## CITY OF LEROY COUNTY OF MC LEAN STATE OF ILLINOIS

RESOLUTION NO	0. 97-2
CONSIDER AMENDMENT O REDEVELOPMENT PROJ MCLEAN C	NG FOR A PUBLIC HEARING TO OF A REDEVELOPMENT PLAN AND JECT FOR THE CITY OF LEROY, COUNTY, ILLINOIS, INCREMENT FINANCING DISTRICT
	COUNCIL OF THE CITY OF LE ROY AY OF March , 1997
PRESENTED:	March 17 , 1997
PASSED:	March 17 , 1997
APPROVED:	March 17 , 1997
RECORDED:	<u>March 17</u> , 1997
PUBLISHED:	March 17 , 1997
In Pamphlet Form	
Voting "Aye"	5
Voting "Nay"	O
The undersigned being the duly qualified and certify that this document constitutes the purpursuant to Section 1-2-4 of the Illinois Munic such resolution was presented, passed, approving (SEAL)	City Clerk of the City of LeRoy, McLean County, Illinois
	Dated <u>March 17</u> , 1997

## RESOLUTION NO. 97-2

# A RESOLUTION CALLING FOR A PUBLIC HEARING TO CONSIDER AMENDMENT OF A REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE CITY OF LEROY, MCLEAN COUNTY, ILLINOIS,

## FOR THE LEROY FIRST TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of LeRoy, McLean County, Illinois (hereinafter referred to as "CITY"), is considering amending the Redevelopment Plan and Project within the boundaries of the CITY's First Tax Increment Financing District, said amendment to be pursuant to the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, et. seq., as amended (hereinafter referred to as "Act"); and

WHEREAS, pursuant to Section 11-74.4-5 (a) of the Act, CITY must fix a time and place for a public hearing prior to the adoption of an ordinance amending the Redevelopment Plan and Project; and

WHEREAS, pursuant to Sections 11-74.4-5 and 11-74.4-6 of the Act, CITY must give certain notices prior to the aforesaid public hearing; and

WHEREAS, pursuant to Section 11-74.4-5 (b) of the Act, CITY must convene a Joint Review Board in order to consider the proposed amendments to the Redevelopment Plan and Project prior to the adoption of ordinances regarding those matters; and

WHEREAS, it is the desire of the mayor and city council to conduct a public hearing and to convene the board described above; and

WHEREAS, prior to the adoption of this resolution, CITY has made available for public inspection a separate report that provides in reasonable detail, the basis for the amendments to the Redevelopment Plan and Project;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of LeRoy, McLean County, Illinois, as follows:

<u>Section 1</u>: The statements set forth in the preambles to this Resolution are found to be true and correct and are adopted as part of this Resolution.

Section 2: The mayor and city council hereby fix the date of Monday, April 28, 1997, at the hour of 7:30 p.m. at the City of LeRoy, City Hall, 111 East Center Street, LeRoy,

Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers, or affected tax districts regarding the proposed amendments to the Redevelopment Plan and Redevelopment Project of the LeRoy First Tax Increment Financing District covering that area legally described in Exhibits A and B, which are attached to this resolution and are incorporated herein by reference. The public hearing shall be conducted in accordance with the Act. A copy of the proposed amendments shall be on file in the Office of the City Clerk and shall be available for public inspection, and have been available for public inspection, since March 14, 1997.

Section 3. Notice of the public hearing, described in Section 2 above, has been given to all taxing districts affected by mailing as required by the Act, and shall be given by publication and mailing to all taxpayers, as required by the Act. The notice was in the form as attached to this resolution as Exhibit C, and incorporated herein by reference. The city attorney is authorized and directed to take all actions necessary to provide such notice in accordance with the Act and all other notices necessary to achieve compliance with the Act.

<u>Section 4</u>. At the public hearing described in Section 2 above, any interested person, tax payer, or representative of an affected taxing district may file with the city clerk written comments and/or objections to, and may be heard orally with respect to, any issue embodied in the notice given for the public hearing.

Section 5. A Joint Review Board (hereinafter referred to as the "Board") shall be established for the purposes set forth in the Act. The Board shall consist of one representative selected by each affected community college district, each affected local elementary school district, and each affected high school district, or each local community unit school district, each affected park district, each affected library district, and the county that has authority to directly levy taxes on the property within the Redevelopment Project area, a representative selected by the CITY, and a public member. The public member and the Board's chairperson shall be selected by a majority of other members of the Board. The Board shall first meet on Monday, March 24, 1997, at 7:00 p.m. at the LeRoy City Hall, 111 East Center Street, LeRoy, Illinois.

<u>Section 6</u>. The Board shall act in accordance with the Act. Its actions shall include, but shall not be limited to, the following:

a. The Board shall decide whether to recommend that the CITY approve or deny the proposed amendments to the Redevelopment Plan and Project.

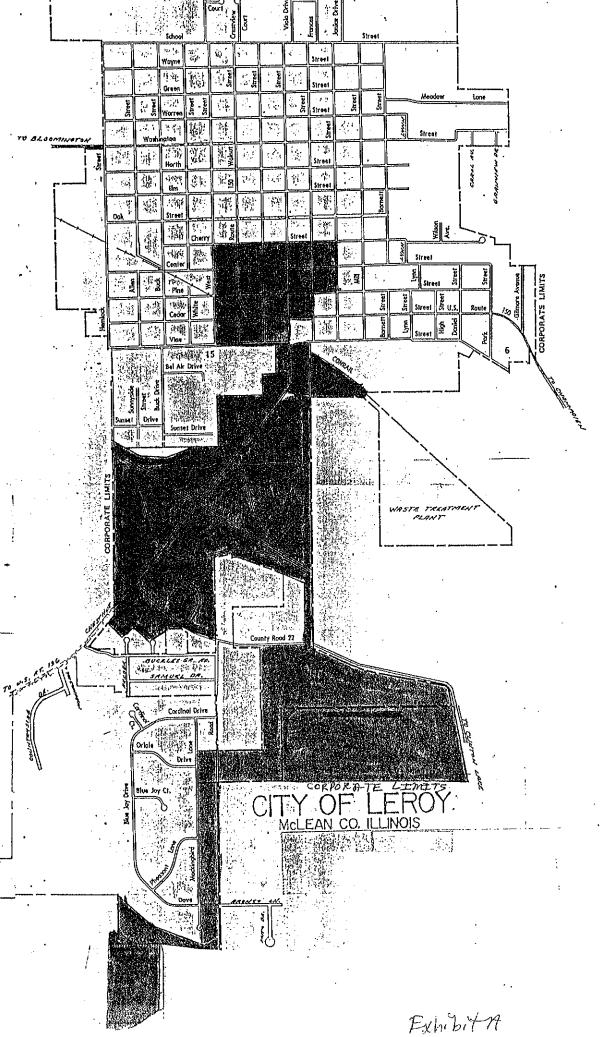
- b. In making its decision, the Board shall review the public record, planning documents, and proposed ordinance(s) approving the Redevelopment Plan and Project to be adopted by CITY before concluding the deliberations of the Board.
- c. As part of its deliberations, the Board may hold additional hearings on the proposed amendments to the Redevelopment Plan and Project.
- d. The Board shall make its decision to recommend approval or denial of the proposed amendments to Redevelopment Plan and Project on the basis of whether or not the area at issue in the Redevelopment Plan and Project satisfies the eligible criteria defined in Section 11-74.4-3 of the Act.
- e. The Board's recommendation shall be adopted by a majority of the Board.
- f. The Board's recommendation shall be an advisory, non-binding recommendation.
- g. The Board's recommendation shall be reduced to a written report. This report shall state, among other things, whether the proposed amendments to the Redevelopment Plan and Project fails to meet one or more of the criteria defined in Section 11-74.4-3 of the Act, and, if so, why it fails to meet such criteria.
- h. The Board's report shall be submitted to the CITY a maximum of 30 days after the convening of the Board. Failure of the Board to submit its report on a timely basis shall not be cause to delay the public hearing described in Section 2 previously in this resolution, nor any other step in the process of establishing or amending the Redevelopment Plan and Project in the manner contemplated by this resolution. In the event the Board does not file the aforesaid report, it shall be presumed that the taxing bodies represented on the Board find the proposed amendments to the Redevelopment Plan and Project to satisfy the eligibility criteria defined in the Act.

