

ORDINANCE NO. 10-3938

CITY OF ROCHELLE, ILLINOIS

APPROVING  
the  
REDEVELOPMENT PLAN AND PROJECTS  
for the  
ROCHELLE LIGHTHOUSE POINTE  
TAX INCREMENT FINANCING DISTRICT

ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE  
CITY OF ROCHELLE, OGLE AND LEE COUNTIES, ILLINOIS  
ON THE 12<sup>TH</sup> DAY OF JULY, 2010.

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**WHEREAS**, the City of Rochelle, Ogle and Lee Counties, Illinois, 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, hereinafter referred to as the "Act", for the proposed Rochelle Lighthouse Pointe Tax Increment Financing District ("Rochelle Lighthouse Pointe TIF District") Redevelopment Plan and Projects within the municipal boundaries of the City of Rochelle and within the Redevelopment Project Area (the "Area") as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on April 14, 2010, the City of Rochelle convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the City Council approve the Redevelopment Project Area, Plan and Projects; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on May 10, 2010, the City Council caused a Public Hearing to be held, such Public Hearing completed on May 24, 2010, relative to the proposed Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Rochelle City Hall, 420 N. 6th Street, Rochelle, Illinois; and

**WHEREAS**, due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity by certified mail on March 24, 2010; by certified mail to Taxpayers within the proposed Area on April 1, 2010; by regular U.S. mail registrants on the Interested Parties Registry on April 1, 2010; by regular U.S. mail to all residences within 750 feet of the Area on April 8, 2010; and by publication on April 20, 2010 and April 27, 2010; and

**WHEREAS**, the Rochelle Lighthouse Pointe TIF District Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted areas in the proposed Redevelopment Project Area and the City Council has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Area as said term "blighted area" is used in the Act; and

**WHEREAS**, the City Council has reviewed the conditions pertaining to lack of private investment within the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed redevelopment project improvements; and

**WHEREAS**, the City Council has further determined that the implementation of the proposed

Redevelopment Plan and Projects will increase the City's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the proposed Redevelopment Projects, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and

**WHEREAS**, the City Council has reviewed the proposed Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Ordinances of the municipality.

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

1. The City Council of the City of Rochelle hereby makes the following findings:
  - a. The Area constituting the Rochelle Lighthouse Pointe TIF District Redevelopment Project Area in the City of Rochelle, Illinois, is described in Exhibit A (Legal Description) and Exhibit B (Boundary Map) of this Ordinance.
  - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Redevelopment Plan which cause the area to be designated as a "Blighted Area" as defined in Section 11-74.4-3 of the Act.
  - c. The proposed 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.
  - d. The Redevelopment Plan and Projects conforms to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
  - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which payment to the County Treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Redevelopment Plan and Projects is adopted.
  - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall not be later than twenty (20) years from the effective date of the Ordinance relating to such obligations, or the end of the TIF District, whichever occurs first.
  - g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area.
  - h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.

- i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.
- j. In addition, the City reviewed the following material:
  - (1) Land Use Applicable Zoning Map and Ordinances.
  - (2) Impact on other Taxing Districts.
  - (3) Findings and Recommendations of the Joint Review Board.
- 2. The Redevelopment Plan and Projects are hereby adopted and approved. A copy of the Rochelle Lighthouse Pointe TIF District Redevelopment Plan and Projects is attached hereto as Exhibit C and made a part of this Ordinance.
- 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
- 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Rochelle, Illinois, on the 12<sup>th</sup> day of July, A.D., 2010, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Tom McDermott		✓	
Bill Hayes	✓		
Dennis Berg	✓		
Dave Eckhardt	✓		
Dan McDermott		✓	
Kathy Hollonbeck	✓		
Chet Olson, Mayor	✓		
<b>TOTAL VOTES:</b>	<b>5</b>	<b>2</b>	<b>0</b>

APPROVED: Chet Olson Date: 7-13-10  
Chet Olson, Mayor

ATTEST: Bruce McKinney Date: 7/13/10  
Bruce McKinney, City Clerk

- Exhibit ( A ) Attached, Rochelle Lighthouse Pointe TIF District Legal Description
- Exhibit ( B ) Attached, Rochelle Lighthouse Pointe TIF District Boundary Map
- Exhibit ( C ) Attached, Rochelle Lighthouse Pointe TIF District Redevelopment Plan and Projects



