

ORDINANCE NO. _____

CITY OF PEORIA, ILLINOIS

**ORDINANCE TO ACKNOWLEDGE AND ACCEPT CHANGES TO
PROPOSED REDEVELOPMENT PLAN, PROJECTS, AND AREA**

for the

**PROPOSED MEDINA PLAINS-ALLEN RD BUSINESS PARK
TAX INCREMENT FINANCING (TIF) DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS,
ON THE 24TH DAY OF JANUARY, 2023.**

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PREAMBLE

WHEREAS, the “Tax Increment Allocation Redevelopment Act”, 65 ILCS 5/11-74.4-1 *et. seq.*, as amended (hereinafter referred to as the “Act”) provides for municipalities to create within their corporate boundaries tax increment financing redevelopment areas; and

WHEREAS, the City of Peoria, Peoria County, Illinois, an Illinois Home Rule Municipality (the “City”), has determined that the stable economic and physical development of certain areas within the City are endangered by the presence of blighting factors as defined in said Act; and

WHEREAS, on November 10, 2022, pursuant to Section 11-74.4-5 of the Act, the City placed on file with the municipal clerk for public inspection a draft Redevelopment Plan, Projects, and Area for the proposed **Medina Plains-Allen Rd Business Park TIF District**, and

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, the City approved Ordinance No. 18,020 on November 22, 2022, authorizing the establishment of a Tax Increment Financing “Interested Parties Registry,” and adopted Registration Rules with regard to such Registry for the proposed **Medina Plains-Allen Rd Business Park TIF District**; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City approved Ordinance No. 18,021 on November 22, 2022, fixing a time and place for a public hearing as relates to said proposed **Medina Plains-Allen Rd Business Park TIF District**; and

WHEREAS, pursuant to Section 11-74.4-6(c) of the Act, the City provided notice for a Joint Review Board Meeting to be convened on December 15, 2022 relating to said proposed **Medina Plains-Allen Rd Business Park TIF District**, and for a Public Hearing to be held on January 10, 2023, relating to the same, with said notice sent on November 23, 2022, by certified U.S. Mail to each taxing district of which taxable property is included in the redevelopment project area, project or plan and to the Illinois Department of Commerce and Economic Opportunity (DCEO); and with said notice of the public hearing sent not less than forty-five (45) days prior to the date set and including the date, time and location of the public hearing, and an invitation to each taxing district and DCEO to submit comments to the City, in care of the municipal clerk of the City of Peoria, City Hall, 419 Fulton St., Peoria, Illinois 61455, concerning the subject matter of the public hearing prior to the date of the public hearing; and

WHEREAS, on November 29, 2022, the City published a notice of the availability of the Interested Parties Registry in the Peoria Journal Star as relates to said proposed **Medina Plains-Allen Rd Business Park TIF District**; and

WHEREAS, pursuant to Section 11-74.4-6(a) of the Act, the City provided notice for said Public Hearing to be held on January 10, 2023, with said notice sent on December 7, 2022, by certified U.S. Mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the proposed **Medina Plains-Allen Rd Business Park TIF District**; and

WHEREAS, pursuant to Section 11-74.4-4.2 and Section 11-74.4-5(a) of the Act, the City provided notice for said Public Hearing to be held on January 10, 2023, including the availability of the proposed redevelopment plan and qualification report and how to obtain this information within a reasonable time following the adoption of Ordinance No. 18,021, with said notice sent on December 13, 2022, by U.S. Mail to registrants on the “Interested Parties Registry,” and to all residential addresses that, after a good faith effort, the municipality determined are located outside the proposed **Medina Plains-Allen Rd Business Park TIF District** redevelopment project area and within 750 feet of the boundaries of the proposed redevelopment project area; and

WHEREAS, pursuant to Section 11-74.4-5(b) of the Act, the City convened a Joint Review Board meeting on December 15, 2022, the notice for which was provided on November 23, 2022 and scheduled at least fourteen (14) days but not more than twenty-eight (28) days after the mailing of notice of the public hearing as referenced above; and