<u>Section 7</u>. The CITY's representative on the Board shall be the mayor or his designee.

<u>Section 8</u>: This resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by	
Ron Litherland , seconded by <u>Dawn Thompson</u> ,	by
roll call vote on the, 1997, as follows:	
Aldermen elected 6 Aldermen present 5	

VOTING AYE: Ron_Litherland, Dave_Mo	cClelland,FredDoc (full names)	dson, Dawn Thompson, Lois Parkin
VOTING NAY: None	(tun names)	
	(full names)	
ABSENT, ABSTAIN, OTHER: Bill Swindle-absent		
	(full names)	
and deposited and filed in the	office of the City Cler	k in said municipality on the 17th day of
March	, 1997.	Sue Marcum, Acting City Clerk of the City of LeRoy, McLean County, Illinois
APPROVED BY the	Mayor of the City of I	LeRoy, Illinois, this17th day of
March	, 1997. (	Jerry C.)Davis, Mayor of the City of LeRoy, McLean County, Illinois
ATTEST: (SEAI	<u>-)</u>	
Sue Marcum, Acting City Cle of LeRoy, McLean County, I		



Beginning at the point where the southerly extension of the West right-of-way line of West Street intersects the South right-of-way line of Vine Street, all in the City of LeRoy, McLean County, Illinois, as per the plat of said streets (Point of Beginning); thence northerly along the said West right-of-way line of West Street to the intersection of said right-of-way line with the North right-of-way, line of Cherry Street, as platted, in the City of LeRoy, Illinois; thence easterly along the North right-of-way line of Cherry Street to the intersection of that line with the East right-of-way line of Pearl Street, as platted, in the City of LeRoy, Illinois; thence southerly along said East right-of-way line to the intersection of that right-of-way line with the South right-of-way line of Pine Street, as platted, in the City of LeRoy, Illinois; thence westerly along said South right-of-way line of Pine Street to the intersection of that right-of-way line with the East right-of-way line of East Street, as platted, in the City of LeRoy, Illinois; thence southerly along said East right-of-way line to the intersection of that line with the South right-of-way line of Cedar Street, as platted, in the City of LeRoy, Illinois; thence westerly along said South right-of-way line to the intersection of that rightof-way line with the East right-of-way line of Chestnut Street, as platted, in the City of LeRoy, Illinois; thence southerly, along the said East right-of-way line to the northerly right-of-way. line of the Conrail Railroad; thence southeasterly along said railroad right-of-way line to the North right-of-way line of Vine Street, as platted, in the City of LeRoy, Illinois; thence easterly along said North right-of-way line to the intersection

of that right-of-way line'with the southerly extension of the West right-of-way line of East Street, as platted, in the City of LeRoy, Thinois; thence southerly on the West right-of-way 3 1 3 1 2 m 1 line of East Street; as platted, to the northerly right-of-way line of the Conrail Railroad; thence southeasterly on said right-र क्षेत्र ५३५ । of-way line to the South line of Lot 1 in the Subdivision of part of Section 21; Township 22 North, Range 4 East of the 3rd P.M., McLean County, Illinois; thence westerly on said South line to the southerly right-of-way line of Conrall Railroad; thence southwesterly to a point on the South right-of-way line of the City of Leroy Waste Treatment Plant "60 Foot" Access Road, said point being 676:92 feet East of the West line of the East vsdy landidate half of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd P.M.; thence westerly along said South right-of-way line to the intersection of said right-of-way line with the centerline of East Street; thence southerly on the centerline of East Street to the southerly right-of-way line of State Aid Route 22; thence southeasterly and southerly on the said right-of-way line of State Aid Route 22 to the southerly line of Parcel Puch as shown on the Lawrence Marsh Annexation Plat recorded November 30, 1977, as Document No. 77-18580, in the Office of the Recorder of Deeds of McLean County, Illinois; thence Westerly 2,282 feet, more or less, to the East line of Parcel "A" as ishown on the said annexation plat; thence South 945 feet Con the East line of the said Parcel "A" as shown on the aforesaid annexation plat; thence westerly 853.08 feet on the. South line of said Parcel "A" as shown on the aforesaid annexation plat to the East line of Section 29, Township 22 North, Range 4

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East of the 3rd P.M., McLean County, Illinois; thence southerly along the East line of the said Section 29 and the East line of Section 32, Township 22 North, Range 4 East of the McLean County, 4111 nois, to the Southeast Corner of the North 1/4 of the Northeast 1/4 of the said Section 32; thence westerly on the North line of the Southeast 1/4 of the Northeast the said Section 32 to the East line of the West Southeast 1/4 of the Northeast 1/4 of the said Section thence South along the said East line to the centerline of the public road; thence southwesterly on the centerline of the public ាំក្នុងភាពប្រជាធិត្តមិនបាន road to a point 67:98 feet West of the West line of the 1/4 of the Northeast 1/4 of the said Section 32; thence thence northerly 1,801.08 feet on a line parallel with the said West line; thence easterly 67.98 feet to the West line of Golden Eagle Estates division to the City of LeRoy, Illinois; thence northerly on the West line of said Golden Eagle Estates. Subdivision to the Northwest corner of Lot 98 (City Park) in said Golden Eagle Estates Subdivision; thence southeasterly on the northerly line of said Lot 98 to the Southeast conner of Lot 30 in said Golden Eagle Estates Subdivision; thence northerly on the East line of the said Lot 30 to the intersection of that line with the South right-of-way line of the cul-de-sac at the South end of Mockingbird Lane, as platted in Golden Eagle Estates Subdivision in of LeRoy, Illinois; thence westerly and northerly along the West right-of-way line of said Mockingbird Lane to the intersection of said right-of-way line with the westerly extension of the North boundary line of Lot 46 in the aforesaid Golden Eagle Estates Subdivision; thence easterly along the westerly extension of the North boundary line of the aforesaid Lot 46, line of the said Lot 46 and the easterly extension of the said North

gen beanty, this north energy then to the class line to the East line of Section 29, Township 22 North, Range 4 East of the 3rd P.M., McLeans County, Illinois; thence southerly on said East section line 50.66 feet, more or less, to a point 1,329.12 feet North of the Southeast corner of the said Section 29; thence North 89 degrees; 50 East, 587.08 feet; thence North to the northerly right of way line of State Aid Route 22; thence easterly on the said right-of-way line to a point 100 no look the centerline of the aforesaid East Street right-ofway; in the City of LeRoy, Illinois; thence northerly on a line parallel and 100 feet West of said centerline of the right-of-way of the aforesaid East Street to a point 50 feet South of the southerly right-of-way line of F.A.I. Route 74; thence northwesterly parallel with and 50 feet South of the southerly right-of-way

line of F.A.I. Route 74 to a point 233.5 feet East of the West

line of the Northwest 1/4 of the aforesaid Section 28; thence

North to the southerly right-of-way line of F.A.I. Route 74;

thence southwesterly on the said right-of-way line to the East

line of the Ea t 1/2 of the Northeast 1/4 of Section 29, Township

22 North, Range 4 East of the 3rd P.M.; thence South on the said East line to the intersection of said East line of the East 1/2 of the Northeast 1/4 of Section 29 with the southerly right-of-way line of Bicentennial Drive (also known as State Aid Route 22), as platted, in the City of LeRoy, Illinois; thence northerly and pesterly along the southerly right-of-way line of the aforesaid State Aid Route 22 to the Southeast corner of Lot | in Central Prairies Commercial Park Subdivision, as platted, in the City of LeRoy, Illinois; thence westerly 199.32 feet, southwesterly 134.47 feet, westerly 75 feet and northwesterly 302.78 feet on the boundary of the aforesaid Lot 1 to the Northeast

