

ORDINANCE NO. 11-21-22

**CITY OF MENDOTA
LA SALLE COUNTY, ILLINOIS**

**APPROVING
THE REDEVELOPMENT PLAN AND PROJECTS**

for the

MENDOTA 2022 TAX INCREMENT FINANCING DISTRICT

**APPROVED BY THE CORPORATE AUTHORITIES
OF THE CITY OF MENDOTA, LA SALLE COUNTY, ILLINOIS
ON THE 21ST DAY OF NOVEMBER, 2022.**

ORDINANCE NO. 11-21-22
CITY OF MENDOTA, LA SALLE COUNTY, ILLINOIS
APPROVING THE REDEVELOPMENT PLAN AND PROJECTS FOR THE
MENDOTA 2022 TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Mendota, LaSalle County, Illinois, (the "City") 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 Redevelopment Plan and Projects for the proposed Mendota 2022 Tax Increment Financing ("TIF") District within the municipal boundaries of the City of Mendota 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 11-74.4-4.2 of the Act, on August 1, 2022, the City approved Ordinance No. 08-01-22C to establish an "Interested Parties Registry" for the Mendota 2022 TIF District and adopt Registration Rules for the registry; and

WHEREAS, on August 5, 2022 due notice in respect to a Public Meeting for the proposed Mendota 2022 TIF District was given pursuant to Section 11-74.4-6(e) of the Act, such notice being given to taxing districts having real property in the Area, interested parties, taxpayers who own property in the Redevelopment Project Area and residents in the Area; and

WHEREAS, pursuant to Section 11-74.4-6(e) of the Act, on August 22, 2022, the City held a Public Meeting for the proposed Mendota 2022 TIF District to advise the public, taxing districts having real property in the Redevelopment Project Area, taxpayers who own property in the Redevelopment Project Area, and residents of the Area as to the City's possible intent to prepare a Redevelopment Plan and designate a Redevelopment Project Area and to receive public comment; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on October 12, 2022, the City 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 November 7, 2022 the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Mendota City Hall, 800 Washington Street, Mendota, 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 on September 21, 2022 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on September 30, 2022 by certified mail to Taxpayers in the Area and by regular mail to residents in the Area; on October 7, 2022 by regular U.S. mail to all residences within 750 feet of the Redevelopment Project Area and registrants on the Interested Parties Registry; and by publication in the *Mendota Reporter* on October 19, 2022 and October 26, 2022; and

WHEREAS, the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation 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 Redevelopment Project Area as said terms "Blighted Area" and "Conservation Area" are 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 Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

WHEREAS, the City Council has further determined that the implementation of the Redevelopment Plan 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 Redevelopment Project, 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 MENDOTA, LA SALLE COUNTY, ILLINOIS, THAT:

1. The City Council of the City of Mendota hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area in the City of Mendota, 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 Plan which cause the area to be designated as a combination of "Blighted" and "Conservation" Areas, 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 conform 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 the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this 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 be no later than twenty (20) years from the effective date of the Ordinance related 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 has 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 Redevelopment Plan and the 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.

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PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Mendota, Illinois, on the 21st day of November, A.D., 2022, and filed in the Office of the City Clerk of said City on that date.

MAYOR & ALDERMEN	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Leo Hochstatter	X		
Jim Fitzpatrick	X		
Vicki Johnson	X		
John Hessenberger	X		
Jay Miller	X		
Kyle Kim	X		
John Holland			/ X
Mark Peasley	X		
David Boelk, Mayor			
TOTAL VOTES:	7	0	0 / 1

APPROVED: David Boelk
Mayor

Date: 11/21/2022

ATTEST: [Signature]
City Clerk

Date: 11/21/2022

- Exhibit (A) Attached, Mendota 2022 TIF District Legal Description
- Exhibit (B) Attached, Mendota 2022 TIF District Boundary Map
- Exhibit (C) Attached, Mendota 2022 TIF District Redevelopment Plan and Projects

EXHIBIT A

**MENDOTA 2022 TIF DISTRICT
LEGAL DESCRIPTION**

A part of Sections 25, 26, 27, 28, 32, 33, 34, 35 and 36 in Township 36 North, Range 1 East of the Third Principal Meridian and a part of Section 3 in Township 35 North, Range 1 East of the Third Principal Meridian, all situated in the City of Mendota in LaSalle County, Illinois and further described as follows:

