

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PEORIA, ILLINOIS REMOVING CERTAIN  
PROPERTIES FROM THE EAST VILLAGE GROWTH CELL TAX INCREMENT  
REDEVELOPMENT PROJECT AREA

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**WHEREAS**, in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) as supplemented and amended (the “TIF Act”), including by the power and authority of the City of Peoria as a home rule unit under Section 6 of Article VII of the Constitution of Illinois, the City Council (the “Corporate Authorities”) of the City of Peoria, Illinois (the “Municipality”) adopted an Ordinance Approving the East Village Growth Cell Tax Increment Redevelopment Plan and Project (Ordinance No. 16,675, adopted January 11, 2011) as supplemented by an Ordinance Designating the East Village Growth Cell Redevelopment Project Area (Ordinance No. 16,676, adopted March 22, 2011) and an Ordinance Adopting Tax Increment Financing for the City of Peoria, Illinois, in Connection With the Designation of the East Village Growth Cell Redevelopment Project Area (Ordinance No. 16,677, adopted March 22, 2011) (collectively the “TIF Ordinances”); and

**WHEREAS**, under and pursuant to the TIF Act and the TIF Ordinances, the Municipality designated the East Village Growth Cell Tax Increment Redevelopment Project Area (the “Redevelopment Project Area”) and approved a related redevelopment Plan, including the respective redevelopment projects described in the Redevelopment Plan (collectively, the “Redevelopment Projects”); and

**WHEREAS**, the Municipality desires to amend the Redevelopment Project Area and Redevelopment Plan by removing certain parcels of property as described by a Property Identification Number (“PIN”) in Exhibit A and depicted on the map in Exhibit B and legally described in the attached legal description in Exhibit C, attached hereto and incorporated herein (the “Removed Parcels”) from the boundaries of the Redevelopment Project Areas as of the effective date of this Ordinance (the “Effective Date”); and

**WHEREAS**, there are no individual redevelopment projects or Redevelopment Agreements for any of the Removed Parcels; and

**WHEREAS**, the amendments made by this Ordinance effect changes which do not (1) add additional parcels of property to the Redevelopment Project Area, (2) substantially affect the general land uses proposed in the Redevelopment Plan, (3) substantially change the nature of the Redevelopment Projects, (4) increase the total estimated redevelopment project cost set out in the Redevelopment Plan by more than 5% after adjustment for inflation from the date the Redevelopment Plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan, or (6) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project area to a total of more than 10, and therefore, do not require a public hearing pursuant to 65 ILCS 5/11-74.4-5(c).

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, as follows:**

**SECTION 1. Recitals.** The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2. Amendment.** The Removed Parcels shall be and hereby are removed from the Redevelopment Project Area, including in connection with the Redevelopment Plan and the Projects as of the Effective Date. The Redevelopment Area, the Redevelopment Plan and the Projects shall be and are hereby amended by such removal of the Removed Parcels as of the Effective Date. A copy of this Ordinance shall be attached to the Redevelopment Plan to effect the amendments hereby but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effects of such amendments.

**SECTION 3. Publication.** Within 10 days of the passage and approval of this Ordinance, notice of such changes as made by this Ordinance shall be given by (i) publication in a newspaper of general circulation within the affected taxing districts, and by (ii) mail (a) to each registrant on the interested parties registry with respect to the Redevelopment Project area and (b) to each taxing district having a taxable property within the Redevelopment Project Area. The changes and amendments as made by this Ordinance are authorized under Section 5/11-74.4-5 of the TIF Act.

**SECTION 4. Filing.** The City Clerk shall file or cause to be filed a certified copy of this Ordinance with the County Clerk of Peoria County, Illinois.

**SECTION 5. Effective Date.** This Ordinance shall be effective immediately upon its passage, approval and publication in the manner required by applicable law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

\_\_\_\_\_  
Jim Ardis, Mayor

ATTEST:

\_\_\_\_\_  
Beth Ball, City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel

**EXHIBIT A**

**LIST OF PARCELS TO BE DELETED FROM TIF**

**EXHIBIT B**

MAP OF PARCELS TO BE DELETED FROM TIF

**EXHIBIT C**

LEGAL DESCRIPTION OF PARCELS TO BE DELETED FROM TIF