

**A RESOLUTION WITH RESPECT TO A PROPOSED TAX INCREMENT FINANCE
DISTRICT ESTABLISHING THE DATES FOR A PUBLIC HEARING AND JOINT
REVIEW BOARD, AUTHORIZING REIMBURSEMENT OF COSTS CONCERNING
THE REDEVELOPMENT OF CERTAIN PROPERTY AND OTHER MATTERS
IN THE CITY OF CREST HILL
("WEBER/DIVISION TIF")**

WHEREAS, the City of Crest Hill is a duly organized municipality under and by virtue of the Constitution and Statutes of the State of Illinois (the "City"); and

WHEREAS, the City 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 Mayor and City Council that it is in the best interest of the City 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, signals, signage, utility and stormwater management infrastructure; development of new commercial facilities and residential, office, retail facilities; property acquisition, environmental remediation 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 Qualification Report have been available for public inspection in the office of the City Clerk and available on the City’s website; 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 which the has previously been completed by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, IN EXERCISE OF ITS 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 City will consider the use of Tax Increment Financing pursuant to the TIF Act in the Redevelopment Project Area, and the City may take such other actions as are necessary and reasonable to induce quality development/redevelopment within the Redevelopment Project Area.

SECTION 3: 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:

Mr. Jim Marino
City Administrator
City of Crest Hill
1610 Plainfield Road
Crest Hill, Illinois 60403
JMarino@cityofcresthill.com

SECTION 4: CALL FOR PUBLIC HEARING

On the 6th day of March, 2023, the Mayor and City Council 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 Weber/Division TIF. The Public Hearing shall be at the City Board Chambers currently located at 1610 Plainfield Road, Crest Hill, Illinois, 60403 which Public Hearing shall be conducted during the City Council meeting which commences at 7:00 o'clock p.m. In the event that the City Government moves its facility to its new location at 20690 City Center Boulevard, Crest Hill, Illinois, 60403 prior to March 6, 2023, then in that event the Public Hearing shall be conducted at 20690 City Center Boulevard, Crest Hill, Illinois at 7:00 o'clock p.m.

SECTION 5: NOTICES AND CONDUCT OF HEARING

The City staff and Kane, McKenna and Associates 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 City staff and Kane, McKenna and Associations are further authorized and directed to take such other action as is required to conform with the TIF Act.

SECTION 6: JOINT REVIEW BOARD MEETING

A meeting of the Weber/Division 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 City 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 2:00 o'clock p.m. on the 19th day of January, 2023, in the City Council Chambers as indicated above.

SECTION 7: RESIDENTIAL CERTIFICATION

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

SECTION 8: REIMBURSEMENT

The City 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 City, be used to reimburse the City and developers for redevelopment project costs.

SECTION 9: 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 10: 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.

PASSED this _____ day of _____, 2023 with ____ members voting aye, ____ members voting nay, the Mayor ____ voting, with ____ members abstaining or passing and said vote being:

PASSED THIS ____ DAY OF ____, 2023.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderwoman Darrell Jefferson	_____	_____	_____	_____
Alderwoman Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS ____ DAY OF ____, 2023.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

LIST OF EXHIBITS

- | | |
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| 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 described as a tract of land consisting of approximately seventy-five (75) acres situated at the northwest corner of Weber Road and Division Street in the City of Crest Hill.

EXHIBIT B

Map of Redevelopment Project Area

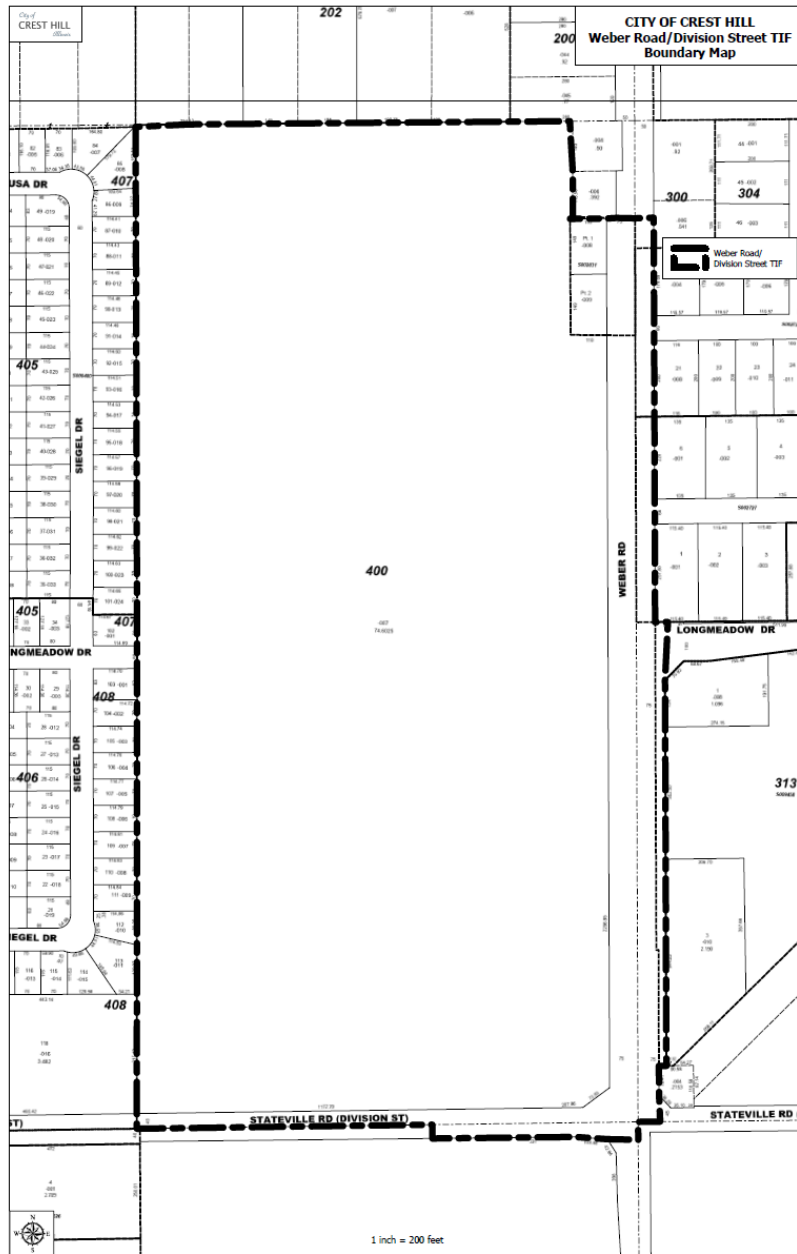


EXHIBIT C

Legal Description

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, DEPARTMENT 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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11-04-19-400-008-0000