

City Copy

ORDINANCE NO. 2018-39

**CITY OF STREATOR
LA SALLE & LIVINGSTON COUNTIES, ILLINOIS**

**APPROVING
THE REDEVELOPMENT PLAN AND PROJECTS**

for the

**STREATOR ROUTE 18 EAST
TAX INCREMENT FINANCING DISTRICT**

**APPROVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF STREATOR,
LA SALLE AND LIVINGSTON COUNTIES, ILLINOIS
ON THE 19TH DAY OF SEPTEMBER, 2018.**

ORDINANCE NO. 2018-39

CITY OF STREATOR, LA SALLE & LIVINGSTON COUNTIES, ILLINOIS

APPROVING THE REDEVELOPMENT PLAN AND PROJECTS FOR THE STREATOR ROUTE 18 EAST TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Streator, LaSalle and Livingston Counties, Illinois, (the "City"), an Illinois Municipality, desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the "Act", for the Redevelopment Plan and Projects for the proposed Streator Route 18 East Tax Increment Financing ("TIF") District within the municipal boundaries of the City of Streator and within the Redevelopment Project Area (the "Area") as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, on July 18, 2018, the City established an "Interested Parties Registry" and adopted Registration Rules for the registry; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on August 7, 2018 the City convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the City Council approve the Redevelopment Project Area, Plan and Projects; and

WHEREAS, due notice in respect to a Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given on July 19, 2018 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on July 26, 2018 by certified mail to Taxpayers in the Area; on August 3, 2018 to all residences within 750 feet of the Redevelopment Project Area and registrants on the Interested Parties Registry; and by publication in the *The Times* on August 17, 2018 and August 24, 2018; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on September 5, 2018 the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Streator City Hall, 204 S. Bloomington Street, Streator, Illinois; and

WHEREAS, the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the proposed Redevelopment Project Area and the City Council has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said terms "Blighted Area, Conservation Area and Combination of Blighted and Conservation Areas" is used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment within the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

WHEREAS, the City Council has further determined that the implementation of the Redevelopment Plan will increase the City's population, increase employment opportunities, increase

the overall value and quality of life of the community for its residents, and by completing the Redevelopment Project, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and

WHEREAS, the City Council has reviewed the proposed Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Ordinances of the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STREATOR, LA SALLE & LIVINGSTON COUNTIES, ILLINOIS, THAT:

1. The Mayor and City Council of the City of Streator, Illinois hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area in the City of Streator, Illinois, is described in Exhibit A (Legal Description) and Exhibit B (Boundary Map) of this Ordinance.
 - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area to be designated as a “Combination of Blighted and Conservation Areas” as defined in Section 11-74.4-3 of the Act.
 - c. The proposed Redevelopment Project 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 without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Projects conform to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
 - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment to County Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance approving the Redevelopment Plan and Projects is adopted.
 - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.
 - g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area.
 - h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.

- i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.
- j. In addition, the City has reviewed the following material:
 - (1) Land Use Applicable Zoning Map and Ordinances.
 - (2) Impact on other Taxing Districts.
 - (3) Findings and Recommendations of the Joint Review Board.
- 2. The Redevelopment Plan and Projects are hereby adopted and approved. A copy of the Redevelopment Plan and the Projects is attached hereto as Exhibit C and made a part of this Ordinance.
- 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
- 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Streator, Illinois, on the 19th day of September, A.D., 2018, and deposited and filed in the Office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Brian Crouch	✓		
Joe Scarbeary	✓		
Tara Bedei	✓		
Ed Brozak	✓		
Jimmie Lansford, Mayor	✓		
TOTAL VOTES:	5		

APPROVED: Jimmie D. Lansford
Mayor

Date: 9-20-18

ATTEST: Patricia A. Newkirk
City Clerk

Date: 9-20-18

- Exhibit (A) Attached, Streator Route 18 East TIF District Legal Description
- Exhibit (B) Attached, Streator Route 18 East TIF District Boundary Map
- Exhibit (C) Attached, Streator Route 18 East TIF District Redevelopment Plan and Projects