Beginning at the Southwest corner of Lot 2 in Waldorf Industrial Park Subdivision; thence Northerly along the West line of said Lot 2 to the Northwest corner of said Lot 2; thence Westerly along the Westerly extension of the North line of said Lot 2 to the Southwest corner of the East 341.05 feet lying West of said Waldorf Industrial Park Subdivision, of the South 883.98 feet of the North 1972.98 feet of the Southeast Quarter of the aforesaid Section 32; thence Northerly 883.98 feet along the West line of said East 341.05 feet to the Northwest corner of said East 341.05 feet; thence Easterly along the North line of said 341.05 feet to the Southwest corner of Lot A in West Plaza Properties, a Re-Subdivision of Plaza Subdivision No. 2 and part of the Southeast Quarter of the aforesaid Section 32; thence Northerly along the West line of said West Plaza Properties and its Northerly extension to the North right of way line of Washington Street (U.S. Route 34); thence Easterly along said North right of way line to the Southeast corner of Lot 1 in Char-Lu Estates First Addition; thence Northerly along the East line of said Lot 1 and its Northerly extension to the North right of way line of Char-Lu Drive; thence Easterly along said North right of way line to the West right of way line of Westlawn Avenue; thence Northerly along said West right of way line to the North right of way line of Lucille Lane; thence Easterly along the Easterly extension of said North right of way line to the East right of way line of the aforesaid Westlawn Avenue; thence Southerly along said East right of way line to the Northwest corner of Lot 2 in Char-Lu Estates Second Addition; thence Easterly along the North line of said Lot 2 to the Northeast corner of said Lot 2; thence Southerly along the East line of said Lot 2 to the Southeast corner of said Lot 2, said corner also being on the North right of way line of Jefferson Street; thence Easterly along said North right of way line to the Southeast corner of Lot 4 in Block 37 in West's Addition, said corner also being on the West line of an alley in said Block 37; thence Northerly along said West line and its Northerly extension to the North right of way line of Monroe Street; thence Easterly along said North right of way line to the West right of way line of Illinois Avenue; thence Northerly along said West right of way line and its Northerly extension to the North right of way line of Burlington Street; thence Easterly along said North right of way line and its Easterly extension to the East right of way line of Main Street; thence Southerly along said East right of way line to the Southwest corner of Lot 3 in H.D. Hume Company Business District Subdivision; thence Easterly along the South line of said Lot 3 to the Southeast corner of said Lot 3, said corner being on the West line of a 20 foot wide by 580 foot long Illinois Central Gulf Railroad Company rail spur track; thence Southerly along said West line to the Southwest Corner of said rail spur track property; thence Easterly 20 feet along the South line of said rail spur track property to the Southeast corner of said rail spur track property; thence Northerly 580 feet along the East line of said rail spur track to the Northeast corner of said rail spur track property; thence Westerly along said rail spur property to the West line of the Northeast Quarter of the aforesaid Section 33; thence Northerly along said West line and its Northerly extension to the North right of way line of Twelfth Street; thence Easterly along said North right of way line to the Northwesterly right of way line of the Burlington Northern Railroad; thence Northeasterly along said Northwesterly right of way line to the West right of way line of First Avenue; thence Northerly along said West right of way line to the North right of way line of 20th Street (N. 4350th Road); thence Easterly along said North right of way line to the Northerly extension of the East line of the Northwest Quarter of the Southwest Quarter of the aforesaid Section 27, said East line also being the East line of Mendota Industrial Park Subdivision; thence Southerly along said East line to a point being 513.06 feet South of the Northeast corner of Lot 1 in said Mendota Industrial Park Subdivision; thence Southeasterly 379.17 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of the aforesaid Section 27, said point being 135 feet East of the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 27; thence Southerly 20 feet parallel with the East line of the Southwest Quarter of said Section 27; thence Easterly parallel with the North line of the