EXHIBIT A

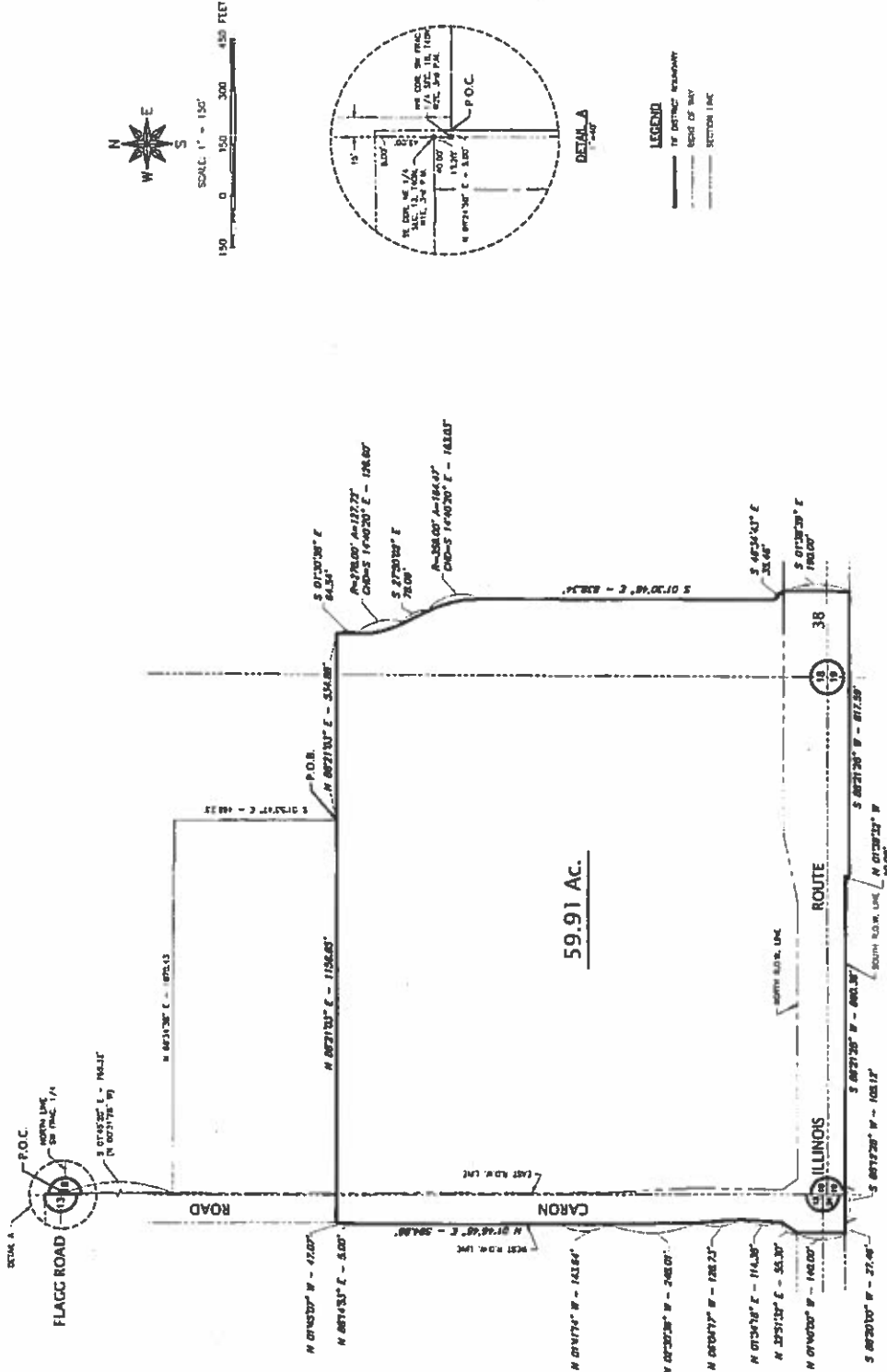
**ROCHELLE LIGHTHOUSE POINTE TIF DISTRICT  
LEGAL DESCRIPTION**

Part of the Southwest Fractional Quarter and the Southeast Quarter of Section 18 and part of the Northwest Fractional Quarter and the Northeast Quarter of Section 19, Township 40 North, Range 2 East of the Third Principal Meridian, also part of the Southeast Quarter of Section 13 and part of the Northeast Quarter of Section 24, Township 40 North, Range 1 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the North line of said Southwest Fractional Quarter of Section 18 and the Easterly Right-of-way line of Caron Road, said point being North 88 degrees 24 minutes 50 seconds East (assumed bearing) a distance of 5.00 feet from the Northwest corner of said Southwest Fractional Quarter of Section 18; thence South 01 degrees 45 minutes 20 seconds East on and along said Right-of-way line of Caron Road, a distance of 769.32 feet; thence North 88 degrees 34 minutes 38 seconds East a distance of 1070.43 feet; thence South 01 degrees 53 minutes 47 seconds East a distance of 469.23 feet to the Point of Beginning; thence North 88 degrees 21 minutes 03 seconds East a distance of 534.88 feet; thence South 01 degrees 30 minutes 38 seconds East a distance of 64.54 feet to a point on a curve; thence Southerly on and along a curved path concave to the East having a radius of 278.00 feet, a length of 127.72 feet, a chord bearing of South 14 degrees 40 minutes 20 seconds East and a chord length of 126.60 feet; thence South 27 degrees 50 minutes 02 seconds East a distance of 78.09 feet to a point on a curve; thence Southerly on and along a curved path concave to the West having a radius of 358.00 feet, a length of 164.47 feet, a chord bearing of South 14 degrees 40 minutes 20 seconds East and a chord length of 163.03 feet; thence South 01 degrees 30 minutes 48 seconds East a distance of 838.34 feet; thence South 46 degrees 34 minutes 43 seconds East a distance of 35.46 feet to a point being on the Northerly Right-of-way line of Illinois Route 38; thence South 01 degrees 38 minutes 39 seconds East a distance of 190.00 feet to a point being on the Southerly Right-of-way line of said Illinois Route 38; thence South 88 degrees 21 minutes 28 seconds West on and along last named line a distance of 817.59 feet; thence North 01 degrees 38 minutes 32 seconds West on and along said Southerly