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The Allehorant and

Corner of Lot 2 in the aforesaid Central Prointes Commercial Park

Subdivision; thence, asouthwesterly 180 leet to the Southeast corner of

the said Lot 2; thence northwesterly 153.4 feet to the East boundary of

Lot 3 in the said Central Prairies Commercial Park Subdivison; thence Southerly along the East boundary of Lot 3 in the said Central Prairies Commercial Park Subdivision to the Intersection of that Line with the South boundary line of said lot, thence northwesterly along said South boundary line to the East right of way line of F.A. Route 119 Spur; thence northwasterly along said of high to way line to the West line of the East 1/2 of the Northeasterly of the aforesaid Section 29; thence northerly on the West line of the East 1/2 of the Northeast 1/4 of the aforesaid Section 29; thence aforesaid Section 29 to the northerly and casterly right-of-way line of F.A.I. Route 74, being also the intersection of the West boundary of the corporate limits of the City of LeRoy, Illinois, with the said right-of-way line of Lot 4 in the Oakcrest Resubdivision of Part of Lot 1 in the Sunnyside Subdivision to the City of LeRoy, Illinois; thence easterly along the South boundary line of Said Lot 4, and of Lots 20, 43, 63, 62, 61, 60, 50, 57, 96, 55 and 54 in Sunnyside Subdivision to the City of LeRoy. South boundary line of Said Lot 4, and of Lots 20, 43, 63, 62, 61, 60, 55, 58, 57, 96, 55 and 54 in Sunnyside Subdivision to the City of LeRoy, Illinois, being also the South boundary line of the aforesaid Sunnyside Subdivision, to the Southeast Corner of the said Lot 54; thence northerly along the East boundary line of Lots 54 and 53 in said Sunnyside Subdivision, being also the East boundary line of said subdivision, and along the East boundary line of Outlot Zin, Bel-Vue Subdivision of the City of LeRoy, Illinois, to the Southwest corner of Lot 6 in the Subdivision of Lot 7 of the Southwest Quarter of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd p.M., according toothe Plat recorded in Book 2 co.f. Plats(1) page 516, Office of the Recorder of Deeds of McLean County, McLean County,

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A CONTRACTOR OF THE RESERVE OF THE PROPERTY OF Illinois; thence easterly along the South boundary line of the aforesald: Lots 7 to the Southeast; corners of Lot 1 in the said Sub-o division of Lot, 7; other cemorther ly along the East boundary line to a surious factor that and along of the said total in the said Subdivision of Lot 7 308.6 feet, more or less, to the Westirboundary tiline of McConnell Bros. Subdivision of Part of the Southwest Quarternof thee Southwest Quarter of the aforesaid

Section 2:1; then ceynortherly, along the said West boundary line

and; along the McConnell Brost, a Subdivision; and along the

northerly extension of the West boundary line of the said

McConnell Brost Subdivision to the intersection of that line

with the South right of waytline of Vine Street; as platted, in

the City of LeRoy Illinois; thence westerly along the said

right-of ways line to the Point of Beginning; all in McLean County; [1] Tillinois; also aystriptof land 945 feet in width lying साम्बद्ध Immediately South of Parcelt IC Is as shown on the Lawrence Marsh 77-18580, in the Office of the Recorder of Deeds of McLean County, lilinois, and extending from the East line of Parcel "A" as shown on said plat to the West line of State Aid Route 22, in McLean County, lilinois. County, Illinois; for of a sentence to the sentence of the sen

EXCEPT the following parcels: (1) (1) (1) (1) (1)

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- (a). That part of Lots 5 and 6 in Block 26 of the Original Town of LeRoy; Illinois, alying South of the Conrail Railroad right-of-្រុសថា ការណ៍ស្ថិតនៅ នៅ និសាស្ត្រ នៅ នៅអូមេរៈ ១០ ស្ត្រីស្ថិតនៅ o ការណ៍ស្ត្រី នៅ នៃអូមេរៈ ១០
- (b). The South 105 feet of Lot 5 and the South 105 feet of Lot 6, except the East 5 feet thereof, in Block 20 of the Original Town of LeRoy, Illinois; alley 13.78. 25.78. 25.78.
- Lots: 15; 16 and 17; in McConnell Brothers. Subdivision to the City of LeRoy, allinois, except that portion taken for road purposes: \* Federican Artist Lounding his

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- (d). That part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 22 North, Range 4 East of the 3rd P.M., McLean County, Illinois, lying North of the Northerly right-of-way line of F.A.I. Route 74, all in McLean County, all linois;
- The East 22 feet of Lot 8 in Block 16 of the Original Town of LeRoy, Illinois:
- · 自己的人。2015年1 (f). The East 22 feet, Except the North 50 feet thereof, of Lot 1 in Block 17 of the Original Town of LeRoy, Illinois; a van a second
- (g). The West 22 feet of the East 44 feet of Lot 1 in Block 17 of the Original Town of LeRoy, 11 inois; the transfer of the aforesald of the a

all of the aforesaid parcels of real estate being located in McLean County, Illinois.

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TO: ALL TAXING DISTRICTS AND DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS OF THE STATE OF ILLINOIS AND TO THE DEPARTMENT OF REVENUE OF THE STATE OF ILLINOIS

## NOTICE OF PUBLIC HEARING

THE CITY OF LEROY, McLean County, Illinois, an Illinois municipal corporation, hereby gives notice of a public hearing to be held at 7:30 p.m. (CDT), Monday, April 28, 1997, at the LeRoy City Hall, 111 East Center Street, LeRoy, Illinois, to consider amendments to the Tax Increment Finance Redevelopment Plans and Project adopted and established November 5, 1984, as amended by ordinance passed and approved December 23, 1986, for the LeRoy 1st Tax Increment Financing District.

Each taxing district, and the Department of Commerce and Community Affairs, is invited to submit comments to the city concerning the subject matter of the hearing prior to the date of the hearing. In addition, all interested persons will be given an opportunity to be heard at the public hearing.

#### REDEVELOPMENT AREA:

- (1) Street location -Exhibit A (attached hereto)
- (2) Legal Description -Exhibit B (attached hereto)

## REDEVELOPMENT PLAN AND PROJECT - Amendments thereof:

The proposed plan and project approved in November, 1984, were necessitated by the loss of business, jobs, housing starts and tax revenues, all vital to the City of LeRoy and other taxing districts. A Tax Increment Financing Plan and Project was proposed and adopted at that time for the aforesaid reasons.

Changes to the Tax Increment Financing Plan legislation adopted in calendar years 1985 and 1986 by the State of Illinois expanded the range of development opportunities and types of assistance that could be rendered through a Tax Increment Financing District (TIF) to induce a desired development to take place and to expedite the development of the blighted or conservation area property. The City of LeRoy amended its plan and all necessary and related ordinances, after appropriate notice and hearing regarding said amendments, to provide to the fullest extent possible for the range of added inducements and development opportunities made available through the legislative amendments in calendar years 1985 and 1986. The life of the district at that time was extended to the fullest length allowed by law.

The city now proposes to make certain changes of a technical nature in the proposed Project as certain types of development over the years have become more likely and other portions of the Plan and Project have become less likely in the remaining few years of the lifetime of the district. A copy of the Amended Redevelopment Plan is available at City Hall for examination during regular working hours, as well as a copy being available of the amendments to the plan. Enclosed please find a summary of the proposed amendments to the Redevelopment Plan and Project.

The proposed amendments to the Redevelopment Plan and Project provide for the City of LeRoy to implement in an expanded manner a set of actions to facilitate retail, commercial and residential development within the Redevelopment Plan and Project area. The contemplated City of LeRoy actions include, but are not limited to, land acquisition, site preparation, demolition, construction of public improvements, such as infrastructure, related professional costs, as well as providing inducements as permitted under the Act to

private developers to acquire land, prepare sites, demolish existing structures, construct public improvements such as infrastructure and pay related professional costs and interest as permitted under the Act. The City of LeRoy would realize the goals and objectives of the Redevelopment Plan through public finance techniques, including, but not limited to, tax increment allocation financing. A draft of the proposed Redevelopment Plan is on file with the City Clerk for the City of LeRoy, and available at the Office of the City Clerk for public inspection as of March 14, 1996, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. The Office of the City Clerk is located at the City Hall at 111 East Center Street, LeRoy, Illinois.

Pursuant to the Act, a Joint Review Board (the "Board") has been established to review eligibility criteria for amendment of the Redevelopment Plan and Project within the Redevelopment Project area of the LeRoy First Tax Increment Financing District. Pursuant to the Act, the Board consists of one representative selected by each community college district, each community unit school district, each park district, each library district, and the county that has authority to directly levy taxes on the property within the proposed Redevelopment Project area, as well as a representative selected by the City of LeRoy and a public member. The public member and the Board chairperson shall be selected by a majority of other Board members.

