

CITY OF LE ROY  
COUNTY OF McLEAN, STATE OF ILLINOIS

**ORDINANCE NO. 22-12-03-30**

**AN ORDINANCE OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE PROPOSED CITY OF LE ROY DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT**

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ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS

**19<sup>th</sup> Day of December, 2022**

PRESENTED: **December 19, 2022**

PASSED: **December 19, 2022**

APPROVED: **December 19, 2022**

RECORDED: **December 19, 2022**

PUBLISHED: **December 19, 2022**  
In Pamphlet Form

Voting "Aye" 7

Voting "Nay" 0

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The undersigned being the duly qualified and acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.



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Anita Corso  
City Clerk of the City of  
Le Roy, McLean County, Illinois

Dated: **December 19, 2022**

*Ordinance No. 22-12-03-30*

**AN ORDINANCE OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE PROPOSED CITY OF LE ROY DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT**

**WHEREAS**, the City of Le Roy, McLean County, Illinois (the “*City*”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating the Downtown/I-74 Redevelopment Project Area (the “*Downtown/I-74 TIF*”); and,

**WHEREAS**, pursuant to the Act, the City is required to adopt an ordinance fixing the time and place for a public hearing on the proposed Downtown/I-74 TIF; and,

**WHEREAS**, the City desires to adopt this Ordinance in order to comply with such requirements of the Act.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Le Roy, McLean County, Illinois, as follows:

***Section 1.*** The above recitals are incorporated herein and made a part hereof.

***Section 2.*** It is necessary and in the best interests of the City that a public hearing be held prior to the consideration of the adoption by the Mayor and City Council (the “*Corporate Authorities*”) of an ordinance or ordinances approving the City of Le Roy Downtown/I-74 Redevelopment Project Area Plan and Project (the “*Plan*”), designating the Downtown/I-74 TIF as a “Redevelopment Project Area” (the “*Project Area*”) under the Act and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

***Section 3.*** It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan for the proposed Project Area, as legally described in *Exhibit A*, attached hereto

and made a part hereof this Ordinance, shall be held on the 13th day of February, 2023 at 6:00 p.m., at the City of Le Roy City Hall, 207 S. East Street, Le Roy, Illinois.

**Section 4.** Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail 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 Project Area and to each residential address located within the Project Area, not less than ten (10) nor more than thirty (30) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

**Section 5.** Notice of the Hearing is hereby directed to be in substantially the form found in *Exhibit B* which is attached hereto and made a part hereof.

**Section 6.** The notice provided for in Section 5 is hereby directed to be given by certified mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the City, in care of the City Clerk of the City of Le Roy, City Hall, 207 S. East Street, Le Roy, Illinois, 61752, concerning the subject matter of the Hearing prior to the date of the Hearing.

**Section 7.** It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 4<sup>th</sup> day of January, 2023 at 10:30 a.m., at City Hall, 207 S. East Street, Le Roy,

Illinois, 61752, which is not sooner than fourteen (14) days following the notice to be given to all taxing districts as provided in Section 6 above, to review the public record, the proposed Plan and the proposed ordinances approving the proposed Plan. The Joint Review Board shall consist of a representative selected by the community college district, the high school and the grammar school districts, park district, fire protection district, township and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the City, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

**Section 8.** The document entitled *City of Le Roy Downtown/I-74 Redevelopment Project Area Tax Increment Financing Redevelopment Plan and Project* has been available for inspection and review commencing the 9<sup>th</sup> of December, 2022, which is more than 10 days prior to the adoption of this Ordinance at the office of the City Clerk at City Hall, 207 S. East Street, Le Roy, Illinois, 61752, during regular office hours.

**Section 9.** Notice of the establishment of an interested parties' registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and program is hereby authorized.

**Section 10.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

**Section 11.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 12.** This Ordinance shall be in full force and effect immediately upon its passage.

