

THE CITY OF PEORIA

ORDINANCE NO. _____

**ORDINANCE APPROVING THE UNIVERSITY/WAR
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Mayor and City Council (the “Council”) of the City of Peoria, Peoria County, Illinois (the “City”), has heretofore determined that the area within the City, identified and legally described in the document attached hereto and incorporated herein by reference as Exhibit “A”, is endangered by the presence of blighting factors including, but not limited to, the age of structures, deterioration of buildings and surface improvements, presence of structures below minimum code standards, excessive vacancies, inadequate utilities, lack of community planning, and lag in growth of equalized assessed values; and

WHEREAS, the Council has heretofore determined that, in order to promote and protect the health, safety, morals and welfare of the public, blighted conditions in the City need to be eradicated and redevelopment of the City needs to be undertaken; and, to remove and alleviate adverse conditions in the City, it is necessary to encourage private investment and restore and enhance the tax base of the City and the Taxing Districts by such redevelopment; and

WHEREAS, the City has heretofore caused to be conducted an eligibility study to determine whether the proposed University/War Project Area (the “Proposed Area”) described in Exhibit A qualifies as a “redevelopment project area” pursuant to the TIF Act, which study was conducted by Teska and Associates, Inc., Plainfield, Illinois (“Teska”); and

WHEREAS, the City has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the City for the Proposed Area; and

WHEREAS, Teska is a community planning firm having expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

WHEREAS, Teska has concluded and has advised the City that the Proposed Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the City has caused the preparation of and made available for public inspection a proposed redevelopment plan and project for the Proposed Area (the “Plan and Project”); and

WHEREAS, the Plan and Project set forth in writing the program to be undertaken to accomplish the objectives of the City and includes estimated redevelopment project costs proposed for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area due to increased demand for services from taxing districts affected by the Plan and programs available to address such financial impact or increased demand, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after

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redevelopment and the general land uses to apply in the Proposed Area, and the Plan and Project accordingly complies in all respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Council has heretofore called a public hearing (the “Hearing”) relative to the Plan and Project and the designation of the Proposed Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 25th day of January 2022, at the City Hall, City of Peoria, 419 Fulton Street, Peoria, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Plan and the name of a person to contact for further information, including notice by publication on 2nd November, 2021, and December 14th, 2021, and by certified mail to the Taxing Districts and to the Department of Commerce and Community Affairs of the State of Illinois on 29th November, 2021, and to the taxpayers within the Proposed Amended Area on 17th December, 2021; and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the joint review board has met at the times and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Amended Plan and Project; and

WHEREAS, the joint review board has adopted by a majority vote an advisory, non-binding recommendation that the City proceed to implement the Plan and Project and to designate the Proposed Area as a redevelopment project area under the TIF Act; and

WHEREAS, the joint review board based its decision to approve the proposal on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and

WHEREAS, the City held the Hearing on the 25th day of January, 2022, at the City Hall in the City of Peoria, 419 Fulton Street, Peoria, Illinois; and

WHEREAS, at the Hearing any interested person or affected Taxing District was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the City heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 25th day of January, 2022; and

WHEREAS, the Plan and Project set forth the factors which cause the Proposed Area to be blighted, and the Council has reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a “conservation area” as defined in the TIF Act; and

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WHEREAS, the Council has reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and has reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Council has reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Council has made an assessment of the financial impact of the Proposed Area on, or any increased demand for, services from the taxing districts affected by the Plan and Project and have considered available programs to address such financial impact or increased demand; and

WHEREAS, the Board has reviewed the proposed Plan and Project and also the existing Comprehensive Plan for development of the City as a whole to determine whether the proposed Plan and Project conform to such Comprehensive Plan of the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Peoria, Peoria County, Illinois, as follows:

Section 1. Findings. The Council hereby makes the following findings:

(a) The Proposed Area, as described in Exhibit A, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act to become the “University/War Project Area”. The Area is legally described in the document attached hereto and incorporated herein as Exhibit “A” and identified on the map attached hereto and incorporated herein as Exhibit “B” as the Project Area.

(b) There exist conditions that cause the Proposed Area to qualify as a redevelopment project area under the TIF Act and to be classified as a conservation area as defined in Section 11-74.4-3 of the TIF Act.

(c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

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(d) The Plan and Project will be submitted to the Plan Commission in order to be incorporated into the Comprehensive Plan for the development of the City as a whole. After due consideration of the Plan Commission's recommendation, the City Council will make the appropriate Comprehensive Plan revisions.

(e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is December 31, 2044, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Amended Plan is December 31, 2044.

(f) The parcels of real property in the Proposed Area are contiguous with each other, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

Section 2. Exhibit Incorporated by Reference. The Plan and Project that were the subject matter of the Hearing are hereby adopted and approved. A complete copy of the Plan and Project is set forth in Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Council and approval as provided by law.

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Presented to the City Council of the City of Peoria, Peoria County, Illinois, this 8th day of February, 2022, A.D.

Passed by the City Council of the City of Peoria, Peoria County, Illinois, this 8th day of February, 2022, A.D.

