



Legislation Details (With Text)

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Title:	An Ordinance Amending the Downtown Tax Increment Finance District Redevelopment Plan and Project ("Downtown Second Amendment")				
Sponsors:	Joshua Potter, Kirk Openchowski				
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Attachments:	1. ORD 05-1598 Exhibit A - Downtown 2nd Amend 2019, 2. ORD 19-1598 Exhibit B, 3. ORD 19-1598 Exhibit C				

Date	Ver.	Action By	Action	Result
11/6/2019	1	Village Board	Approved	Pass

An Ordinance Amending the Downtown Tax Increment Finance District Redevelopment Plan and Project ("Downtown Second Amendment")

WHEREAS, on or about the 10th day of January, 2005, the Village of Romeoville (the "Village") adopted Ordinance Number 05-0241 approving a Tax Increment Redevelopment Plan and Project for the Downtown Tax Increment Finance District Redevelopment Project Area (the "Downtown TIF District" or "Downtown TIF"); and

WHEREAS, by Ordinance Number 06-0423 adopted on the 5th day of July, the Village amended the Redevelopment Plan and Project for the Downtown TIF (the "First Amendment"); and

WHEREAS, it is now necessary and in the best interest of the Downtown TIF, the Village and its citizens to again amend the Redevelopment Plan and Project; and

WHEREAS, the proposed Second Amendment to the Redevelopment Plan and Project is set forth in Exhibit A attached hereto (the "Second Amendment to the Redevelopment Plan and Project"); and

WHEREAS, the area described in Exhibit B attached hereto was previously designated as the Downtown TIF by Ordinance Number 05-0240 of the Village; and

WHEREAS, the general street locations of the Downtown TIF are as set forth in Exhibit C attached hereto; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois (65ILCS 5/11-74.4-1 et seq) (the “TIF ACT”) the Village by Resolution Number 19-2767, called for a public hearing and Joint Review Board meeting regarding the proposed Second Amendment to the Downtown TIF Redevelopment Plan and Project (the “Public Hearing”); and

WHEREAS, pursuant to said Resolution 19-2767, a meeting of the Downtown TIF Joint Review Board was convened and, further, that the Joint Review Board on the 12th day of September, 2019, rendered its recommendation to the Village which recommendation was that the Village approve the Second Amendment; and

WHEREAS, the Second Amendment was on file with the Village for at least 10 days prior to adoption of Resolution 19-2767; and

WHEREAS, on the 23rd day of August, 2019, the Second Amendment and the name of the person to contact for information was sent, together with a copy of Resolution 19-2767, to all taxing districts affected by the Downtown TIF; and

WHEREAS, notice of, among other things, the availability of the Second Amendment, including how to obtain information regarding it was sent to all residential addresses within the boundaries of the Downtown TIF, if any, and all residences located within 750 feet of the Downtown TIF’s exterior boundary; and

WHEREAS, notice of the Public Hearing called by Resolution Number 19-2767 was given by publication in the Joliet Herald, which is a newspaper in general circulation within the taxing districts having property in the Downtown TIF, such publication was made on the 16th day of September, 2019 and again on the 23rd day of September, 2019; and

WHEREAS, notices of the Public Hearing were mailed on the 26th day of September, 2019 by certified mail return receipt requested by depositing such notice in the United States Mail addressed to the person or persons in whose name the taxes for the last preceding year were paid on each lot, block, tract or parcel lying within the Downtown TIF and if said taxes were not paid for the last preceding year, then to the persons last listed on the tax rolls within the preceding three (3) years as the owner of such property; and

WHEREAS, the public hearing was held on the 16th day of October, 2019; and

WHEREAS, all other notices required by the TIF Act, including to those persons or entities, if any, on the

Interested Parties Registry were given in the manner and to such persons as are required by law.

NOW THEREFORE BE IT Ordained by the President and Board of Trustees of the Village of Romeoville, Will County, Illinois in the exercise of its home rule, statutory and other powers, as follows:

Section 1. Incorporation.

The Preamble of this Ordinance is hereby incorporated herein as the finding of the President and Board of Trustees as if fully set forth in this Section 1. All Exhibits referred to are incorporated herein as if fully set forth in this Section 1.

Section 2. Amendment.

That the Redevelopment Plan and Project is hereby amended as set forth in the Second Amendment to the Redevelopment Plan and Project and that such Second Amendment is incorporated into the Redevelopment Plan and Project for the Downtown TIF.

Section 3. Effect on Provisions Ordinances

That except as herein specifically amended Ordinance No. 05-0241 approving the Downtown TIF Redevelopment Plant and Project and Ordinance No. 06-0423 adopting the First Amendment, shall remain in full force and effect and the findings and determinations made therein are hereby reaffirmed.

Section 4. Severability

This Ordinance and every provision thereof shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of this Ordinance shall not affect the validity of any other portion of this Resolution.

Section 5. Repealer

All ordinances or parts of ordinances conflicting with any provisions of this Ordinance are hereby repealed.

Section 6. Effective Date

This Ordinance shall be published in pamphlet form and shall be in full force and effect after its passage and approval, as provided by law.

List of Exhibits

Exhibit A - The “Second Amendment”

Exhibit B - Legal Description of the Downtown TIF

Exhibit C - Description by General Street Location of the Downtown TIF