

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS,
APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECT FOR THE “WEBER/ DIVISION” REDEVELOPMENT
PROJECT AREA**

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) of the City of Crest Hill, Will County, Illinois (the “City”), have determined that “Blighted Vacant Areas” as defined by the Tax Increment Allocation Finance Act (65 ILCS 5/11-74.4-1 *et seq.*) (the “TIF Act”) detract from the stable economic and physical development of those areas which are endangered by the presence of blighting factors as defined in the Act that prevent or threaten the healthy economic and physical development of properties in a manner that the City deems essential to its overall economic health, that there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment and unmarketability of property so that the deterioration of these areas impairs the value of private investments and threatens the sound growth and the tax base of the City and the taxing districts having the power to tax real property in the City (the “Taxing Districts”) and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals and welfare of the public that redevelopment of the area legally described in Exhibit A hereto (the “Proposed Area”) of the City be undertaken and that to prevent, remove and alleviate adverse conditions in the Proposed Area it is necessary to encourage private investment and restore and enhance the tax base of the City and the Taxing Districts by such redevelopment; and

WHEREAS, the City has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of Tax Increment Allocation Financing pursuant to the TIF Act is necessary to achieve the redevelopment goals of the City for the Proposed Area; and

WHEREAS, the City has heretofore caused to be created a Qualification Report to determine whether the Proposed Area qualifies as a “Redevelopment Project Area” pursuant to the TIF-Act, which study was conducted by Kane, McKenna and Associates (“Kane McKenna”) and

WHEREAS, Kane McKenna has a national reputation for expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

WHEREAS, Kane McKenna has heretofore concluded and has advised the City by means of a written “Qualification Report” that the Proposed Area qualifies as a “Blighted Vacant Area” under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the Qualification Report has been made available for public inspection and has been distributed in accordance with the TIF Act; and

WHEREAS, the City has further caused Kane McKenna to prepare, and the City has made available for public inspection and distribution, a proposed Redevelopment Plan and Project for the Proposed Area (the “Plan” and “Project”); and

WHEREAS, the Plan and Project sets forth in writing the program to be undertaken to accomplish the objectives of the City and includes estimated redevelopment project costs proposed for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any

Taxing District affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Proposed Area, a commitment to fair employment practices and an affirmative action plan, and all other matters required by the TIF Act and the Plan and Project accordingly complies in all material respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by resolution called a public hearing (the “Hearing”) relative to the Plan and Project, the designation of the Proposed Area as a redevelopment project area and the implementation of tax increment financing under the TIF Act and fixed the date and place for such Hearing, being March 6, 2023, at 7:00 p.m., at the Crest Hill City Hall, Crest Hill, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-6 of the TIF Act; said notice, together with a copy of the Plan and Project and the Eligibility Report and the name of a person to contact for further information, being given to taxing districts and to the Department of Economic Opportunity of the State of Illinois by certified mail on January 11, 2023, by publication on February 15, 2023 and on February 17, 2023, and on February 21, 2023 to residents within 750’ feet of the Proposed Area, and by mail to all persons whose name appears on the Interested Parties Register, if any; and

WHEREAS, the City has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the Joint Review Board has met at the times and as required by the TIF Act and has reviewed the public record, planning documents and the form of proposed ordinances

approving the Plan and Project, designating a redevelopment project area and adopting tax increment allocation financing; and

WHEREAS, the joint review board prepared their report dated February 7 , 2023, and presented it to the City; the joint review board report recommended establishing a tax increment financing district in the Proposed Area; and

WHEREAS, the City held the Hearing on March 6 2023, at the Crest Hill City Hall, Crest Hill, Illinois and it was finally adjourned on that date; and

WHEREAS, prior to and at the Hearing any interested person and affected taxing district were permitted to file with the City Clerk written objections and were heard orally in respect to any issues embodied in the notice of said Hearing, and the City Council heard all protests and objections at the Hearing; and

WHEREAS, the Plan and Project sets forth in writing the program to be undertaken to accomplish the objectives of the City, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a combination “Blighted Vacant Area” as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether the Proposed Area would reasonably be anticipated to be developed in accordance with public goals stated in the Plan and Project without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real

property in the Proposed Area to determine whether the Proposed Area is contiguous and that there exist conditions that cause the Proposed Area to be classified as a Redevelopment Project Area under the TIF Act; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the comprehensive plan for development of the City as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the City; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby expressly is, determined that the City has in all respects complied with the requirements of the TIF Act in such actions taken to date as hereinabove recited:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crest Hill, Will County, Illinois, in the exercise of its statutory, constitutional and other powers, as follows:

Section 1: **Findings**

The Corporate Authorities hereby make the following findings:

- (1) The Proposed Area is described in Exhibit “A” attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area is described in Exhibit “B” attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is

depicted on Exhibit “C” attached hereto and incorporated herein as if set out in full by this reference.