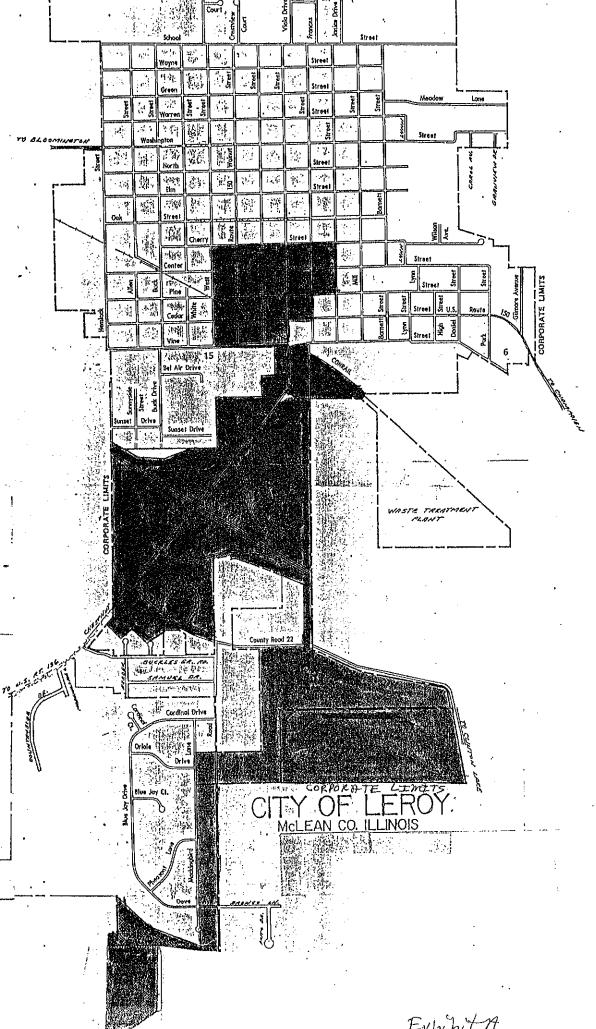
Pursuant to the Act, the first meeting of the Joint Review Board must be held within 14 days of this notice being sent. The first meeting of the Joint Review Board has been scheduled for Monday, March 24, 1997, at 7:00 p.m., in the City of LeRoy City Hall, 111 East Center Street, LeRoy, Illinois. The Board's recommendation on the proposed amendments to the Redevelopment Plan and Project shall be advisory and non-binding and shall be adopted by majority vote of the Board and submitted to the City of LeRoy within 30 days after convening. Failure of the Board to submit its report on a timely basis shall not delay the holding of the public hearing described above, nor shall it delay any other step in the process of amending the Redevelopment Plan and Project.

At the aforesaid public hearing, any interested person or affected taxing district may file with the city clerk written objections to, and may be heard orally with respect to, any issues embodied in this notice. Written comments are invited and can be sent in advance of the hearing to the City Clerk, City of LeRoy, 111 East Center Street, LeRoy, Illinois 61752. The city shall hear and determine all protests and objections at this public hearing. This public 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.

Dated this 12th day of March, 1997

CITY/OF LEROY

Sue Marcum, City Clerk



ExhibitA

Baginning at the point where the southerly extension of the West right-of-way the of West Street intersects the South right-of-way line of Vine Street, all in the City of LeRoy, McLean County, Illinois, as per the plat of said streets (Point of Beginning); thence northeity along the said West right-of-way line of West Street, in the line light-section of their said destroys. Boginning); thence northerly along the said West right-of-way line of West Street to the Intersection of said right-of-way line with the North right-of-way line of Echary Street, as platted, in the City of LeRoy, Illinois; thence eastiry along the North right-of-way line of Cherry Street to the Intersection of that line with the Sast right-of-way line of Pearl Street, as platted, in the City of LeRoy, Illinois thence southerly along said East right-of-way line to the intersection of that thence southerly along said East right-of-way line of Pine Street, as platted, in the City of LeRoy, Illinois; thence westerly along said South right-of-way line of Pines Street to the Intersection of that right-of-way line with the East right-of-way line of East Street, as platted, in the City of LeRoy, Illinois; thence southerly along said East right-of-way line to the Intersection of that line with the South right-of-way line of Codar Street, as platted, in the City of LeRoy, Illinois; thence westerly along said South right-of-way line to the Intersection of that right-of-way line in the Cast right-of-way line in the Cast right-of-way line of Chesinut Street, as platted, in the City of LeRoy, Illinois; thence westerly along said South right-of-way line in the Cast right-of-way line in the Cast right-of-way line of Chesinut Street, as platted, in the City of LeRoy, the East right-of-way line of Chestrut Street, as platted, in the City of LoRdy, lillnois; thence southerly along the said East right-of-way line to the northerly right of-way line of the Conrail Railroad; thence southersterly along said railroad right-of-way line to the North right-of-way line of Vine Street, as platted, in the City of LeRey, illinets; thence eastlery along said North right-of-way line to the intersection of that right-of-way line with the southerly extension of the West right-of-way line of East Street, as platted, in the City of LeRey; illinets; thence, southerly of the West right-of-way line of East Street, as platted, to the northerly right-of-way line of the Connell Railroad; thence southeasterly on said right-ofway line to the South line of Lot 1 in the Subdivision of part of Section 21; Township 22 North, Range 4 East of the 3rd p.m.; McLean County; Illinoising thence westerly on said South line to the southerly right-of-way line of Conrail, Railroad; thence southwesterly to a point on the South, light-of-way line of the City of LeRoy Waste Treatment Plant "60 Foot". Access Road, said point being 1676,92 lobt East of the West line of the East helf of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd p.m.; thence wasterly. Section 21, Township 22 North, Range 4 East of the 3rd p.m.; thence, westerly, along said South right-of-way line to the Intersection of said high-of-way line with the centerline of East Street; thence southerly on the centerline of East Street; thence southerly on the centerline of East Street to the southerly right-of-way line of State Ald Route 221 thingoe southerly line of Parcel "C" as shown on the Lawrence Marsh Annexation Plat recorded November 30, 1977, as Document No. 77-18580, in the Office of the Recorder of Deeds of McLean County, Illinois; thence westerly 2,292 [self, riper of less to the East line of Parcel "A" as shown on the said annexation plat; thence westerly 85.00 less on the South line of said garcej [A", as shown on the notated the county line of said garcej [A", as shown on the notated annexation plat; thence westerly 85.00 less on the South line of said garcej [A", as shown on the notated annexation plat to the East line of the South line of said garcej [A", as shown on the notated annexation plat to the East line of the South line of said garcej [A", as shown on the notated annexation plat to the East line of the South line of said garcej [A", as shown on the notated annexation plat to the East line of the South line of the Sou annexation plat; thence westerly 853.08 feet on me South line of said garges, A., as shown on the aforesaid annexation plat to the East Illiefol. Section, 22, Township 22 North, Range 4 East of the 3rd p.m.; McLean County, Illinois; thence southerly along the East line of the said Section 23, and the East line of Section 32, Township 22 North, Range 4 East of the 3rd p.m.; McLean County, Illinois; to the Southeast comer of the Northeast 1/4 of the Northeast 1/4 of the said Section 32; thence westerly on the North line of the Southeast 1/4 of the Southeast 1/4 of the said Section 32 to the East line of the West 1/2 of the Northeast 1/4 of the said Section 32 to the East line of the West 1/2 of the Northeast 1/4 of the said Section 32 to the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the said Section 32 thing to South along the said East line to the Centerline of the public road; higher could wise inflored the centerline of the public road; higher could wise inflored the centerline of the public road to a point 67.98 lest West of the West line of the could be said to the West line of the could be said to the West line of the could be said to the West line of the could be said to the West line of the could be said to the City, of the City, of the could be said to the Northwest corner of Lot 98 (City Park) in said Golden Eagle Estates Subdivision to the Northwest corner of Lot 98 (City Park) in said Golden Eagle. Estates Subdivision; thence southeasterly on the northerly line of said Lot 90 to the Southeast corner of Lot 30 in said Golden Eagle-Estates Subdivision; thence northerly on the East line of the said Lot 30 to the Intersection of that line with the South right-of-way line of the cut-de-suc at the south end of Mockingbird Lane, it is platted in Golden Eagle Estates Subdivision in the City of LeRoy, Illinois, thence westerly and northerly along the West right-of-way line of said Mockingbird Lane to the intersection of said right-of-way line with the westerly. Mockingbird Lane to the intersection of said right-of-way line with the westerly, we attension of the North boundary line of Lot 46 in the aforesaid Golden Eagle Estates Subdivision; thence easterly along the westerly extension of the North Soundary line of the aforesaid Lot 46, the North line of the said Lot 46 and the easterly extension of the said North line to the East line of Section 29, Township 22 North, Range 4 East of the 3rd p.m.; McLean County, Illinoist: thence 32 southerly on East section line 50.66 feet, more or less; to a point 1,329,12 feet North of the Southeast comer of the said Section 29, thence North 89 degrees; 425 feet 687 08 feet, thence Morth by the porthaght deficient line of Steet Add 14. 50' East, 597,08 feot; thence North to the northerly right-of-way line of State Ad-Route 22; thence easterly on the said right-of-way line to a point 100 feet West bi the contertine of the aloresid East Street right-of-way, in the City, of LeRoy, illinois; thonce northerly on a line parallell and 100 feet West of said contentine of Illinois; thonce northerly on a line parailell and 100 feet Wast of said contentine of the right-of-way of the aforesaid East Street to a point 50 feet South of the southerly right-of-way line of F.A.I. Route 74; thence northwesterly parallel with and 50 feet South of the southerly right-of-way line of F.A.I. Route 74 to a point 323.5 feet East of the West line of the Northwest 1/4 of the aforesaid Section 29; thence North to the southerly right-of-way line of F.A.I. Route 74; thence southwesterly on the southerly right-of-way line to the East line of the West 1/2 of the Northwest 1/4 of Socien 29. Township 22 North, Range 4 East of the 3rd p.m.[] thence South on the said East line to the intersection of said East line of the East 1/2 of the Mortheast 1/4 of Section 29 with the southerly right-of-way line of Bicantennial Drive (also known as State Aid Route 22), as platted, in the City of LeRoy, Illinois; thence northerly and westerly along the southerly right-of-way line of the alcrosald State Ald Route 22 to the Southeast corner of Lot 1 in. Central Prairies Commercial Park Subdivision, as platted, in the City of LoRoy, Illinois; thence westerly 199.32 feet, southwesterly 134.47 feet, westerly 75 feet and northwesterly 302.78 feet on the boundary of the alcrosald Lot 1 to the Northeast corner of Lot 2 in the aforesald Central Prairies Commercial Park Subdivision; thence southwesterly 180 feet to the Southeast corner of the said Lot 2, thence northwesterly 153.4 lost to the East boundary of Lot 3 in the said Cantral Prairies Commercial Park Subdivision; thence southerly along the East boundary of Lot 3 in the said Central Prairies Commercial Park Subdivision to the Intersection of that line with the South boundary line of said lot; thence northwostorly along said South boundary line to the East right-of-way line of F.A. Route 119 Spur; thence northeasterly along said right-of-way line to the West line of the East 1/2 of the Northeast 1/4 of the aforesald Section 29; thence northerly on the West line of the East 1/2 of the Northeast 1/4 of the aforesald Section 29 to the northerly and easterly right-of-way line of F.A.I. Route 74, being also the intersection of the West boundary of the corporate limits of the City of

