



ORDINANCE NUMBER 1815

**AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND
PROJECT FOR THE MONEE REDEVELOPMENT PROJECT AREA #6, A
HOME RULE UNIT OF GOVERNMENT, WILL COUNTY, ILLINOIS**

**ADOPTED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF MONEE**

THIS 27th DAY OF September, 2017

**Published in Pamphlet Form by Authority of the
Board of Trustees of the Village of Monee,
Will County, Illinois,
This 27th day of September, 2017**

43 **WHEREAS**, pursuant to notice as required by the Act, a Joint Review Board
44 was convened pursuant to the Act, which Board rendered its opinion that the
45 proposed Monee Redevelopment Project Area #6 met the Act's qualifications
46 for the establishment of a Redevelopment Project Area; and

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48 **WHEREAS**, pursuant to Section 5 of the Act, the Board of Trustees held a
49 public meeting on September 13, 2017 relative to the Redevelopment Plan
50 and Project for the proposed Monee Redevelopment Project Area #6 and the
51 designation of the Monee Redevelopment Project Area #6 as a
52 Redevelopment Project Area under the Act; and

53
54 **WHEREAS**, pursuant to Section 5 of the Act, the Board of Trustees held a
55 public hearing on September 13, 2017 relative to the Redevelopment Plan
56 and Project for the proposed Monee Redevelopment Project Area #6 and the
57 designation of the Monee Redevelopment Project Area #6 as a
58 Redevelopment Project Area under the Act; and

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60 **WHEREAS**, due notice with respect to such hearing was given pursuant to
61 the Act, said notice being given: (1) to all taxing districts entitled to said
62 notice and the Illinois Department of Commerce and Economic Opportunity
63 by certified mail; (2) to all residential addresses outside of and within 750
64 feet of the boundaries of the proposed Monee Redevelopment Project Area
65 #6 by regular First Class U.S. Mail; (3) by certified mail to the person or
66 persons in whose name the general taxes for the last preceding year were
67 paid on each lot, block, tract, or parcel of land lying within the proposed
68 Monee Redevelopment Project Area #6, and (4) by publication in a
69 newspaper of general circulation; and

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71 **WHEREAS**, the Board of Trustees has reviewed and considered: (1) the
72 Redevelopment Plan and Project and the Eligibility Report for the proposed
73 Monee Redevelopment Project Area #6; (2) the conditions qualifying the
74 proposed Area as a Redevelopment Project Area under the Act; and (3) the
75 testimony and comments made at the Public Hearing; and

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77 **WHEREAS**, the Board of Trustees was generally informed of the conditions
78 in the proposed Monee Redevelopment Project Area #6; and

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80 **WHEREAS**, the Redevelopment Plan and Project, the Eligibility Report and
81 the Housing Study sets forth the conditions in the proposed Monee
82 Redevelopment Project Area #6 qualifying said Area as a Redevelopment
83 Project Area under the Act; and

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85 **WHEREAS**, the proposed Monee Redevelopment Project Area #6 would not
86 reasonably be developed or redeveloped without the use of tax increment

87 revenues, and such revenues will be exclusively utilized for the
88 redevelopment of the Monee Redevelopment Project Area #6; and

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90 **WHEREAS**, the Board of Trustees has reviewed the conditions pertaining to
91 real property in the proposed Monee Redevelopment Project Area #6 to
92 determine whether contiguous parcels of real property and improvements
93 thereon in the proposed Monee Redevelopment Project Area #6 will be
94 substantially benefited by the proposed Redevelopment Plan and Project
95 improvements.

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97 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees
98 of the Village of Monee, a Home Rule Unit of Government, Will County, Illinois,
99 as follows:

100 **SECTION 1: Recitals.**

101 The forgoing recitals are a material part of this Ordinance and are
102 incorporated into this Section as if they were fully set forth in this Section.

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104 **SECTION 2: Findings of Fact.**

105 The Board of Trustees hereby makes the following findings of fact pursuant
106 to Section 3 of the Act:

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108 A. The area constituting the proposed Monee Redevelopment Project
109 Area #6 is legally described on Exhibit A and depicted on Exhibit B, both of
110 which are attached hereto and made a part hereof.

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112 B. There exists conditions which cause the area designated as the
113 Monee Redevelopment Project Area #6 to be classified as a Redevelopment
114 Project Area under the Act;

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116 C. The Monee Redevelopment Project Area #6 on the whole has not
117 been subject to growth and development through investment by private
118 enterprise and would not be reasonably anticipated to be developed without
119 the adoption of the Redevelopment Plan and Project proposed for the Monee
120 Redevelopment Project Area #6.

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122 D. The Monee Redevelopment Project Area #6 would not reasonably
123 be developed without the use of tax increment revenues.

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125 E. The Monee Redevelopment Plan and Project conforms to the
126 Comprehensive Plan for the development of the Village as a whole.

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128 F. The parcels of real property in the proposed Monee Redevelopment
129 Project Area #6 are contiguous, and those contiguous parcels of real

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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 Will County Clerk.

SECTION 7: Effective Date.

This Ordinance shall immediately be in full force and effect, and shall subsequently be published in pamphlet form.

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<u>AYES:</u>	<u>NAYS:</u>	<u>ABSTAIN:</u>	<u>ABSENT:</u>	<u>PRESENT:</u>
Blue				
Gray				
Horne				
			Holston	
Vincent				
Raczek				

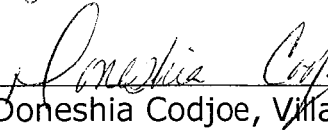
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PASSED and APPROVED this 27th day of September, 2017.

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James Popp, Village Mayor

ATTEST:


Doneshia Codjoe, Village Clerk