Right-of-way line a distance of 10.00; thence South 88 degrees 21 minutes 28 seconds West on and along said Southerly Right-of-way line a distance of 890.36 feet; thence South 88 degrees 12 minutes 28 seconds West on and along said Southerly Right-of-way line a distance of 105.12 feet; thence South 88 degrees 20 minutes 00 seconds West on and along said Southerly Right-of-way line a distance of 27.46 feet; thence North 01 degrees 40 minutes 00 seconds West a distance of 140.00 feet to a point on the Westerly Right-of-way line of Caron Road; thence North 32 degrees 51 minutes 32 seconds East on and along last named line a distance of 55.30 feet; thence North 01 degrees 34 minutes 18 seconds East on and along said Westerly Right-of-way line a distance of 114.38 feet; thence North 06 degrees 04 minutes 17 seconds West on and along said Westerly Right-of-way line a distance of 128.73 feet; thence North 02 degrees 30 minutes 36 seconds West on and along said Westerly Right-of-way line a distance of 248.01 feet; thence North 01 degrees 41 minutes 14 seconds West on and along said Westerly Right-of-way line a distance of 143.64 feet; thence North 01 degrees 46 minutes 48 seconds East on and along said Westerly Right-of-way line a distance of 594.88 feet; thence North 88 degrees 14 minutes 53 seconds East on and along said Westerly Right-of-way line a distance of 5.00 feet; thence North 01 degrees 45 minutes 07 seconds West on and along said Westerly Right-of-way line a distance of 47.07 feet; thence North 88 degrees 21 minutes 03 seconds East a distance of 1156.65 feet to the Point of Beginning, containing 59.91 acres more or less.

**EXHIBIT B**  
**ROCHELLE LIGHTHOUSE POINTE TIF DISTRICT**  
**BOUNDARY MAP**

# ROCHELLE LIGHTHOUSE POINTE TIF DISTRICT



**FEHR-GRAHAM & ASSOCIATES, LLC**  
 ENGINEERING AND SCIENCE CONSULTANTS  
 PEPPERIDGE, ILLINOIS

**PROJECT:** ROCHELLE LIGHTHOUSE POINT TIF DISTRICT  
**DATE:** 05/19/10  
**DRAWN BY:** J. S. [Name]

**APPROVED BY:** [Signature]

**SCALE:** 1" = 150'

**PROJECT LOCATION:** ROCHELLE LIGHTHOUSE POINT TIF DISTRICT, ILLINOIS  
 N.E. CORNER OF CARON RD. & RTE 38 INTERSECTION

**PROJECT OWNER:** ROCHELLE LIGHTHOUSE POINT TIF DISTRICT  
 3131 NORTH FIRST STREET  
 DECATUR, ILLINOIS 60115

**PROJECT NO.:** 09-3148 A01  
**DATE:** 05/19/10



**EXHIBIT C**

**ROCHELLE LIGHTHOUSE POINTE TIF DISTRICT  
REDEVELOPMENT PLAN AND PROJECTS**