LeRoy: Illinois, with the said right-of-way line of F.A.I. Route 74; thence southeasterly to the Southwest corner of Lot 4 in the Oakcrest Resubdivision of Part of Lot 1 in the Sunnyside Subdivision to the City of LeRey, Illinois; thence easterly along the South boundary line of said Let 4, and of Lets 20, 43, 63, 62, 61; 60, 59, 58, 67, 56, 55 and 54 in Sunnyside Subdivision to the City of LeRey, Illinois boing also the South boundary. Ilino of the aloresald Sunnyside Subdivision, to live Southeast comer of the sald Let 54; Thence northerly along the East boundary line of Lets 54 and 53 in sald Sunyside Subdivision, being also the East boundary line of said subdivision, and along the East boundary line of Outlot Z in Bel-Vue Subdivision of the City of LeRoy, Illinois, to the Southwest corner of Lot 6 in the Subdivision of Lot 7 of the Southwest Quarter of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd p.m., according to the Plat recorded in Book 2 of Plats, page 516, Office of the Recorder of Deeds of McLean County, McLean County, illinois; thence easterly along the South boundary line of the aloresaid Let 7 to the Southeast coner of Let 1 in the said Subdivision of Let 7; thence, northerly along the East boundary line of the said Let 1 in the said Subdivision of Let 7 308.6 feet, more or less; Ihonco easterly 200,5 feet, more or less, to the West boundary line of McConnell Bros. Subdivision of Part of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Aforesald Section 21; thence northerly along the seld West boundary line and along the McConnell Bros. Subdivision, and along the northerly extension of the West boundary line of the sald McConnell Bros. Subdivision to the Intersection of that line with the South right-of-way line of Vine Street, as platted, in the City of LeRdy, Illinois, thence we stortly along the sald right-of-way line to the point of Beginning; all in McLean County, Illinois, also a strip of land 945 feet in width lying immediately South of Parcei "C" as shown on the Lawrence Marsh Annexation Plat, recorded on November 30, 1977, as Document No. 77-18580, in the Office of the Recorder of Deeds of McLean County, Illinois, and extending from the East line of Parcei "A" as shown on said plat to the West line of State Aid Route 22, in McLean County, Illinois; EXCEPT the following parcets; i...

[6] That part of Lots 5 and 6 in Block 26 of the Original Town of LeRoy, Illinois, lying South of the Conrail Relitroad right-of-way; (b), The South 105 feet of Lot 5 and the South 505 feet of Lot 6, except the East feet the Feet the Parcei of Lot 6 and the South 105 feet of Lot 5 and thence easterly 208,5 feet, more or less, to the West boundary line of McConnell

lest thereof, in Block 20 of the Original Town of LeRoy, Illinois; ). Lote 15, 16 and 17 in McConnell Brothers Subdivision to the City of LeRoy, rols, except that portion taken for road purposes; ্ৰা স্থা নুThat part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township

(d) That part of the Northeast 1/4 of the Northeast 1/4 of Socition 29, Township.
22 North; Range 4 East of the 3rd p.m., MoLean County, Illipols, lying North of
the Northerty right-of-way line of F.A.I. Route 74, all in McLean County, Illinois;
(e). The East 22 feet of Lot 8 in block 18 of the Original Town of LoRoy, Illinois;
(f). The East 22 feet, EXCEPT, the North 50 feet thereof, of Lot. In Block 17 of
the Original Town of LoRoy, Illinois;
(g). The West 22 feet of the East 44 feet of Lot 1 in Block 17 of the Original Town

of LeRoy, Illinois; all of the aforesald parcels of real estate being located in McLean County, Illinois.

## SUMMARY OF REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS FOR LEROY FIRST TAX INCREMENT FINANCING DISTRICT

T.

On November 5, 1984, a Redevelopment Plan and Redevelopment Projects were adopted by the City of LeRoy for its LeRoy First Tax Increment Financing District which incorporated a designated Redevelopment Plan and Redevelopment Projects as set forth in the plan. The original plan had been dated August 24, 1984, and was subsequently amended prior to the adoption of the ordinance approving the LeRoy First Tax Increment Redevelopment Plan and Redevelopment Projects (Ordinance No. 219, adopted November 5, 1984). Subsequent to that date, changes to the Real Property Tax Increment Allocation Redevelopment, now known as the "Tax Increment Allocation Redevelopment Act," being 65 ILCS 5/11-74.4-1, et seq., 1994 State Bar Edition (as amended), formerly cited as Chapter 24, paragraph 11-74.4-1, et seq. IL Rev. Stat. 1983 (as amended), broadened the scope of financial and economic inducements and incentives that a municipality can make use of in order to encourage economic development within a tax increment finance district. Those changes, coupled with additional revenues made available through amendments to the Act as it existed in November, 1984, made it desirable for the City of LeRoy to amend its Redevelopment Plan for the LeRoy First Tax Increment Financing District and in so doing, mandated amendments to certain of the ordinances adopted by the City in November, 1984, to comply with the changes in the statutes. The amendments became effective December 23, 1986, as set forth in Ordinance No. 287, passed and approved on that date.