WHEREAS, the Joint Review Board adjourned on December 15, 2022, after having approved a motion to find and recommend to the City Council of the City of Peoria, Illinois that the redevelopment project area and plan satisfy the plan requirements, the eligibility criteria as defined in 65 ILCS 5/11-74.4-3, and the objectives of the Act; and

WHEREAS, pursuant to Section 11-74.4-6(a) of the Act, the City published notice for said Public Hearing to be held on January 10, 2023; with notice being published in the Peoria Journal Star, a newspaper of general circulation within the taxing districts having property in the proposed redevelopment project area, first on December 22, 2022, and a second time on December 29, 2022; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City convened a Public Hearing on January 10, 2023, for the proposed **Medina Plains-Allen Rd Business Park TIF District** redevelopment plan, projects and area and invited any interested person or affected taxing district to file with the municipal clerk written objections to and to be heard orally in respect to any issues embodied in the notice of said public hearing; and

WHEREAS, at the public hearing on January 10, 2023, and pursuant to Section 11-74.4-5(a) of the Act, the City having heard all protests and objections at the hearing, entered and approved a motion upon the minutes to adjourn the Public Hearing and, without the requirement of further notice, the City continued said public hearing for further consideration of the proposed **Medina Plains-Allen Rd Business Park TIF District** redevelopment plan, projects and area to reconvene on January 24, 2023, 6:00 p.m., at the City of Peoria, City Hall, 419 Fulton St., Peoria, Illinois, at which time the Public Hearing was concluded; and

WHEREAS, on January 12, 2023, pursuant to Section 11-74.4-5(a) of the Act, the City placed on file with the municipal clerk for further review a revised draft redevelopment plan, projects and area for the proposed **Medina Plains-Allen Rd Business Park TIF District**, for which said changes do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) 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

WHEREAS, the aforementioned said changes to the draft redevelopment plan, projects and area filed with the municipal clerk for the proposed **Medina Plains-Allen Rd Business Park TIF District** do not change the nature of the public and private redevelopment projects as originally proposed, but do relate solely to a reduction in the size of the proposed redevelopment project area, with said reduction necessary to preserve contiguity of the proposed redevelopment project area boundaries as a result of certain tracts of land not having been annexed to the City of Peoria, Illinois as of January 12, 2023; and

WHEREAS, pursuant to Section 11-74.4-5(a) of the Act, said changes to the draft Redevelopment Plan, Projects and Area may be made without further hearing or convening of the Joint Review Board, provided that the municipality shall give notice of any such changes pursuant to the requirements of the Act; and

WHEREAS, the City now hereby wishes to formally acknowledge and adopt by ordinance said changes to the revised draft Redevelopment, Projects and Area as filed with the municipal clerk on January 12, 2023, and shall forthwith proceed to provide notice of said changes pursuant to Section 11-74.4-5(a) of the Act.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS THAT:

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The City of Peoria hereby acknowledges and accepts the changes as presented in the proposed **Medina Plains-Allen Rd Business Park TIF District** redevelopment plan, projects and area as placed on file with the municipal clerk on January 12, 2023, and shall forthwith give notice of such changes by mail to each affected taxing district and registrant on the “Interested Parties Registry” provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district with such notice by mail and by publication occurring not later than 10 days following the adoption of this ordinance.
3. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Peoria, Peoria County, Illinois this 24th day of January, 2023, and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Denise Jackson				
Chuck Grayeb				
Tim Riggerbach				
Andre W. Allen				
Denis Cyr				
Dr. Kiran Velpula				
Elizabeth Jensen				
John L. Kelly				
Zachary M. Oyler				
Sid Ruckriegel				
Rita Ali, Mayor				
TOTALS:				

APPROVED:

Rita Ali, Mayor, City of Peoria, Illinois

Date

ATTEST:

Stefanie Tarr, City Clerk, City of Peoria, Illinois

Date