

ORDINANCE NO. 2016-11-108

AN ORDINANCE OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS REMOVING A CERTAIN PROPERTY FROM THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER TWO

FILED

NOV 29 2016

Donna Altier
CHAMPAIGN COUNTY CLERK

WHEREAS, in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "TIF Act"), including by the power and authority of the City as a home rule unit under Section 6 of Article VII of the Constitution of Illinois, the City Council (the "Corporate Authorities") of the City of Urbana, Champaign County, Illinois (the "Municipality") did adopt an ordinance (Ordinance No. 8687-45 on December 23, 1986) including as supplemented and amended by certain ordinances (Ordinance No. 9394-101 on May 16, 1994, Ordinance No. 2002-06-064 on June 17, 2002, and Ordinance No. 2005-03-032 on March 21, 2005, collectively, the "TIF Ordinances"); and

WHEREAS, under and pursuant to the TIF Act and the TIF Ordinances, the Municipality designated the Downtown Urbana Tax Increment Redevelopment Project Area Number Two (the "Redevelopment Project Area") and approved a related redevelopment plan, as supplemented and amended (the "Redevelopment Plan") including the respective redevelopment projects described in the Redevelopment Plan (collectively, the "Redevelopment Projects"); and

WHEREAS, the Corporate Authorities of the Municipality, on October 3rd, 2016, adopted Ordinance No. 2016-09-091, which removed certain parcels of property from the Redevelopment Project Area and Redevelopment Plan; and

WHEREAS, the Municipality now desires to further amend the Redevelopment Project Area and Redevelopment Plan by removing the following additional parcel of property (the "Removed Parcel") from the boundaries of

the Redevelopment Project Area as of the effective date of this Ordinance (the "Effective Date"):

PIN: 91-21-08-458-003

Commonly known as 119 W. Water Street, Urbana, Illinois 61801; and

WHEREAS, the amendment as made by this Ordinance effect changes which do not (1) add additional parcels of property to the Redevelopment Project Area, (2) substantially affect the general land uses proposed in the Redevelopment Plan, (3) substantially change the nature of the Redevelopment Projects, (4) increase the total estimated redevelopment project cost set out in the Redevelopment Plan by more than 5% after adjustment for inflation from the date the Redevelopment Plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan, or (6) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area to a total of more than 10.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1. Amendment. The Removed Parcel shall be and hereby is removed from the Redevelopment Project Area, including in connection with the Redevelopment Plan and the Projects, as of the Effective Date. The Redevelopment Area, the Redevelopment Plan and the Redevelopment Projects shall be and are hereby amended by such removal of the Removed Parcel as of the Effective Date. A copy of this Ordinance shall be attached to the Redevelopment Plan to effect the amendment hereby, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such amendments.

Section 2. Publication. Within 10 days of the passage and approval of this Ordinance, notice of such change as made by this Ordinance shall be

given by (i) publication in a newspaper of general circulation within the affected taxing districts, and by (ii) mail (a) to each registrant on the interested parties registry with respect to the Redevelopment Project Area and (b) to each taxing district having taxable property within the Redevelopment Project Area. The change and amendment as made by this Ordinance is authorized under Section 11-74.4-5 of the TIF Act.

Section 3. Filing. The City Clerk shall file or cause to be filed a certified copy of this Ordinance with the County Clerk of Champaign County, Illinois.

Section 4. Effective. This ordinance shall be effective immediately upon its passage, approval and publication in the manner required by applicable law.

Upon motion by Bill Brown, seconded by Charles Smyth, adopted this 21st day of November, 2016 by roll call vote, as follows:

Voting "Aye": Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

Voting "Nay":

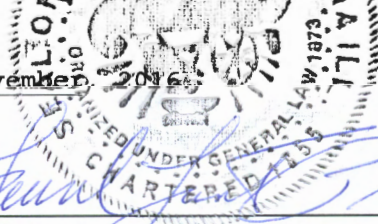
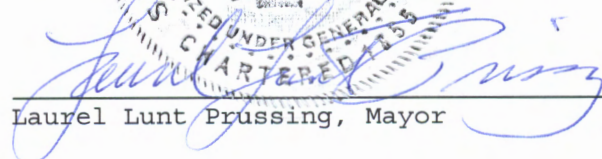
Absent: Madigan

PASSED BY THE CITY COUNCIL this 21st day of November, 2016.



Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 28th day of November, 2016.

Laurel Lunt Prussing, Mayor