II.

## SUMMARY OF PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN (AS AMENDED), ADOPTED NOVEMBER 5, 1984, AND AMENDED, AND IN ITS AMENDED FORM AS READOPTED DECEMBER 23, 1986, BY ORDINANCE.

The redevelopment project area, through the implementation of the current Redevelopment Plan and Redevelopment Project(s), has experienced some investment and development in portions of that area. Most of that investment has been induced by the efforts of the city through public/private partnerships using tax increment financing. To date, the implementation of the current plan and current project(s) have not resulted in the substantial development first envisioned by the city in 1984 when the First Tax Increment Financing District was created, nor by the amendments to the Plan and Project made in late 1986. Thus, the city believes it is necessary to broaden the Plan and Project to include an emphasis on a variety of redevelopment activities rather than the emphasis on the specific redevelopment activities which were part of the 1984 Plan and, to a substantial extent, part of the 1986 and current Plan.

Specifically the city intends to substitute a new plan containing many elements similar to the current Plan, especially in the public improvement area, but providing for a broader range of redevelopment possibilities to encourage the development of the redevelopment project area, including encouragement of private investment in commercial, retail, and residential development through public finance techniques, including, but not limited to, tax increment financing, and incorporating public/private partnerships where appropriate, and including public development either solely on the part of the city through the use of tax increment financing funds as the same are received in future years, or bringing about some public developments through public/private partnerships relying on at least some, if not a majority of, private investment to facilitate the development of the public facility or improvement.

## TO: ALL TAXPAYERS OWNING PROPERTY WITHIN THE FIRST LEROY TAX INCREMENT FINANCING DISTRICT

## NOTICE OF PUBLIC HEARING

THE CITY OF LEROY, McLean County, Illinois, an Illinois municipal corporation, hereby gives notice of a public hearing to be held at 7:30 p.m. (CDT), Monday, April 28, 1997, at the LeRoy City Hall, 111 East Center Street, LeRoy, Illinois, to consider amendments to the Tax Increment Finance Redevelopment Plans and Project adopted and established November 5, 1984, as amended by ordinance passed and approved December 23, 1986, for the LeRoy Ist Tax Increment Financing District.

All interested persons will be given an opportunity to be heard at the public hearing, and may submit comments in writing to the City concerning the subject matter of the hearing prior to the date of the hearing.

### REDEVELOPMENT AREA:

- (1) Street location -Exhibit A (attached hereto)
- (2) Legal Description -Exhibit B (attached hereto)

### REDEVELOPMENT PLAN AND PROJECT - Amendments thereof:

The proposed plan and project approved in November, 1984, were necessitated by the loss of business, jobs, housing starts and tax revenues, all vital to the City of LeRoy and other taxing districts. A Tax Increment Financing Plan and Project was proposed and adopted at that time for the aforesaid reasons.

Changes to the Tax Increment Financing Plan legislation adopted in calendar years 1985 and 1986 by the State of Illinois expanded the range of development opportunities and types of assistance that could be rendered through a Tax Increment Financing District (TIF) to induce a desired development to take place and to expedite the development of the blighted or conservation area property. The City of LeRoy amended its plan and all necessary and related ordinances, after appropriate notice and hearing regarding said amendments, to provide to the fullest extent possible for the range of added inducements and development opportunities made available through the legislative amendments in calendar years 1985 and 1986. The life of the district at that time was extended to the fullest length allowed by law.

The city now proposes to make certain changes of a technical nature in the proposed Project as certain types of development over the years have become more likely and other portions of the Plan and Project have become less likely in the remaining few years of the lifetime of the district. A copy of the Amended Redevelopment Plan is available at City Hall for examination during regular working hours, as well as a copy being available of the amendments to the plan. Enclosed please find a summary of the proposed amendments to the Redevelopment Plan and Project.

The proposed amendments to the Redevelopment Plan and Project provide for the City of LeRoy to implement in an expanded manner a set of actions to facilitate retail, commercial and residential development within the Redevelopment Plan and Project area. The contemplated City of LeRoy actions include, but are not limited to, land acquisition, site preparation, demolition, construction of public improvements, such as infrastructure, related professional costs, as well as providing inducements as permitted under the Act to

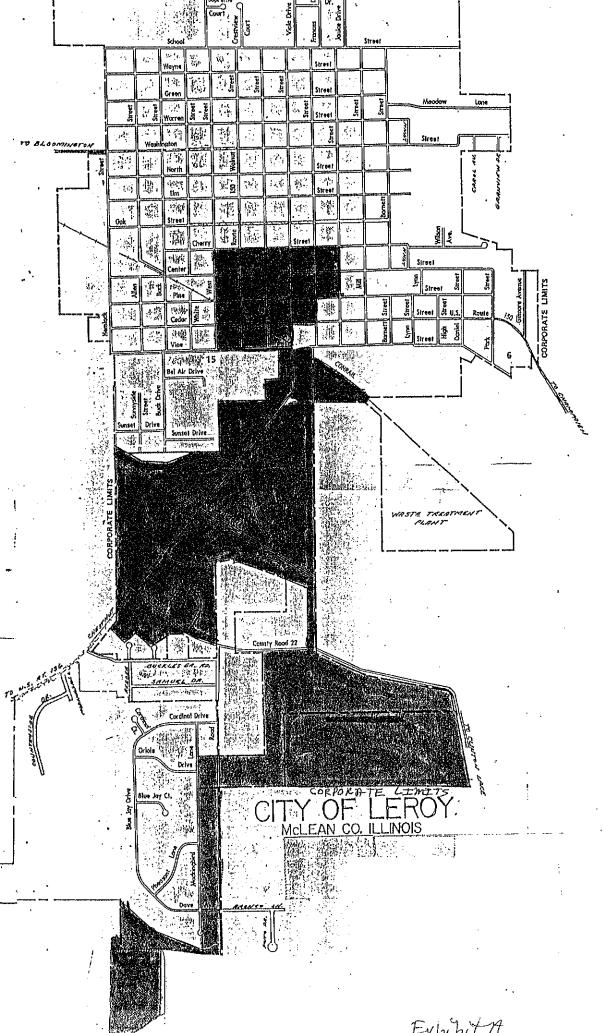
private developers to acquire land, prepare sites, demolish existing structures, construct public improvements such as infrastructure and pay related professional costs and interest as permitted under the Act. The City of LeRoy would realize the goals and objectives of the Redevelopment Plan through public finance techniques, including, but not limited to, tax increment allocation financing. A draft of the proposed Redevelopment Plan is on file with the City Clerk for the City of LeRoy, and available at the Office of the City Clerk for public inspection as of March 14, 1996, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. The Office of the City Clerk is located at the City Hall at 111 East Center Street, LeRoy, Illinois.

At the aforesaid public hearing, any interested person or affected taxing district may file with the city clerk written objections to, and may be heard orally with respect to, any issues embodied in this notice. Written comments are invited and can be sent in advance of the hearing to the City Clerk, City of LeRoy, 111 East Center Street, LeRoy, Illinois 61752. The city shall hear and determine all protests and objections at this public hearing. This public 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.