Southeast Quarter of the Southwest Quarter of said Section 27 to the East line of the Southwest Quarter of said Section 27; thence Northerly along said East line to the North right of way line of N. 4350th Road; thence Easterly along said North right of way line to the West right of way line of East 4th Road; thence Northerly along said West right of way line to a point that is 830 feet south of the North line of the aforesaid Section 26; thence Easterly parallel with said North line to a point 350 feet East of the West line of said Section 26; thence Southerly parallel with the West line of said Section 26 to a point being 300 feet Northwesterly as measured perpendicular to the Northwesterly right of way line of the Burlington Northern Railroad; thence Northeasterly parallel with said Northwesterly right of way line to a point on the West line of Mendota Business Park; thence Northerly along said West line to the North right of way line of North 44th Road; thence Easterly along said North right of way line to the Northerly extension of the West line of Lot 1 in said Mendota Business Park; thence Southerly along said West line and its Southerly extension to the North line of Lot 4 in said Mendota Business Park; thence Easterly along said North line and its Easterly extension to the East right of way line of East 5th Road (Welland Road); thence Southerly along said East right of way line to the North line of the South 30 acres of the Southwest Quarter of the aforesaid Section 25; thence Easterly along said North line to the West right of way line of Interstate 39; thence Southwesterly along said right of way line to the Northeast corner of Kailish Subdivision; thence Westerly along the North line of said Kailish Subdivision to the East right of way line of Kailish Drive; thence Southwesterly along said East right of way line to the Southwest corner of Lot 3 in said Kailish Subdivision; thence Southeasterly and Easterly along the South line of said Lot 3 to the West right of way line of Interstate 39; thence Southerly along said West right of way line to the North right of way line of U.S. Route 34; thence Westerly along said North right of way line to the Northerly extension of the East line of the Northwest Quarter of the Northwest Quarter of the aforesaid Section 36; thence Southerly along said Northerly extension and the East line of the Northwest Quarter of the Northwest Quarter of the aforesaid Section 36 to the East right of way line of East 525th Road (T.R. 100); thence Southerly along said East right of way line to a point being 200 feet South of the South line of the Northwest Quarter of the Northwest Quarter of the aforesaid Section 36; thence Westerly parallel with said South line to the West line of the Northwest Quarter of the aforesaid Section 36; thence Northerly along said West line to the South right of way line of U.S. Route 34; thence Westerly along said South right of way line to the Southerly extension of the West line of Mendota Business Park; thence Northerly along said West line to the Northerly right of way line of the Burlington Northern Railroad; thence Westerly along said Northerly right of way line to the East right of way line of East 4th Road; thence Southerly along said East right of way line to the South right of way line of U.S. Route 34; thence Westerly along said South right of way line to the Northeast corner of Lot 1 in Phalen's Industrial Park Subdivision; thence Southerly along the East line of said Lot 1 and the East line of Lot 2 in said Phalen's Industrial Park Subdivision to the North line of Lot 3 in Phalen's Industrial Park Subdivision; thence Easterly along the North line of said Lot 3 to the Northeast corner of said Lot 3; thence Southerly along the East line of said Lot 3 to the Southeast corner of said Lot 3; thence Westerly along the South line of said Lot 3 to the Southwest corner of said Lot 3, said corner being on the East line of the Southwest Quarter of the Northwest Quarter of the aforesaid Section 34; thence Southerly along said East line to the South line of the Northwest Quarter of the aforesaid Section 34; thence Easterly along said South line to the Northerly extension of the East right of way line of Castle Avenue; thence Southerly along said East right of way line to the Southeast corner of Castle's Subdivision No. 1; thence Westerly along the South line of said Castle's Subdivision No. 1 to the East line of the West Half of the Southwest Quarter of the aforesaid Section 34 to the South line of the aforesaid Section 34; thence Easterly along said South line to a point being 1036.6 feet West of the Southeast corner of the Southwest Quarter of the aforesaid Section 34; thence Northerly 290 feet parallel with the East line of said Southwest Quarter; thence Easterly 751.6 feet parallel with the South line of said Southwest Quarter; thence Southerly 290 feet parallel with the East line of said Southwest Quarter to the South line of said Southwest Quarter; thence Westerly along the South line of said Southwest Quarter and the North line of the Northwest Fractional Quarter of the aforesaid Section 3 to a point being 1936.65 feet East of the Northwest corner of the aforesaid Section 3; thence Southerly 50 feet perpendicular to said North line; thence Westerly parallel with said North line to the East right of way line of 1st Avenue; thence Southerly along said East right of way line to the Easterly extension of the South right of way line of Division Street; thence Westerly along said Easterly extension and said South right of way line to the West right of way line of 1st Avenue; thence Northerly along said West right of way line to the South right of way line of 11th Street; thence Westerly along said South right of way line to the East right of way line of 5th Avenue; thence Southerly along

