

VILLAGE OF LONG GROVE

ORDINANCE NO. 2020-____

**AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND PROGRAM FOR THE
SOUTH GATEWAY TAX INCREMENT FINANCING DISTRICT**

Adopted by the
President and Board of Trustees
of
Village of Long Grove
this ___th day of _____, 2020

Published in pamphlet form by direction
and authority of Village of Long Grove,
Lake County, Illinois
this ___th day of _____, 2020

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AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND PROGRAM FOR THE SOUTH GATEWAY TAX INCREMENT FINANCING DISTRICT

WHEREAS, the Village of Long Grove (the “**Village**”) desires to implement Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “**Act**”) for the proposed South Gateway Redevelopment Project Area within the municipal boundaries of the Village as legally described in Exhibit A and depicted in Exhibit B, attached hereto and made a part hereof (the “**Redevelopment Project Area**”); and

WHEREAS, the Village previously adopted Resolution No. 2020-R-25 authorizing and ratifying a feasibility study for designation of the Redevelopment Project Area and sent a copy of such Resolution No. 2020-R-25 to all taxing districts that would be affected by the designation; and

WHEREAS, in accordance with said Resolution No. 2020-R-25, the Village has retained Teska Associates, Inc. (“**Consultant**”) to assist the Village in analyzing redevelopment strategies for the Redevelopment Project Area and to provide consulting services to support such feasibility study and redevelopment; and

WHEREAS, the Consultant’s investigation and review of the Redevelopment Project Area indicated that the Redevelopment Project Area is blighted and meets the applicable standards for designation as a tax increment financing (“**TIF**”) district under the Act, and to that end the Consultant has prepared a written report regarding the eligibility of the Redevelopment Project area as a TIF district (“**Eligibility Study**”); and

WHEREAS, the Consultant also prepared a written report titled “South Gateway Redevelopment Plan and Program,” dated _____, 2020, which sets forth a comprehensive

program for the redevelopment of the Redevelopment Project Area, including the public and private development projects and redevelopment project costs intended to reduce or eliminate blight in the Redevelopment Project Area (the “**Redevelopment Plan and Project**”); and

WHEREAS, copies of the Eligibility Study and the Redevelopment Plan and Project were made available for public inspection as required by the Act; and

WHEREAS, copies of the Eligibility Study and the Redevelopment Plan and Project were sent to all taxing districts that have taxable property in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity; and

WHEREAS, notice of the availability of the Eligibility Study and the Redevelopment Plan and Project was sent by regular first-class U.S. mail to all residential addresses located outside the Redevelopment Project Area and within 750 feet of its boundaries and to individuals registered on the interested party registry for the Redevelopment Project Area, if any; and

WHEREAS, pursuant to notice as required by the Act, the Village convened the Joint Review Board on October 9, 2020 and again on November 13, 2020; and

WHEREAS, at each such meeting, the Joint Review Board reviewed the public record, planning documents, and proposed ordinances relating to the Redevelopment Project Area and the Redevelopment Plan and Project, heard comments from members of the public in attendance, and thereafter favorably recommended the designation of the Redevelopment Project Area and adoption of tax increment financing, approval of the Eligibility Study and the Redevelopment Plan and Project, and adoption of proposed ordinances needed to establish the TIF district, as more fully set forth in the draft minutes serving as the written report of the Joint Review Board (the “**JRB Report**”); and

WHEREAS, pursuant to Section 5 of the Act, the Village Board of Trustees (the “**Village Board**”) held a public hearing on December 15, 2020 (“**Public Hearing**”) to consider approval of

the Redevelopment Plan and Project and designation of the Redevelopment Project Area under the Act; and

WHEREAS, due notice with respect to the Public Hearing was given pursuant to the Act; and

WHEREAS, the Village Board has reviewed and considered information, documentation, and studies so as to be generally informed about the conditions of the Redevelopment Project Area and the Redevelopment Plan and Project, including: (1) the Redevelopment Plan and Project and the Eligibility Study for the proposed Redevelopment Project Area; (2) the condition of the Redevelopment Project Area and conditions and factors qualifying such Area for designation as a TIF district under the Act; (3) the recommendation of the Joint Review Board and JRB Report; and (4) the testimony and comments made at the Public Hearing and all written comments submitted to the Village at or before the Public Hearing; and

WHEREAS, the Village Board has determined that it is in the best interests of the Village and its residents to approve the Redevelopment Plan and Project for the Redevelopment Project Area pursuant to Section 4(a) of the Act, as provided in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the Village Board.

SECTION 2. Findings of Fact. The Village Board hereby makes the following findings of fact pursuant to Sections 3 and 4(a) of the Act:

A. The Village has obtained an Eligibility Report addressing the feasibility of establishing the Redevelopment Project Area as a TIF district under the Act in accordance with the requirements of the Act.

B. The conditions in the Redevelopment Project Area, including those set forth in the Redevelopment Plan and Project and Eligibility Study, establish that the site meets the applicable standards for designation as a TIF District under the Act.

