUTH 29 DEGREES 22 MINUTES 53 SECONDS WEST 320.04 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.5 ACRES, IN WILL COUNTY, ILLINOIS.

PIN Numbers: 12-02-26-100-018-0000
 12-02-26-100-023-0000 (part of)
 12-02-26-100-022-0000 (part of)
 12-02-26-100-027-0000
 12-02-26-100-029-0000

The North Upper TIF Redevelopment Area is generally located on the eastern side of the intersection of Illinois Route 53 and Joliet Road and north of the Com Ed right of way, situated near the northern entrance into the Village.

During the public hearing, all interested persons will be given an opportunity to be heard. Further, any affected person or taxing district may file written comments or objections at the public hearing or in advance of the public hearing in the Office of the Village Clerk, 1050 West Romeo Road, Romeoville, Illinois 60446. You are further notified that at the public hearing all persons may be heard orally regarding any issue embodied in this Notice and that the Mayor and Board of Trustees will hear all protests and objections. You are further notified that the public hearing may be adjourned to another time, date or place without further notice other than a motion entered upon the minutes fixing the time, date and place of the adjourned hearing.

The proposed Redevelopment Project and Plan contemplates a range of improvements such as improvements such as design and installation of various public improvements; construction, repair and upgrade of public street, utility and stormwater management infrastructure; development of new industrial and commercial facilities; office, public and retail facilities; rehabilitation and remodeling of existing commercial/retail properties; rehabilitation of Romeoville/North Upper TIF

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existing properties, infill development assistance, property acquisition and generally other improvements and assistance. The actions by the Village are intended to encourage redevelopment and investment in the North Upper TIF and to enhance property values in the area. Further, the actions contemplated by the Village of Romeoville include but are not limited to land acquisition; construction of public infrastructure and roadways; site preparation; rehabilitation; reconstruction or repair or remodeling of existing buildings; related professional costs; entering into Redevelopment Agreements and other matters contemplated or allowed by the Act. The Village of Romeoville will implement the goals and objectives of the Redevelopment Plan through public finance techniques including but not limited to tax increment allocation financing and the issuance of one or more series of debt obligations. A draft Eligibility Report and Redevelopment Plan and Project are, and have been, on file with the Office of the Village Clerk, 1050 West Romeo Road, Romeoville, Illinois 60446 and are available for public inspection during regular business hours or may be requested by mail from the Village Clerk. The draft Redevelopment Plan may be amended prior to adoption in conformance with the TIF Act. For further information, please contact Nathan Darga, Senior Planner for the Village of Romeoville, at 815-886-5033 or by email at ndarga@romeoville.org during regular business hours.

**HONORABLE JOHN NOAK
MAYOR, VILLAGE OF ROMEOVILLE**