

ORDINANCE NO. 9192-78

AN ORDINANCE OF THE CITY OF URBANA, ILLINOIS  
IN CONNECTION WITH TAX INCREMENT FINANCE (TIF) AREA I  
AND THE RELATED ADOPTION OF TIF AND APPROVAL OF  
A REDEVELOPMENT PROJECT AREA, REDEVELOPMENT  
PLAN AND REDEVELOPMENT PROJECT RELATING TO TIF I

WHEREAS, pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act (Chapter 24, § 11-74.4-1 et. seq., Illinois Revised Statutes, 1989), hereinafter referred to simply as the "TIF Act", the City of Urbana previously on the 15th day of December, 1980, adopted Ordinances Nos. 8081-61, 8081-62, and 8081-63 which said Ordinances were approved by the Mayor on the 22nd day of December, 1980, and which Ordinances designated an area as a Redevelopment Project Area described therein and approved the Redevelopment Plan and Redevelopment Project described therein and directed payment of that portion of the Real Estate Taxes so affected by such Ordinances in accordance with the TIF Act (such Ordinances hereafter referred to simply as "TIF I Ordinances").

WHEREAS, Section 11-74.4-6 of the TIF Act was amended by Public Act 87-813, effective December 16, 1991, by adding a subsection (d), as follows:

"(d) In the event that any municipality has by ordinance adopted tax increment financing prior to 1987, and has complied with the notice requirements of this Section, except that the notice has not included the requirements of subsection (b), paragraphs (2), (3) and (4), and within 90 days of the effective date of this amendatory Act of 1991, that municipality passes an ordinance which contains findings that: (1) all taxing districts prior to the time of the hearing required by Section 11-74.4-5 were furnished with copies of a map incorporated into the redevelopment plan and project substantially showing the legal boundaries of the redevelopment project area; (2) the

redevelopment plan and project, or a draft thereof, contained a map substantially showing the legal boundaries of the redevelopment project area and was available to the public at the time of the hearing; and (3) since the adoption of any form of tax increment financing authorized by this Act, and prior to June 1, 1991, no objection or challenge has been made in writing to the municipality in respect to the notices required by this Section, then the municipality shall be deemed to have met the notice requirements of this Act and all actions of the municipality taken in connection with such notices as were given are hereby validated and hereby declared to be legally sufficient for all purposes of this Act" (the "Amendment"); and

WHEREAS, without representing that any of its prior actions were other than in compliance with the TIF Act in effect at the time or would fail to be upheld upon judicial review thereof, this Municipality desires to further take advantage of and avail itself of the additional protections provided by the Amendment.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Findings. Pursuant to the Amendment, the Corporate Authorities of the Municipality hereby find as follows: (1) in connection with the adoption of the TIF I Ordinances, the designation of the Redevelopment Project Area and the related approval of a Redevelopment Plan and a Redevelopment Project, all taxing districts prior to the time of the hearing required by Section 11-74.4-5 of the TIF Act were furnished with copies of a map incorporated into the Redevelopment Plan and Project substantially showing the legal boundaries of the Redevelopment Project Area; (2) the Redevelopment Plan and Project, or a draft

thereof, contained a map substantially showing the legal boundaries of the Redevelopment Project Area and was available to the public at the time of the hearing; (3) since the adoption of any form of tax increment financing authorized by the TIF Act, and prior to June 1, 1991, no objection or challenge has been made in writing to the Municipality in respect to the notices required by Section 11-74.4-6 of the TIF Act prior to such June 1, 1991 date.

Section 2. Compliance. With respect to the above findings in Section 1, the Corporate Authorities hereby determine that pursuant to Section 11-74.4-6(d) of the present TIF Act that the Municipality is deemed to have met the notice requirements of the TIF Act and all actions of the Municipality taken in connection with such notices as were given are, to the fullest extent lawful, hereby validated and hereby declared to be legally sufficient for all purposes of the TIF Act.

Section 3. Effective. This ordinance shall be effective immediately upon its adoption and approval.

Adopted upon motion by Alderman Smyth, seconded by Alderwoman Barr, by roll call vote, this 2nd day of March, 1992, as follows:

Voting "Aye" (Names): Joan Barr, Michael Pollock, Clifford Singer,  
Charles Smyth

Voting "Nay" (Names): \_\_\_\_\_

Absent, Abstain, Other (Names): Lonnie Clark, Bonnie Tarr,  
Joseph Whelan

Approved: March 11, 1992

ATTEST

Ruth S. Brookens  
Clerk

Jeffery T. Mallory  
Mayor

