

**CITY OF CREST HILL, 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  
“WEBER/DIVISION TAX INCREMENT FINANCE DISTRICT”**

Please take notice that on the 6<sup>th</sup> day of March, 2023, during the course of the regular City Council Meeting which commences at 7:00 o’clock p.m. at the City Council Chambers, City Hall, 1610 Plainfield Road, Crest Hill, IL 60403, or in the event that the City Government has moved to the new City Hall, then the Public Hearing shall be held at the new City Hall, 20690 City Center Boulevard, Crest Hill, IL 60403, that the Mayor and City Council of the City of Crest Hill will conduct a public hearing with regard to the designation of an area as a Redevelopment Project Area known as the “Weber/Division 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 proposed Weber/Division TIF is legally described as:

22-R0442

**CITY OF CREST HILL TIF DISTRICT  
LEGAL DESCRIPTION**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 165 FEET (10 RODS) OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE OF LOT 1 IN WEBER TERRACE SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R67-003059;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE COUNTY OF WILL, STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R79-025591;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTH LINE OF MASSEY ESTATES SUBDIVISION UNIT THREE, A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R75-023103;

THENCE SOUTH ALONG THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID MASSEY ESTATES SUBDIVISION UNIT THREE, TO THE NORTH LINE OF UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R73-026685;

THENCE SOUTH ALONG THE EAST LINE WEBER ROAD AS DEDICATED PER SAID UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION, TO THE NORTH LINE OF LONGMEADOW DRIVE AS DEDICATED IN CROSSROADS OF CREST HILL EAST, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2005-026289;

THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID CROSSROADS OF CREST HILL EAST;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION OF AND THE EAST LINE OF WEBER ROAD, TO THE SOUTH LINE OF SAID WEBER ROAD AS DEDICATED PER SAID CROSSROADS OF CREST HILL EAST;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF

WILL, DEPARMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R95-011154;

THENCE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

THENCE SOUTH ALONG SAID EAST LINE, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF DIVISION STREET PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R94-113214;

THENCE WEST ALONG SAID SOUTHERLY LINE OF DIVISION STREET, TO THE WEST LINE OF DIVISION STREET PER SAID DEED DOCUMENT NO. R94-113214;

THENCE NORTH ALONG SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE, TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH ALONG SAID WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING;

IN WILL COUNTY, ILLINOIS.

Permanent Index Numbers :

11-04-19-400-009-0000

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The proposed Weber/Division TIF consists of approximately Seventy-Five (75) Acres at the Northwest corner of Weber Road and Division Street in Crest Hill, IL.

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 City Clerk, at the Crest Hill City Hall as described above. 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 City Council 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 design and installation of various public improvements; construction, repair and upgrade of public streets, utility and stormwater management infrastructure; signage and signals on public rights of way; development of commercial and residential properties; property acquisition, environmental remediation and generally other improvements and assistance which are set forth in greater detail in the draft Redevelopment Plan and Project. The actions by the City are intended to encourage redevelopment and investment in the proposed Weber/Division TIF and to enhance property values in the area through entering into Redevelopment Agreements, payment of Redevelopment Project Costs, and other methods contemplated or allowed by the Act.

The City of Crest Hill 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 Qualification Report and Redevelopment Plan and Project are, and have been, on file with the Office of the City Clerk, 1610 Plainfield Road, Crest Hill, Illinois 60403 and are available for public

inspection during regular business hours, may be viewed on the City's website, or may be requested by mail from the City Clerk. The draft Redevelopment Plan and Project may be amended prior to adoption in conformance with the TIF Act. For further information, please contact Jim Marino, City Administrator for the City of Crest Hill, at 815-741-5100 or by email at [Jmarino@cityofcresthill.com](mailto:Jmarino@cityofcresthill.com) during regular business hours.

**HONORABLE RAYMOND SOLIMAN  
MAYOR, CITY OF CREST HILL**