said East right of way line to the South right of way line of 6th Street; thence Westerly along said South right of way line to the East right of way line of 6th Avenue; thence Southerly along said East right of way line to the South right of way line of 5th Street; thence Westerly along said South right of way line to the East right of way line of East 7th Avenue; thence Southerly along said East right of way line to the North right of way line of Division Street, said North right of way line also being the South line of the aforesaid Section 33; thence Westerly along said South line to the Southeast corner of Block 7 in the Original Town of Mendota; thence Northerly along the East line of said Block 7 and its Northerly extension to the centerline of First Street; thence Easterly along said centerline to the Southerly extension of the East right of way line of the vacated 40 foot wide West 7th Avenue; thence Northerly along said vacated East right of way line and its Northerly extension to the centerline of 2nd Street; thence Westerly along said centerline to the Southerly extension of the West right of way line of West 7th Avenue; thence Northerly along said West right of way line to the South right of way line of 3rd Street; thence Westerly along said South right of way line to the Southeasterly right of way line of the Burlington Northern Railroad; thence Southwesterly along said Southeasterly right of way line to the West right of way line of 10th Avenue; thence Northerly along said West right of way line to the North right of way line of 4th Street; thence Easterly along said North right of way line to the West right of way line of 9th Avenue; thence Northerly along said West right of way line to the South right of way line of 6th Street; thence Westerly along said South right of way line to the East line of 13th Avenue (Illinois Route 251); thence Southerly along said East right of way line to a point on the Easterly extension of the South line of Lot 3 in Block 1 in the Subdivision of the North 32.66 Acres of the East 45 Acres of the Southeast Quarter of the aforesaid Section 32; thence Westerly along the South line of said Lot 3 to the Southwest corner of said Lot 3; thence Northerly along the West line of said Lot 3 to the Northwest corner of said lot 3, said corner also being the Southeast corner of Lot 10 in said Block 1; thence Westerly along the South line of said Lot 10 to the West line of the East 20 feet of said Lot 10; thence Northerly along said West line to the South right of way line of Washington Street (U.S. Route 34); thence Westerly along said South right of way line to the East right of way line of Plaza Drive; thence Southerly along said East right of way line to the North right of way line of Schwan Drive; thence Easterly along said North right of way line to the East right of way line of Sandra Avenue; thence Southerly along said East right of way line to the Easterly extension of the South line of Waldorf Industrial Park Subdivision; thence Westerly along said Easterly extension and said South line to the Place of Beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: Part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 36 North, Range 1 East of the Third Principal Meridian, lying North of the Chicago, Burlington & Quincy Railroad, described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 27; thence South 88 degrees 16 minutes 30 seconds East 33.0 feet along the North line of said Quarter Quarter to a point on the East line of First Avenue; thence South 602.1 feet along said East line to the Point of Beginning; thence North 89 degrees 40 minutes 00 seconds East 150.0 feet to a point; thence South 80.0 feet to a point on the Northerly right of way line of the Chicago Burlington & Quincy Railroad; thence South 77 degrees 02 minutes 00 seconds West along said Northerly right of way line to the aforesaid East line of First Avenue; thence North along said East line to the Point of Beginning, all situated in Mendota Township, LaSalle County, Illinois.

AND ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: Part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 36 North, Range 1 East of the Third Principal Meridian, lying North of the Chicago, Burlington & Quincy Railroad, described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 27; thence South 88 degrees 16 minutes 30 seconds East 33.0 feet along the North line of said Quarter Quarter to a point on the East line of First Avenue; thence continue South 88 degrees 16 minutes 30 seconds East 853.21 feet along said North line of said Quarter Quarter to a point; thence South 71 degrees 51 minutes 30 seconds East 462.39 feet to a point on the East line of said Quarter Quarter; thence South 0 degrees 00 minutes 30 seconds East 269.91 feet along said East line to a point on the Northerly right of way line of the Chicago Burlington & Quincy Railroad, said point being the Point of Beginning; thence North 0 degree 00 minutes 30 seconds West 269.91 feet along the East line of the Southwest Quarter of the Southwest Quarter of said Section 27 to a point; thence South 71 degrees 51 minutes 30 seconds East to a point on the North right of way line of the Chicago Burlington & Quincy Railroad; thence