- (2) There exist conditions which cause the Proposed Area to be subject to designation as a Redevelopment Project Area under the TIF Act and to be classified as a Blighted Vacant Area as defined by the TIF Act.
- (3) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed in accordance with public goals stated in the Plan without the adoption of the Plan.
- (4) The Plan and Project conforms to the City’s Comprehensive Plan (“The Comprehensive Plan”).
- (5) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion for the Project and Retirement of Obligations is not later than December 31 of the year in which payment to the City Treasurer as provided by the Act is made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this ordinance was adopted.
- (6) The parcels of real property in the Proposed Area are contiguous, and the Proposed Area is not less in the aggregate than 1 and 1/2 acres.
- (7) All other findings as set forth in the Plan and Project.

Section 2: Exhibits Incorporated by Reference

The Plan and Project which were the subject matter of the Hearing held on March 6 , 2023, are hereby adopted and approved. A copy of the Plan and Project together with the

Qualification Report are set forth in Exhibit “D” attached hereto and incorporated herein as if set out in full by this reference.

Section 3: Invalidity of Any Section

If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4: Superseded and Effective Date

All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect upon its passage by the Corporate Authorities and its approval as provided by law and the annexation of the subject property.

Section 5: Severability

This Ordinance and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

Section 6: Publication and Effective Date

This Ordinance shall be published in pamphlet form, and shall be effective upon its passage and approval, as provided by law.

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

Exhibit A	Legal Description of the Proposed Area
Exhibit B	Approximate Street Boundaries of the Proposed Area
Exhibit C	Map of the Proposed Area
Exhibit D	Redevelopment Plan and Project (including Qualification Report)

EXHIBIT A

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
11-04-19-400-007-0000
11-04-19-400-008-0000

EXHIBIT B

Street Location of Weber/ Division Road Redevelopment Project Area

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 C

Map of Weber/ Division Road Redevelopment Project Area

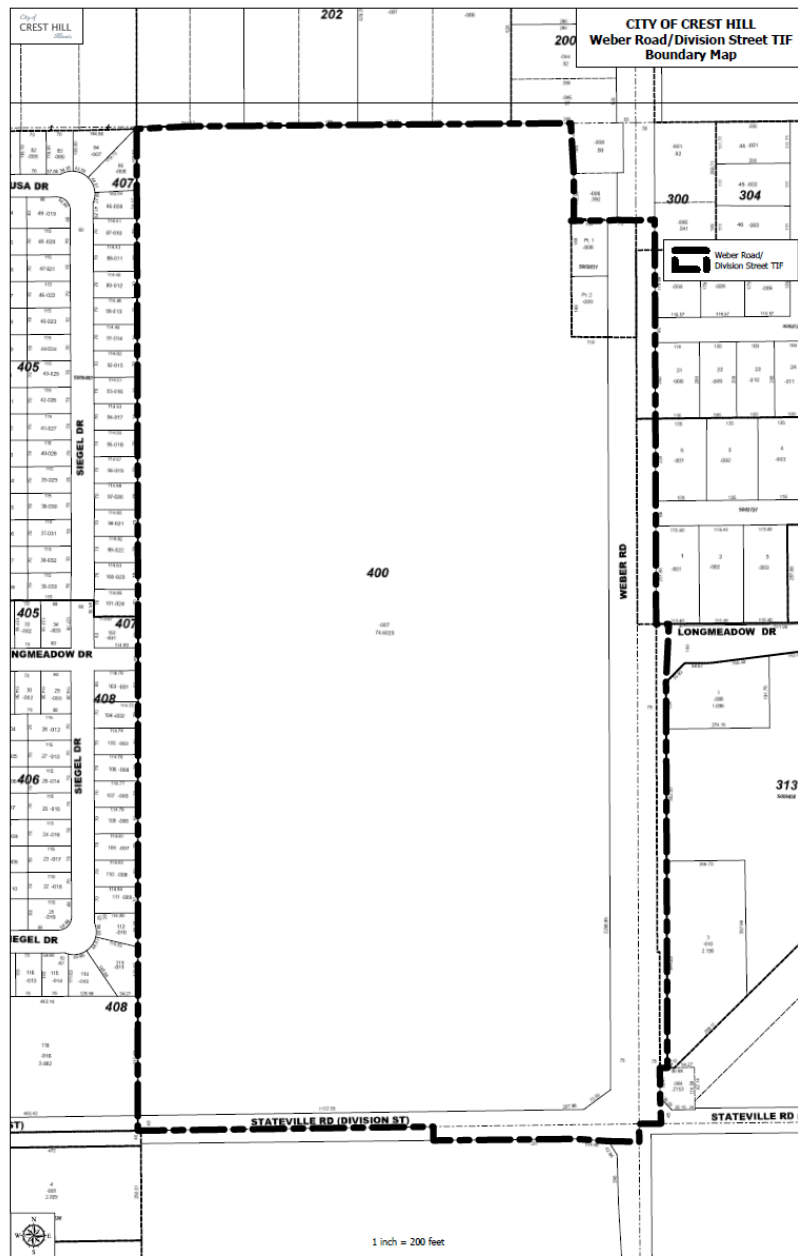


EXHIBIT D

Redevelopment Plan and Project and Qualification Report