
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW
BOARD MEETING TO CONSIDER THE DESIGNATION OF THE
REDEVELOPMENT PROJECT AREA FOR THE PROPOSED ROCHELLE EASTERN
GATEWAY TAX INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A
RELATED REDEVELOPMENT PLAN AND PROJECT**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
ROSAELIA ARTEAGA
BEN VALDIVIESO
City Council

ORDINANCE NO: _____

Date Passed:

**AN ORDINANCE CALLING FOR A PUBLIC HEARING TO CONSIDER THE
DESIGNATION OF THE REDEVELOPMENT PROJECT AREA FOR THE
PROPOSED ROCHELLE EASTERN GATEWAY TAX INCREMENT FINANCING
DISTRICT AND THE APPROVAL OF A RELATED REDEVELOPMENT PLAN AND
PROJECT**

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “**Act**”), authorizes any municipality within the State of Illinois to designate a “redevelopment project area” with respect to any area which is not less in the aggregate than two acres and in respect to which such municipality has made a finding that there exist conditions which cause such area to be classified as “blight area”, as all such quoted terms are defined in the Act; and

WHEREAS, the City of Rochelle, Ogle County, Illinois (the “**Municipality**”) is a “municipality” within the meaning of the Act; and

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled “Rochelle Eastern Gateway TIF” a draft report dated July 2024 was prepared for the Municipality by Teska Associates, Inc (a copy of which is attached herein as Exhibit A); and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan and Redevelopment Projects, establishing the proposed Redevelopment Project Area and adopting the proposed tax increment allocation financing therefor, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan and Redevelopment Projects, the proposed establishment of the Redevelopment Project Area and the proposed adoption of tax increment allocation financing therefor; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Project Area is to be approved, including a representative designated by the Municipality and a public member, for the

purpose of reviewing the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a “redevelopment project area” as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Redevelopment Project Area. The legal description of the proposed Redevelopment Project Area is attached herein as Exhibit B and the boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description, attached herein as Exhibit C.

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at **6:30 p.m. on Monday, September 23, 2024**, at the City Hall, 420 North 6th St, Rochelle, Illinois.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”), each such notice to include

such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan.

The proposed Redevelopment Plan was placed on file with the City Clerk on July 12, 2024, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area and the proposed approval of the proposed Redevelopment Plan; (ii) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation or report on the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor within thirty (30) days after the convening of such joint review board. The meeting of the joint review board shall be at **10:00 a.m. on Monday August 19, 2024** at the City Hall, 420 North 6th St, Rochelle, Illinois. Notice to the taxing districts shall be given at least 14 days prior to, but not more than 28 days in advance of the meeting as specified under and pursuant to the Act at the City Hall, 420 North 6th St, Rochelle, Illinois. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

PASSED AND APPROVED this 22nd day of July 2024.

ATTEST:

City Clerk

Mayor

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Huéramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois,
DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____,
“AN ORDINANCE CALLING FOR A PUBLIC HEARING TO CONSIDER THE
DESIGNATION OF THE REDEVELOPMENT PROJECT AREA FOR THE PROPOSED
ROCHELLE EASTERN GATEWAY TAX INCREMENT FINANCING DISTRICT AND THE
APPROVAL OF A RELATED REDEVELOPMENT PLAN AND PROJECT” which was adopted
by the Mayor and City Council of the City of Rochelle on July 22, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 22nd day of July, 2024.

CITY CLERK