



Legislation Details (With Text)

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Title: A Resolution with respect to a proposed Tax Increment Finance District establishing the dates for a Public Hearing and Joint Review Board, creating an Interested Parties registry and other matters in the Village of Romeoville (North Upper TIF)

Sponsors: Rich Vogel, Joshua Potter

Indexes:

Code sections:

Attachments: 1. RES 17-2257 Exhibit B

Date	Ver.	Action By	Action	Result
2/1/2017	1	Village Board	Approved	Pass

**A RESOLUTION WITH RESPECT TO A PROPOSED TAX INCREMENT FINANCE DISTRICT
ESTABLISHING THE DATES FOR A PUBLIC HEARING AND JOINT REVIEW BOARD,
CREATING AN INTERESTED PARTIES REGISTRY AND OTHER MATTERS IN THE VILLAGE
OF ROMEOVILLE
("NORTH UPPER TIF")**

WHEREAS, the Village of Romeoville is a duly organized home rule municipality under and by virtue of the Constitution and Statutes of the State of Illinois (the "Village"); and

WHEREAS, the Village is authorized to take various actions with respect to redevelopment of property within its borders; and

WHEREAS, it is hereby found, determined and declared by the President and Board of Trustees that it is in the best interest of the Village that the property generally described on Exhibit "A", depicted on Exhibit B and legally described on Exhibit C attached hereto (the "Redevelopment Project Area") be redeveloped; and

WHEREAS, the Redevelopment Project Area is sometimes referred to as the "North Upper TIF"; and

WHEREAS, the Redevelopment Project Area has not been subject to growth and development through investment of purely private funds and it is not reasonably anticipated to be redeveloped without certain public assistance; and

WHEREAS, the TIF Act authorizes such assistance; and

WHEREAS, the contemplated redevelopment of the Redevelopment Project Area includes, but is not limited to, improvements such as design and installation of various public improvements; construction, repair and upgrade of public streets, utility and stormwater management infrastructure; development of new industrial and commercial facilities; office, public and retail facilities; rehabilitation and remodeling of properties;

rehabilitation of existing properties, infill development assistance, property acquisition and generally other improvements and assistance as contemplated by the TIF Act (the “Project”); and

WHEREAS, the activities in the Redevelopment Project Area are not reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units and the Redevelopment Project Area does not contain seventy-five (75) or more inhabited dwelling units. Therefore, a “housing impact study” is not required by the TIF Act; and

WHEREAS, the conditions of the Redevelopment Project Area have been reviewed and there is reason to believe that it qualifies as a Redevelopment Project Area and that certain costs to be incurred in the redevelopment of the area may qualify as and be eligible for reimbursement as Redevelopment Project Costs all as provided by the TIF Act; and

WHEREAS, for at least ten (10) days prior to the adoption of this Resolution, copies of a proposed draft Redevelopment Plan and Project and Eligibility Report have been available for public inspection in the office of the Village Clerk; and

WHEREAS, the TIF Act requires, among other things, a public hearing before the Corporate Authorities and a meeting of the Joint Review Board, together with required notices and other matters required by the TIF Act; and

WHEREAS, the TIF Act requires the creation of an Interested Parties Registry and the adoption of rules to implement such Registry.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, IN EXERCISE OF ITS HOME RULE, STATUTORY AND OTHER POWERS:

SECTION 1: INCORPORATE OF PREAMBLE

The foregoing preamble and the findings and conclusions set forth therein are incorporated into this Section 1 as if fully set forth herein.

SECTION 2: TIF FINANCING

The Village will consider the use of Tax Increment Financing pursuant to the TIF Act in the Redevelopment Project Area, and the Village may take such other actions as are necessary and reasonable to induce quality development/redevelopment within the Redevelopment Project Area.

SECTION 3: INTERESTED PARTIES REGISTRY

There is hereby established a “North Upper TIF Interested Parties Registry” as contemplated by the TIF Act. Notice of the establishment of the Interested Parties Registry shall be made as required by the TIF Act.