C. The parcels of real property in the Redevelopment Project Area are contiguous, and the Redevelopment Project Area includes only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the Redevelopment Plan and Project.

D. The Redevelopment Project 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 Redevelopment Plan and Project.

E. The Redevelopment Plan and Project conforms to the Village's Comprehensive Plan for the development of the Village as a whole.

F. The Redevelopment Plan and Project establishes an estimated date for final completion of the Redevelopment Plan and Project that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this Ordinance was adopted.

G. The Redevelopment Plan and Project establishes an estimated date for retirement of obligations incurred for redevelopment project costs that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this Ordinance was adopted.

H. The proposed Redevelopment Project Area would not reasonably be developed or redeveloped without the use of tax incremental revenues.

I. The tax incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area and otherwise to the extent allowed by the Act.

J. The Village certifies that the Redevelopment Plan and Project for the Redevelopment Project Area will not result in the displacement of residents from 10 or more inhabited residential units.

K. All other findings and certifications set forth in the Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Village Board as if fully set forth in this Ordinance.

SECTION 3. Approval of the Redevelopment Plan and Project and the Eligibility Report. The Redevelopment Plan and Project and the Eligibility Report for the Redevelopment Project Area, which were the subject matter of the Public Hearing, are hereby adopted and approved. Copies of the Redevelopment Plan and Project and the Eligibility Report are attached hereto as Exhibit C and, by this reference, made a part of this Ordinance.

SECTION 4. Partial Invalidity. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 5. Repealer. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. Filing of Ordinance. The Village Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed in the Office of the Lake County Clerk.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED by roll call vote this ____ day of _____, 2020.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this ____ day of _____, 2020.

Bill Jacob, Village President

ATTEST:

Amy Johns Gayton, Village Clerk

EXHIBIT A

(Legal Description of the Redevelopment Project Area)

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 36 ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND PART OF SECTION 1 AND SECTION 2 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 36 WITH THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST LINE OF OLD HICKS ROAD TO THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE WEST ALONG SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID LINE BEING THE EAST RIGHT OF WAY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT THE RECORDER OF DEEDS FOR LAKE COUNTY, ILLINOIS, NOVEMBER 16, 1993 AS DOCUMENT NUMBER 3435170; THENCE SOUTH ALONG LAST SAID WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT BEING 150.00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 (CENTERLINE OF FAP 432) PER DOCUMENT NUMBER 1508620; THENCE SOUTHEASTERLY ALONG LAST SAID LINE BEING 150.00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE EAST ALONG LAST SAID SOUTH LINE, AND EXTENSION THEREOF, TO THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST OF OLD HICKS ROAD TO THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN MENARD'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6191684; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG LAST SAID EXTENSION AND THE SOUTH LINE OF SAID LOT 8 TO THE SOUTH LINE OF SAID LOT 8; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF LOT 8 AND LOT 7 TO THE NORTHEAST CORNER OF LOT 6 IN SAID MENARD'S SUBDIVISION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 6 BEING ALSO THE NORTH LINE OF LOTS 2, 3 AND 5 IN SAID MENARD'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTH LINE OF SAID LOT 6; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF LAKE COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE COOK ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF ILLINOIS ROUTE 53; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE WEST ALONG

LAST SAID SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO NORTH LINE OF THE SOUTH 16.5 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE WEST LINE OF ILLINOIS ROUTE 53; THENCE NORTH ALONG THE WEST LINE OF ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35. THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Also identified as P.I.N.s:

14-35-400-026
14-35-400-027
14-35-400-031
14-35-400-038
14-35-400-042
14-35-400-044
14-35-401-004
14-35-401-005
14-35-401-006
14-35-401-007
14-35-401-008
14-35-401-009
14-35-401-010
14-35-401-011
14-35-401-012
14-36-300-040
14-36-305-001
14-36-305-002

EXHIBIT B

(Map showing the general street location of the Redevelopment Project Area)



EXHIBIT C

(Redevelopment Plan and Project and Eligibility Report for the Redevelopment Project Area)

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

CERTIFICATE

I, Amy Gayton, certify that I am the Village Clerk of Village of Long Grove, Illinois.

I further certify that on _____, 2020, the Corporate Authorities of Village of Long Grove passed and approved Ordinance No. 2020-____, entitled,

AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND PROGRAM FOR THE SOUTH GATEWAY TAX INCREMENT FINANCING DISTRICT

A true and correct copy of Ordinance No. 2020 - ____ is attached

Dated at Long Grove, Illinois, this ___th day of _____, 2020.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**FILING CERTIFICATE RE: APPROVAL OF
PLAN AND PROJECT**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of Lake County, Illinois, and as such official I do further certify that on the ____ day of _____ 2020 there was filed in my office a duly certified copy of an ordinance numbered 2020-____, entitled:

**AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND PROGRAM FOR THE
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duly adopted by Village Board of Village of Long Grove, Lake County, Illinois, on the ___th day of _____, 2020, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____ 2020.

County Clerk of Lake County, Illinois

[SEAL]