*Exhibit A*

*Legal Description*

*Exhibit B*

*Form of Notice of Public Hearing*

**NOTICE OF PUBLIC HEARING**

**CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS, ON THE PROPOSED APPROVAL  
OF THE CITY OF LE ROY DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA TAX  
INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT**

Notice is hereby given that on the 13<sup>th</sup> day of February, 2023 at 6:00 p.m., at the City of Le Roy City Hall, 207 S. East Street, Le Roy, Illinois, 61752, a public hearing (the “*Hearing*”) will be held to consider the approval of the proposed City of Le Roy Downtown/I-74 Redevelopment Project Area Tax Increment Financing Redevelopment Plan and Project (the “*Plan*”), the designation of the Downtown/I-74 Redevelopment Project Area (the “*Project Area*”) and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on *Exhibit A* and generally described as the following area:

The corridor north of the Downtown core along the east and west sides of North Walnut Street (U.S. Route 150) extending north to West Washington Street (U.S. Route 150); the corridor along West Washington Street extending west to North Hemlock Street; and a large area south of Downtown generally following South Chestnut Street that encompasses properties surrounding its interchange with I-74.

The Plan objectives are to reduce or eliminate blighting conditions, to enhance the tax base of the City and other affected taxing districts by encouraging private investment in industrial development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the “Tax Increment Allocation Redevelopment Act,” effective January 10, 1977, as amended (the “*Act*”). The City may issue obligations to finance project costs in accordance with the Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan is on file and available for public inspection at the office of the City Clerk at City Hall, 207 S. East Street, Le Roy, Illinois, 61752.

Pursuant to the proposed Plan, the City proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan proposes to provide

assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis, professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and to file comments or suggestions prior to the hearing contact David Jenkins, City Administrator, 207 S. East Street, Le Roy, Illinois, 61752, 309.962.3031.

By Order of the Mayor and City Council of the City of Le Roy this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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City Clerk

**PASSED** by the City Council of the City of Le Roy, Illinois, upon the motion made by Patti Welander and seconded by Justin Morfey by roll call vote on the 19<sup>th</sup> day of December, 2022 as follows

Aldermen elected 8

Aldermen Present 7

Voting Aye:

Justin Morfey, Kelly Lay, Patti Welander, Matt Steffen, Kyle Merkle, Ron Legner, Sarah Welte

Voting Nay:

None

Absent: Dawn Hanafin

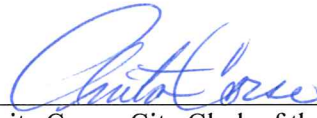
Abstain:

None

Other:

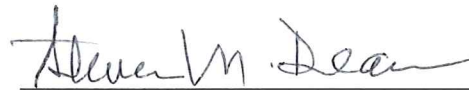
None

And deposited and filed in the office of the City Clerk in said municipality on the 19<sup>th</sup> day of December, 2022.



Anita Corso, City Clerk of the  
City of Le Roy  
Mc Lean County, Illinois

**APPROVED BY** the Mayor of the City of Le Roy, Illinois, this 19<sup>th</sup> day of December, 2022



Steven M. Dean, Mayor of the City of Le Roy,  
Mc Lean County, Illinois



Anita Corso, City Clerk of the City of Le Roy  
Mc Lean County, Illinois





**CERTIFICATE**

I, Anita Corso, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **December 19, 2022** the Corporate Authorities of such municipality passed and approved **ORDINANCE NO. 22-12-03-30**.

**AN ORDINANCE OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE PROPOSED CITY OF LE ROY DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT**

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 22-12-03-30**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **December 19, 2022** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 19<sup>th</sup> day of December, 2022.

(SEAL)



\_\_\_\_\_  
Anita Corso  
City Clerk of the City of  
Le Roy, McLean County, Illinois



STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF MCLEAN        )

I, Anita Corso, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE PROPOSED CITY OF LE ROY DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT**

I do further certify said ordinance was adopted by the City Council of the City of Le Roy at a regular meeting on the 19<sup>th</sup> day of December, 2022, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 19<sup>th</sup> day of December, 2022

(SEAL)



Anita Corso, City Clerk of the  
City of Le Roy,  
McLean County, Illinois