Dated this 12th day of March, 1997

CITY/OF LEROY,

Sue Marcum, City Clerk



ExhibitA

Baginning at the point where the southerly extension of the West right-of-way ling of West Street intersects the South right-of-way line of Vine Street, all in the City of LeRey, McLean County, Illinois, as per the plat of eald streets (Point of Boginning); thence northerly along the said West right-of-way, line of West, Street to the intersection of said right-of-way line with the North right-of-way line of Cherry Street, as platted, in the City of LeRoy, Illinois; thence easterly along the North right-of-way line of Cherry Street is the Intersection of that line with the lenst right-of-way line of Peerl Street, as platted, in the City of LeRoy; illinois with the country along said East right-of-way line to the intersection of that it right-of-way line with the South right-of-way line of Pine Street, as platted, in the intersection of that it is not a second south right-of-way line of Pine Street, as platted, in the intersection of that it is not provided to the country line of Pine Street, as platted, in the intersection of the country line of Pine Street, as platted, in the intersection of the country line of Pine Street, as platted, in the intersection of the country line of Pine Street, as platted, in the intersection of the country line of Pine Street, as platted, in the intersection of the pine street and the country line of Pine Street, as platted, in the intersection of the pine street and the country line of Pine Street, as platted, in the country line right-of-way line with the South right-of-way line of Pine Street, as platted, in the L. City of LeRey, Illinote; thance westerly along said South right-of-way line of Pine; Street to the intersection of that right-of-way line with the East right-of-way line of East Street, as platted, in the City of LeRey, Illinote; thence southerly along said East right-of-way line to the intersection of that line with the South right-of-way line of Codar Street, as platted, in the City of LeRey, Illinote; thence westerly along said South right-of-way line to the intersection of that right-of-way line with the East right-of-way line of Chestnut Street, as platted, in the City of LoRoy, illinois; thence southerly along the said East right-of-way line to the northerly right-of-way line of the Conrali Railroad; thence southeasterly along said railroad right-of-way line to the North right-of-way line of Vine Street, as platted, in the might-of-way line to the North right-of-way line of Vine Street, as platted, in the clip of LeRoy, lillnois; thence easility along said North right-of-way line to the fight-of-way line with the southerly extension, of the West right-of-way line of East Street, as platted, in the City of LeRoy; illinois; thence, southerly of the West right-of-way line of East Street, as platted, to the northerly right-of-way line of the Conrall Antiroad; thence southeasterly on said right-ofright-of-way line of the Corrall Rallroad; thence southeasterly on said right-of-way line to the South line of Lot 1 in the Subdivision of part of Section 21; Township 22 North, Range 4 East of the 3rd p.m.; McLean County; Illinote; thence westerly on said South line to the southerly right-of-way line of Corrall, Railroad; thence southwesterly to a point on the South right-of-way line of the City of LoRoy Waste Treatment Plant 60 Foot. Access Road, said point being 676.92 feet East of the West line of the East helf of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the Grd p.m.; thence westerly. along said South right-of-way line to the intersection of said right-of-way line with along said South right-of-way line to the Intersection of said right-of-way line with the centerline of East Street; thence southerly on the centerline of East Street; thence southerly on the centerline of East Street; to the southerly right-of-way line of State Ald Route 22 th the southerly and southerly on the said right-of-way line of State Ald Route 22 to the southerly, line of Parcel "C as shown on the Lawrence Marsh Annexation Plat recorded November 30, 1977, as Document No. 77-18580, in the Office of the Roccing of the East line of Parcel "A" as shown on the said annexation plat I thence westerly 82.282 feet; Thore of least, the control of the South line of Said Parcel, "A", as shown on the East line of the said Parcel, "A", as shown on the said parcel, "A". annoxition plat; thence westerly 353.06 feet on the South and or said gares, 1.4.75 as shown on the alcresaid annoxation plat to the East Inject. Sociolo, 2.5. Township 22 North, Range 4 East of the 3rd p.m.; McLean County, Illinois; thence southerly along the East line of the said Sociolo 29 and the East line of the Sociolo 29, and the East line of the Sociolo 20, and the East line of the Sociolo 30, the East line of the Northeast 1.4 of the Sociolo 32; thence we story on the North line of the Southeast 1.4 of the East line of the Southeast 1.4 of the East line of the Southeast 1.4 of the Northeast 1.4 o Northeast 1/4 of the said Section 32 to the said Section 32 to the year 1/4 of the Southeast 1/4 of the Northeast 1/4 of the said Section 32 than 55 South along the said East line to the Conterline of the public road of said Section 32 the West line of the Southeast 1/4 of the Northeast 1/4 of the said Section 32 thence northerly the Southeast 1/4 of the Northeast 1/4 of the said Section 32 thence northerly the 1,801,08 loot on a line parallel with the sald Wast line; thence a saignly leat to the West line of Golden Eagle Estates Subdivision to the City of Illinois: thence northerly on the West line of said Golden Eagle E Subdivision to the Northwest corner of Lot 98 (City Park) in said Golden Eagle Estates Subdivision; thence southeasterly on the northerly line of said, Lot 98 to the Southeast corner of Lot 30 in said Golden Eagle-Estates Subdivision; thereis northerly on the East line of the said Lot 30 to the intersection of that line with the northolly on the East line of the said Lot 30 to the intersection of that line with may South right-of-way line of the cul-de-sac at the south end of Mockingbird Lane, as platted in Golden Eagle Estates Subdivision in the City of LoRoy, line of saids thence westerly and northerly along the West right-of-way line of saids Mockingbird Lane to the intersection of said right-of-way line with the westerly extension of the North boundary fine of Lot 46 in the storesaid Golden Eagle Estates Subdivision; thence easterly along the westerly extension of the North boundary line of the aloresaid Lot 46, the North line of the said Lot 46 and the easterly extension of the North line to the East line of Section 29, Township? 22 North, Range 4 East of the 3rd a.m.; Molden County illinois: thereof 22 North, Range 4 East of the 3rd p.m.; McLean County, Illinois;: thence southerly on East section line 50,58 feet, more or less, to a point 1,329,12 feet North of the Southeast corner of the sald Soction 29, thence North 89 degrees; 50 East, 587,08 feet; thence North to the northerly right-of-way line of State Ald. So year, 587,08 for; thence North to the northerly right-of-way line of State Ald; Route 22; thence easterly on the said right-of-way line to a point 100 feet West of the centerline of the aforesid East Street right-of-way, in the City, of LeRoy, illinois; thence northerly on a line parallell and 100 feet West of said contorline of the right-of-way line of F.A.I. Route 74; thence northwesterly parallel, with and 50 feet South of the southerly right-of-way line of F.A.I. Route 74 in the South of the southerly right-of-way line of F.A.I. Route 74 in the southerly right-of-way line of 233.5 leet East of the West line of the Northwest 1/4 of the aforesaid Section 28 thence North to the southerly right-of-way line of F.A.I. Route 74; thence southwesterly on the said right-of-way line to the East line of the West 1/2 of the Northwest 1/4 of Section 29, Township 22 North, Range 4 East of the 3rd p.m.; thence South on the said East line to the intersections of said East line of the East 1/2 of the Northeast 1/4 of Section 29 with the southerly right-of-way line of Sicontennial Drive (also known as State Aid Route 22), as platted, in the City of LeFloy, Minois: thonce northerly and westerly along the southerly right-of-way line of the aloresald State Ald Route 22 to the Southeast corner of Lot 1 in Central Prairies Commercial Park Subdivision, as platted, in the City of Lenoy, Illineis: thence westerly 199.32 feet, southwesterly 134,47 feet, westerly 75 feet and northwesterly 302,78 feet on the boundary of the aforesaid Lot 1 to the Northeast comer of Let 2 in the aforesaid Central Prairies Commercial Park Subdivision; thence southwesterly 180 feet to the Southeast comor of the said Lot 2, thence northwesterly 153.4 feet to the East boundary of Lot 3 in the said Central Prairies Commercial Park Subdivision; thence southerly along the East Soundary of Lot 3 in the said Central Prairies Commercial Park Subdivision to the Intersection of that line with the South boundary line of said lot; thence northwesterly along said South boundary. line to the East right-of-way line of F.A. Route 119 Spur; thence northeasterly along said right-of-way line to the West line of the East 1/2 of the Northeast 1/4 of the aforesaid Section 29; thence northerly on the West line of the East 1/2 of the Northeast 1/4 of the aloresald, Section 29 to the northerly and easterly right of way line of F.A.I. Route 74, being also the intersection of the West boundary of the corporate limits of the City of