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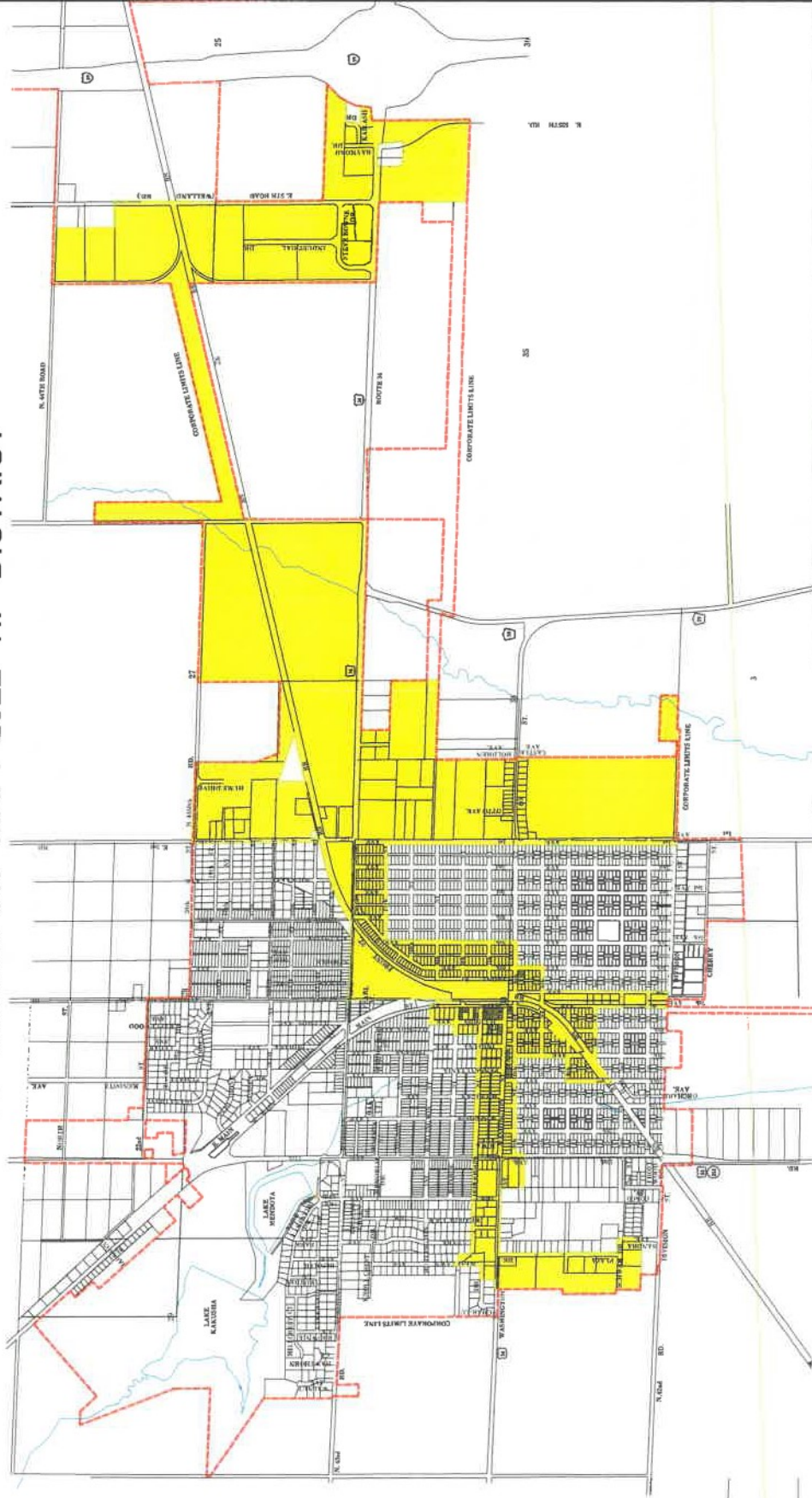
South 77 degrees 02 minutes 00 seconds West along said right of way line to the Point of Beginning, all situated in Mendota Township, LaSalle County, Illinois.

AND ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: Lot 1 and Lot 2 in B & B Subdivision, being a subdivision located in part of the West Half of the Northwest Quarter of Section 36, Township 36 North, Range 1 East of the Third Principal Meridian in the City of Mendota, LaSalle County, Illinois according to the Plat thereof recorded October 23, 1995 as Document No. 95-15056.

All containing 1.62 square miles, more or less.

EXHIBIT B
MENDOTA 2022 TIF DISTRICT
BOUNDARY MAP

CITY OF MENDOTA LASALLE COUNTY, ILLINOIS TIF BOUNDARY MAP: 2022 TIF DISTRICT



DATE: 09/2022	CHECKED BY: SWS	DATE: 09/2022	FILE NO.: 18172001
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PREPARED BY: FRED MORRIS
CITY OF MENDOTA
ILLINOIS



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EXHIBIT C
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