

ORDINANCE NO. 18,021

CITY OF PEORIA, ILLINOIS

**ORDINANCE TO ESTABLISH A DATE
FOR A PUBLIC HEARING**

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 22nd DAY OF NOVEMBER, 2022.**

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TAX INCREMENT FINANCING (TIF) DISTRICT**

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, pursuant to Section 11-74.4-4.2 of the Act the City approved an ordinance 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 **Medina Plains-Allen Rd Business Park TIF District**; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City must cause a Public Hearing to be held on the proposed Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan, Redevelopment Projects and a designation of a Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-6(c) of the Act, the City shall provide notice by certified mail to each taxing district which levies a tax within the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (DCEO) not less than forty-five (45) days prior to the date set for the Public Hearing. Said Notice of the Public Hearing shall include 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 Clerk of the City of Peoria, City Hall, 232 East Jackson Street, Peoria, Illinois 61455, concerning the subject matter of the Public Hearing prior to the date of the Public Hearing; and

WHEREAS, pursuant to Section 11-74.4-5(b) of the Act the City shall convene a Joint Review Board meeting to be held 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. This Joint Review Board shall consist of a representative selected by each community college district, the local elementary school

district and high school district or each local community unit school district, park district, library district, township, fire protection district, the county, this City and a public member to be selected by a majority of the other board members. The City will provide notice of the convening of the Joint Review Board to the applicable taxing districts; and

WHEREAS, pursuant to Section 11-74.4-5(a) of the Act the City shall provide notice by mail of the availability of the Redevelopment Plan and Qualification Report, including how to obtain this information, within a reasonable time after the adoption of this Ordinance, to all residential addresses that, after a good faith effort, the municipality determines are located within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those residents and organizations that have registered with the City for that information in accordance with the registration guidelines established by the City under Section 11-74.4-4.2 in the “Interested Parties Registry”; and

WHEREAS, pursuant to Section 11-74.4-6 of the Act, the City shall provide notice of this Public Hearing by publication and mailing. Notice by publication shall be given at least twice, the first publication to be not more than thirty (30) or less than ten (10) days prior to the Public Hearing, in a newspaper of general circulation within the taxing districts in the Area, and said notice by mailing to be given by depositing such notice in the United States mail by certified mail not less than ten (10) days prior to the date set for the Public Hearing 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 Redevelopment Project Area and by regular mail to each resident in the Area.

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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 Public Hearing for the proposed Medina Plains-Allen Rd Business Park Tax Increment Financing District shall be held at **6:00 p.m., Central Time, on January 10, 2023, at Peoria City Hall, 419 Fulton Street, Room 401, Peoria, Illinois.**
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 22nd day of November, 2022 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Denise Jackson	X			
Chuck Grayeb	X			
Tim Riggerbach	X			
Andre w. Allen	X			
Denis Cyr	X			
Dr. Kiran Velpula				X
Elizabeth Jensen	X			
John L.Kelly	X			
Zachary Oyler	X			
Sid P. Ruckriegel	X			
Rita Ali, Mayor	X			
TOTALS:	10	0	0	1

APPROVED:

ATTEST:

Rita Ali, Mayor

Stefanie Tarr

Stefanie Tarr, City Clerk

Elizabeth Jensen

Chairman Pro Tem

11/22/2022
Date

11/22/2022
Date