LeRoy; Illinois, with the said right-of-way line of F.A.I. Route 74; thence southeasterly to the Southwest corner of Lot 4 in the Cakcrest Resubdivision of Part of Lot 1 in the Sunnysido Subdivision to the City of LeRoy, Illinois; thence easterly along the South boundary line of said Lot 4, and of Lots 20, 43, 63, 62, 61; 60, 59, 58, 57, 56, 55 and 54 in Sunnyelde Subdivision to the City of Laftay lilinois boing also the South boundary tine of the aforeald Sunnyside Subdivision, to the Southeast comer of the said Lot 54; thence northerly along the East boundary line of Lots 54 and 53 in said Sunyside Subdivision, being also whe, East boundary line of said subdivision, and along the East boundary line of Outlot Z in Bel-Yue Subdivision of the City of LeRoy, illinois, to the Southwest corner of Lot 6 in the Subdivision of Lot 7 of the Southwast Quarter of the Southwest Quartor of Section 21, Township 22 North, Range 4 East of the 3rd p.m., according to the Plat recorded in Book 2 of Plats, page 515, Office of the Recorder of Deeds of McLean County, McLean County, Illinois, thence easterly along the South boundary line of the aforesaid Lot 7 to the Southeast coner of Lot 1 in the said Subdivision of Lot 7; thence northerly along the East boundary line of the said Lot 1 in the said Subdivision of Lot 7 308.6 feet, more or less; thence easterly 208,5 feet, more or less, to the West boundary line of McConnell Bros. Subdivision of Part of the Southwest Querter of the Southwest Quarter of the aforesald Section 21; thence northerly along the said West boundary line the horesald Section 21; thence northerly along the said West boundary line and along the McConnell Bros. Subdivision, and along the northerly extension of the West boundary line of the said McConnell Bros. Subdivision to the intersection of that line with the South right-of-way line of Vine Street, as platted, in the City of LeRdy, illinois, thence westerly along the said right-of-way line to the point of Beginning; all in McLean County, illinois, also a strip of land 945 feet in width lying immediately South of Parcel "O" as shown on the Lawrence Marsh. Annexation Plat, recorded on November 30, 1977, as Document No. 77-18580, in the Office of the Recarder of Deeds of McLean County, Illinois, and extending from the East line of Parcel "A" as shown on said plat to the West line of State Aid Route 22, in McLean County, Illinois;

EXCEPT the following parcels:

(a). That part of Lots 5 and 6 in Block 26 of the Original Town of LeRoy, Illinois,

(d). The Bouth of the Conrell Relited right-of-way; (b), The South 105 feet of Lot 5 and the South 105 feet of Lot 6, except the East.

5 feat thereof, in Block 20 of the Original Town of LeRey, Illinois; of Lote 15, 16 and 17 in McConnell Brothers Subdivision to the City of LeRey, Illinois, except that portion taken for road purposes;

(d) That part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 22 North; Renge 4 East of the 3rd p.m., McLean County, Illinois, lying North of the Northerly right-of-way line of F.A.I. Route 74, all in McLean County, Illinois; (e). The East 22 Idea to Lot 8 in block 15 of the Original Town of LeRoy, Illinois; (f). The East 22 Idea, FXCEPT, the North 50 feet thereof, of Lot 1 in Block 17 of the Original Town of LeRoy, Illinois; (g). The West 22 feet of the East 44 feet of Lot 1 in Block 17 of the Original Town of LaRoy, Illinois; (g). The West 22 feet of the East 44 feet of Lot 1 in Block 17 of the Original Town of LaRoy, Illinois; (g).

of LeRoy, illinois; all of the algresald parcels of real estate being located in McLean County, illinois.

## SUMMARY OF REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS FOR LEROY FIRST TAX INCREMENT FINANCING DISTRICT

I.

On November 5, 1984, a Redevelopment Plan and Redevelopment Projects were adopted by the City of LeRoy for its LeRoy First Tax Increment Financing District which incorporated a designated Redevelopment Plan and Redevelopment Projects as set forth in the plan. The original plan had been dated August 24, 1984, and was subsequently amended prior to the adoption of the ordinance approving the LeRoy First Tax Increment Redevelopment Plan and Redevelopment Projects (Ordinance No. 219, adopted November 5, 1984). Subsequent to that date, changes to the Real Property Tax Increment Allocation Redevelopment, now known as the "Tax Increment Allocation Redevelopment Act," being 65 ILCS 5/11-74.4-1, et seq., 1994 State Bar Edition (as amended), formerly cited as Chapter 24, paragraph 11-74.4-1, et seq. IL Rev. Stat. 1983 (as amended), broadened the scope of financial and economic inducements and incentives that a municipality can make use of in order to encourage economic development within a tax increment finance district. Those changes, coupled with additional revenues made available through amendments to the Act as it existed in November, 1984, made it desirable for the City of LeRoy to amend its Redevelopment Plan for the LeRoy First Tax Increment Financing District and in so doing, mandated amendments to certain of the ordinances adopted by the City in November, 1984, to comply with the changes in the statutes. The amendments became effective December 23, 1986, as set forth in Ordinance No. 287, passed and approved on that date.

II.

## SUMMARY OF PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN (AS AMENDED), ADOPTED NOVEMBER 5, 1984, AND AMENDED, AND IN ITS AMENDED FORM AS READOPTED DECEMBER 23, 1986, BY ORDINANCE.

The redevelopment project area, through the implementation of the current Redevelopment Plan and Redevelopment Project(s), has experienced some investment and development in portions of that area. Most of that investment has been induced by the efforts of the city through public/private partnerships using tax increment financing. To date, the implementation of the current plan and current project(s) have not resulted in the substantial development first envisioned by the city in 1984 when the First Tax Increment Financing District was created, nor by the amendments to the Plan and Project made in late 1986. Thus, the city believes it is necessary to broaden the Plan and Project to include an emphasis on a variety of redevelopment activities rather than the emphasis on the specific redevelopment activities which were part of the 1984 Plan and, to a substantial extent, part of the 1986 and current Plan.

Specifically the city intends to substitute a new plan containing many elements similar to the current Plan, especially in the public improvement area, but providing for a broader range of redevelopment possibilities to encourage the development of the redevelopment project area, including encouragement of private investment in commercial, retail, and residential development through public finance techniques, including, but not limited to, tax increment financing, and incorporating public/private partnerships where appropriate, and including public development either solely on the part of the city through the use of tax increment financing funds as the same are received in future years, or bringing about some public developments through public/private partnerships relying on at least some, if not a majority of, private investment to facilitate the development of the public facility or improvement.

## CERTIFICATE

I, <u>Sue Marcum</u> , certify that I am the duly elected and acting municipal clerk of the <u>City of LeRoy</u> , of <u>McLean County</u> , Illinois.					
I further certify that on	March 17	, 1997, the Corporate Authorities of			
such municipality passed and appro-	oved Resolution No	97–2 , entitled:			
CONSIDER AMENI REDEVELOPMI MO	DMENT OF A REI ENT PROJECT FO CLEAN COUNTY	A PUBLIC HEARING TO DEVELOPMENT PLAN AND OR THE CITY OF LEROY, T, ILLINOIS, MENT FINANCING DISTRICT,			
FOR THE LEROT FIR	SI IAA INCRER	TENT FINANCING DISTRICT,			
which provided by its terms that it	should be published	in pamphlet form.			
The pamphlet form of Ordinance No. $97-2$ , including the Resolution and a					
•		ich Resolution was posted at the municipal			
building, commencing on March	17	1997, and continuing for at least ten days			
thereafter. Copies of such Resolution	on were also availa	ble for public inspection upon request in the			
office of the municipal clerk.					
Dated at LeRoy, Illinois, the	is 17th day (	of <u>March</u> , 1997.			
(SEAL)		Municipal Clerk			

STATE OF ILLINOIS	)
	) SS
COUNTY OF McLEAN	)

(SEAL)

I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, 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 resolution entitled:

# A RESOLUTION CALLING FOR A PUBLIC HEARING TO CONSIDER AMENDMENT OF A REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE CITY OF LEROY, MCLEAN COUNTY, ILLINOIS,

FOR THE LEROY FIRST TAX INCREMENT FINANCING DISTRICT.

I do further certify	said resoluti	ion was adopted by	the City Council o	of the City of LeRoy at
a regular meeting on the _	17th	day of	March	, 1997, and prior to
the making of this certification	ate the said r	esolution was sprea	d at length upon th	e permanent records of
said City where it now ap	pears and re	emains as a faithfu	record of said re	esolution in the record
oooks.				
Dated this 17t	h day of	March		um) erk