

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
TO CONSIDER THE PROPOSED EASTERN GATEWAY TAX
INCREMENT FINANCING DISTRICT REDEVELOPMENT
PROJECT AREA AND REDEVELOPMENT PLAN AND
PROJECT**

Notice is hereby given that a public hearing will be held on **Monday, September 23, at 6:30 p.m.** at the Rochelle City Hall, Council Chambers, 420 North 6th St, Rochelle ("**Public Hearing**"), in regard to the proposed designation of a redevelopment project area ("**Redevelopment Project Area**"), and the proposed approval of a redevelopment plan and project ("**Redevelopment Plan and Project**") in relation thereto, for the proposed Eastern District Tax Increment Financing District ("**TIF District**"), pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended ("**TIF Act**").

The boundaries of the Redevelopment Project Area for the proposed TIF District are more fully set forth on the legal description attached hereto as **Exhibit 1** and made part hereof and the street location map attached hereto as **Exhibit 2** and made part hereof.

The proposed Redevelopment Plan and Project provides for land acquisition and assembly, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the City of Rochelle ("**City**") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated City actions include, but are not limited to: eradicating blighting conditions and instituting conservation measures; removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment within the City of Rochelle; and improving existing public utilities and infrastructure within the Project Area; creating a pedestrian friendly, accessible and attractive commercial corridor; and providing bicycle access along the corridor. The City would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Report and the Redevelopment Plan and Project have been on file with the City since July 12, 2024 and are currently on file and available for public inspection between the hours of 8:30 AM - 3:30 PM Monday - Thursday and 8:30 am - 11:30 Friday, at the office of the City Clerk, at 420 N. 6th Street, Rochelle Illinois 61068. Copies of the Eligibility Report and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic

Opportunity. The City Clerk for the City of Rochelle may be contacted for further information, at the address above or by telephone at (815)561-2030.

Pursuant to the TIF Act, the Joint Review Board for the proposed TIF District (“**JRB**”) is being convened to review the public record, planning documents, Eligibility Report and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed TIF District. Pursuant to the TIF Act, the JRB will consist of one public member and one representative from each of the following taxing districts: Dement Township / Dement Township Road District, Ogle County, Flagg-Rochelle Park District, Flagg-Rochelle Library District, Rochelle Grade School District 231, Rochelle High School District 212, Kishwaukee College District 523, MTA7 DE-LY-WR and the City of Rochelle.

Pursuant to the TIF Act, the meeting of the JRB will be held on Monday August 19, 2024, at 10:00 a.m. at the City Hall, 420 North 6th St, Rochelle, Illinois. Those taxing districts with representatives on the JRB are hereby notified of the JRB meeting. The JRB's recommendation regarding the Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District will be advisory and non-binding, and will be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the City within 30 days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis will not delay the Public Hearing, nor will it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed TIF District.

Prior to and at the Public Hearing, all interested persons, affected taxing districts, and the Illinois Department of Commerce and Economic Opportunity may file with the City Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Rochelle City Clerk, at 420 N. 6th Street, Rochelle Illinois 61068. The Public Hearing may be adjourned by the City Council without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the City of Rochelle, Illinois

EXHIBIT 1
LEGAL DESCRIPTION AND PINS FOR ROCHELLE EASTERN GATEWAY TAX
INCREMENT FINANCING DISTRICT

Legal Description:

PINS:

2519100014

2519100016

2519100019

2519100008

2519100015

2519100017

2519100018

2519200004

2519200006

2520100019

EXHIBIT 2
STREET LOCATION MAP

