



Legislation Text

File #: RES18-2534, Version: 1

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, Authorizing Reimbursement of Costs Concerning the Redevelopment of Certain Property and Other Matters In The Village of Romeoville (“Normantown / Weber Road 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 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, in order to evaluate and redevelop the Redevelopment Project Area it may be necessary to undertake certain public improvements, prepare certain studies and reports and incur other costs, including costs and expenses defined as “Redevelopment Project Costs” by the Tax Increment Allocation Redevelopment Act of the State of Illinois 65 ILCS 5/11-74.4-1 *et. seq.* (the “TIF Act”); and

WHEREAS, certain public assistance will be required to redevelop the Redevelopment Project Area given its current condition; 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 existing commercial/retail 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 that 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 an “Interested Parties Registry” for the proposed Normantown/Weber Road TIF 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 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, IL 60446
815-886-5033
ndarga@romeoville.org

SECTION 6: CALL FOR PUBLIC HEARING

On the 19th day of September, 2018, 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 proposed Normantown/Weber Road 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 Normantown/Weber Road 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 10:30 o'clock a.m. on the 7th day of August, 2018 in the Village Board Chambers at 1050 West Romeo Road, Romeoville, Illinois 60446.

SECTION 9: RESIDENTIAL CERTIFICATION

The Village hereby certifies that there are not more than 75 inhabited residential units currently located within proposed Normantown/Weber Road TIF and that no residents will be displaced.

SECTION 10: REIMBURSEMENT

The Village reasonably expects to issue or incur obligations in connection with the redevelopment of the

Redevelopment Project Area, a portion of the proceeds of those obligations and tax increment generated in the Redevelopment Project Area may, in the discretion of the Village, be used to reimburse the Village and developers for redevelopment project costs.

SECTION 11: 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.