EXHIBIT A

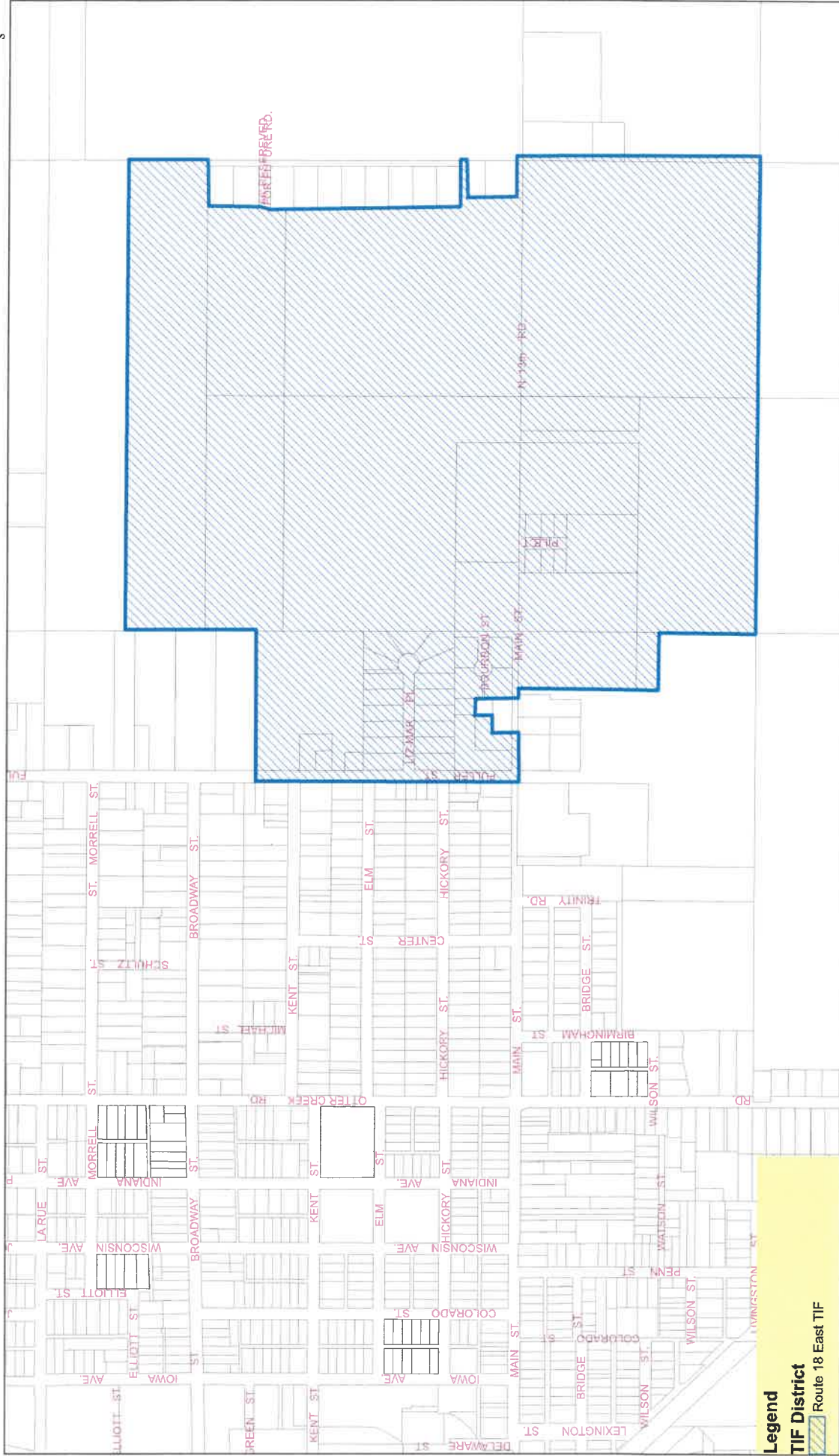
**STREATOR ROUTE 18 EAST TIF DISTRICT
LEGAL DESCRIPTION**

The City of Streator Route 18 East Tax Increment Financing (TIF) District is comprised of an area made up of parts of Section 36, Township 31 North, Range 3 East of the Third Principal Meridian and parts of Sections 30 and 31, Township 31 North, Range 4 East of the Third Principal Meridian in Streator Illinois, LaSalle County, more particularly described as follows:

Beginning at a point at the intersection of the south line of the north quarter of Section 31, Township 31 North, Range 4 East of the Third Principal Meridian and the east right-of-way line of E. 19th Road; thence north along said east right-of-way line to its project intersection with the north right-of-way line of Illinois Route 18 (Main Street); thence west along said north right-of-way line to the southwest corner of LaSalle County parcel 34-30-413-000; thence north along the west property line of said parcel to the northwest corner of LaSalle County parcel 34-30-417-000; thence east along the north property line of said parcel to the northeast corner of said parcel; thence north to the southeast corner of LaSalle County parcel 34-30-401-008; thence west along the south property line of said parcel to its intersection with the east property line of LaSalle County parcel 34-30-419-000; thence north along said east property line to the southeast corner of LaSalle County parcel 34-30-418-000; thence north along the east property line of said parcel to its intersection with the south property line of LaSalle County parcel 34-30-402-000; thence east along said south property line to its projected intersection with the east right-of-way line of E 19th Road; thence north along said east right-of-way line to a point due east of the northeast corner of LaSalle County parcel 34-30-402-000; thence west to said northeast corner of LaSalle County parcel 34-30-402-000; thence west along the north property line of said parcel to the northwest corner of said parcel; thence south along the west property line of said parcel to the northwest corner of LaSalle County parcel 34-30-414-000; thence south along the west property line of said parcel to the northeast corner of LaSalle County parcel 34-30-356-000; thence west along the north property line of said parcel to its projected intersection with the west right-of-way of Fuller Avenue; thence south along said west right-of-way line to its projected intersection with the south right-of-way line of Illinois Route 18 (Main Street); thence east along said south right-of-way line to a point due south of the southwest corner of LaSalle County parcel 34-30-337-000; thence north to the southwest corner of LaSalle County parcel 34-30-337-000; thence north along the west property line of said parcel to the northwest corner of said parcel; thence east along the north property line of said parcel to the southwest corner of LaSalle County parcel 34-30-355-000; thence north along the west property line of said parcel to the northwest corner of said parcel; thence east along the north property line of said parcel to the northeast corner of said parcel; thence south along the east property line of said parcel to the northeast corner of LaSalle County parcel 34-30-337-000; thence south along the east property line of said parcel to its projected intersection with the south right-of-way line of Illinois Route 18 (Main Street); thence east along said south right-of-way line to the northwest corner of LaSalle County parcel 34-31-122-000; thence south along the west property line of said parcel to the northwest corner of LaSalle County parcel 34-31-133-000; thence south along the west property line of said parcel to the southwest corner of said parcel; thence east along the south property line of said parcel to its intersection with the west property line of LaSalle County parcel 34-31-204-000; thence south along said west property line to the southwest corner of said parcel, said southwest corner lying on the south line of the north quarter of Section 31, Township 31 North, Range 4 East of the Third Principal Meridian; thence east along said south line to the point of beginning.

EXHIBIT B
STREATOR ROUTE 18 EAST TIF DISTRICT
BOUNDARY MAP

Route 18 East TIF District - 2018



Legend
TIF District
Route 18 East TIF

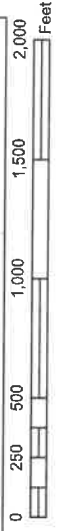


EXHIBIT C

**STREATOR ROUTE 18 EAST TIF DISTRICT
REDEVELOPMENT PLAN & PROJECTS**