Denise Jackson (1)	_____	Beth Jensen (AL)	_____
Charles Grayeb (2)	_____	Zachary Oyler (AL)	_____
Timothy Riggenschach (3)	_____	Sid Ruckriegel (AL)	_____
Andre Allen (4)	_____	John Kelly (AL)	_____
Denis Cyr (5)	_____	Kiran Velpula (AL)	_____

Approved and signed by me as Mayor of the City Council of the City of Peoria, Peoria County, Illinois this 8th day of February, 2022, A.D.

Rita Ali, Mayor
City of Peoria, Peoria County, Illinois

ATTEST:

Stefanie Tarr, City Clerk
City of Peoria, Peoria County, Illinois

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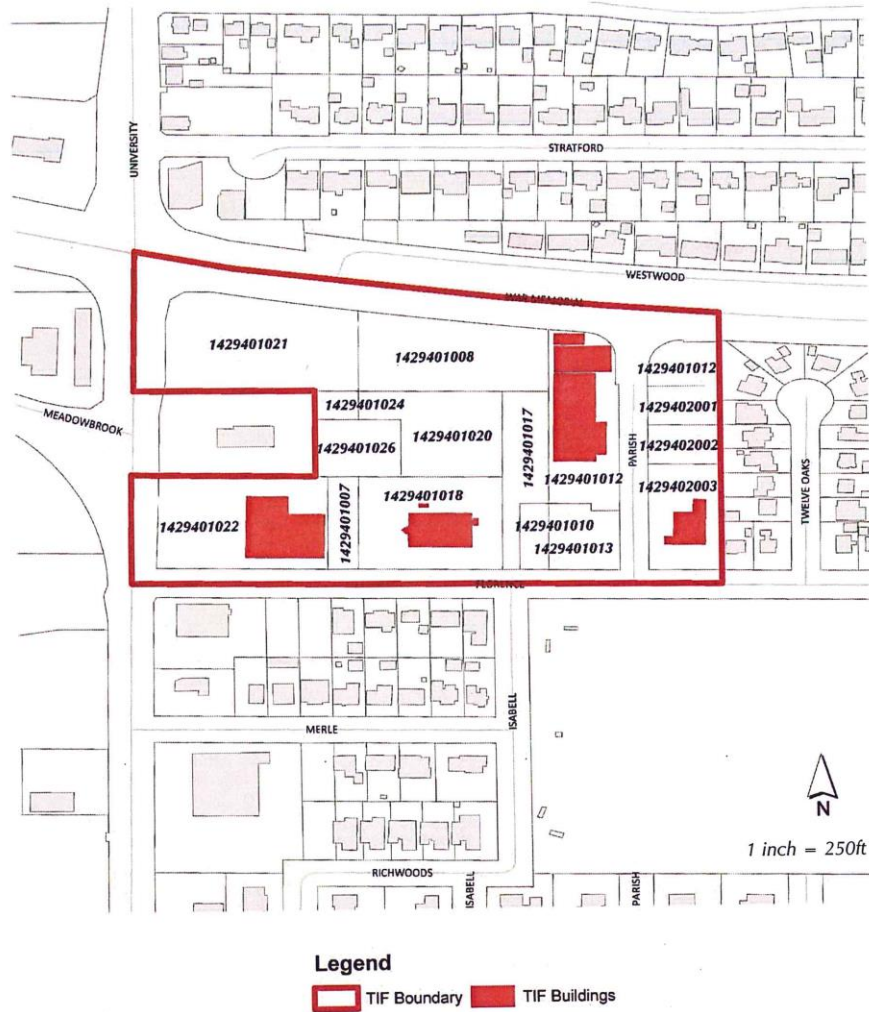
EXHIBIT “A” – PROJECT AREA LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 223 FEET TO THE NORTHWEST CORNER OF THE “SELBURG” TRACT OF LAND AS RECORDED IN BOOK 927 ON PAGE 280 IN THE PEORIA COUNTY RECORDER’S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID “SELBURG” TRACT, 322.8 FEET TO A POINT 75 FEET WEST OF THE NORTHEAST CORNER OF SAID “SELBURG” TRACT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID “SELBURG” TRACT, 196.21 FEET TO A LINE 210 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF FLORENCE AVE.; THENCE WEST ALONG SAID LINE 210 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF FLORENCE AVE., 321.79 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID WEST LINE, 243 FEET TO THE CENTER LINE OF SAID FLORENCE AVE.; THENCE EAST ALONG SAID CENTER LINE, 1027.43 FEET TO THE SOUTH EXTENSION OF THE WEST LINE OF FLORENCE COURT, A PART OF LOT 6 OF COMMISSIONER’S SUBDIVISION IN THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID SOUTH EXTENSION, SAID WEST LINE OF FLORENCE COURT AND THE NORTH EXTENSION THEREOF, 623.77 FEET, MORE OR LESS, TO THE CENTER LINE OF US 150 WAR MEMORIAL DR.; THENCE NORTHWEST CURVING ALONG SAID CENTER LINE, CROSS THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1040 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG SAID WEST LINE, 87.7 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "B" – PROJECT AREA MAP

Figure A – Project Area Boundary Map



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**EXHIBIT “C” – University/War TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROGRAM**

See Attached Document as EXHIBIT “C”