SECTION 4: INTERESTED PARTIES REGISTRY RULES

The following are hereby adopted as the North Upper TIF Interested Parties Registry Rules:

- A. The period of registration shall be for a period of three (3) years which may be renewed.
- B. Registered organizations and individuals shall be notified by mail at their address as set forth from time to time in the registry prior to termination of their registration.
- C. Registration forms shall be maintained by the Village Clerk.
- D. The Village staff is authorized and directed to promulgate such additional rules as may be reasonable and necessary to implement and maintain the “Interested Parties Registry.”
- E. All registrants on the Interested Party Registry shall receive such notices and information as may from time to time be required by the TIF Act.
- F. No Rule of the Village shall be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled by the TIF Act.

G. Registrants may withdraw from the registry or amend their registration by written notice to the Village Clerk.

SECTION 5: DESIGNATED OFFICER

The following person may be contacted for additional information about the proposed Redevelopment Project Area; further, all comments and suggestions regarding the redevelopment of the Redevelopment Area shall be forwarded to:

Nathan A. Darga

Senior Planner

1050 West Romeo Road, Romeoville, Illinois 60446

815/886-5033

ndarga@romeoville.org

SECTION 6: CALL FOR PUBLIC HEARING

On the 5th day of April, 2017, the President and Board of Trustees shall conduct a public hearing with respect to designating a Redevelopment Project Area, approving the Redevelopment Plan and Project, the adoption of tax increment allocation financing and all other matters required by the TIF Act for the North Upper TIF. The Public Hearing shall be at the Village Board Chambers located at 1050 West Romeo Road, Romeoville, Illinois 60446, which Public Hearing shall be conducted during the Village Board meeting which commences at 6:00 o'clock p.m.

SECTION 7: NOTICES AND CONDUCT OF HEARING

The Village staff and Kane, McKenna and Associates, Inc. are hereby authorized and directed to provide and publish all notices of the Public Hearing and any other notices required by the TIF Act. The public hearing shall be conducted in conformance with the TIF Act. The Village staff and Kane, McKenna and Associations, Inc. are further authorized and directed to take such other action as is required to conform with the TIF Act.

SECTION 8: JOINT REVIEW BOARD MEETING

A meeting of the North Upper TIF Joint Review Board shall be convened to consider the designation of the Redevelopment Project Area, the Redevelopment Plan and Project, the adoption of Tax Increment Allocation Financing and such other matters as are provided by law. The Village shall provide notices, including notices under the TIF Act and the Illinois Open Meetings Act, of the Joint Review Board meeting. The first meeting of the Joint Review Board shall be held at 10:00 a.m. on the 22nd day of February, 2017 in the Village Board Chambers at 1050 West Romeo Road, Romeoville, Illinois 60446.

SECTION 9: NOTIFICATION TO TAXING DISTRICTS

Within a reasonable time after adoption of this Resolution, a copy hereof shall be sent by certified mail, return receipt

requested, to each of the taxing districts that is affected by North Upper TIF.

SECTION 10: RESIDENTIAL CERTIFICATION

The Village hereby certifies that there are not more than 75 inhabited residential units currently located within North Upper TIF and that no residents will be displaced.

SECTION 12: SEVERABILITY

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

SECTION 13: REPEALER

All resolutions, ordinances or parts of resolutions conflicting with any provision of this resolution, are hereby repealed.

SECTION 14: EFFECTIVE DATE

This Resolution shall be in full force and effect after its passage and approval.

LIST OF EXHIBITS

Exhibit A	Redevelopment Project Area general description
Exhibit B	Map of Redevelopment Project Area
Exhibit C	Legal Description

EXHIBIT A

The 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.

EXHIBIT B

Map of Redevelopment Project Area

EXHIBIT C

Legal Description

UPPER PARCELS

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 MINUETS 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 MINUETS 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.