

**CITY OF LEROY  
COUNTY OF MC LEAN  
STATE OF ILLINOIS**

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**ORDINANCE NO. 428**

**AN ORDINANCE OF THE CITY OF LEROY, MC LEAN COUNTY,  
ILLINOIS, IN CONNECTION WITH TAX INCREMENT FINANCE (TIF)  
AND THE RELATED ADOPTION OF TIF AND APPROVAL OF A  
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT (IN  
RELATION TO LEROY 1st TAX INCREMENT FINANCING DISTRICT).**

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ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEROY THIS 3rd DAY OF  
February, 1992.

PRESENTED: February 3, 1992

PASSED: February 3, 1992

APPROVED: February 3, 1992

RECORDED: February 3, 1992

PUBLISHED: February 3, 1992

**In Pamphlet Form**

Voting "Aye" 6

Voting "Nay" 0

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The undersigned being the duly qualified and acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded and published as above stated.

(SEAL)

*Juanita Stapley*  
City Clerk of the City of LeRoy  
McLean County, Illinois

Dated: February 3, 1992.

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ILLINOIS, IN CONNECTION WITH TAX INCREMENT FINANCE (TIF)  
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**WHEREAS**, pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act") and a series of ordinances adopted November 5, 19 84, and December 23, 19 86 (as supplemented and amended, collectively, the "TIF Ordinances"), the City of LeRoy, McLean County, Illinois (the "MUNICIPALITY"), adopted tax increment finance (TIF), approved a redevelopment plan (the "Redevelopment Plan"), a redevelopment project (the "Redevelopment Project"), and established a redevelopment project area, commonly known as the LEROY 1st TAX INCREMENT FINANCING DISTRICT (the "Redevelopment Project Area"); and

**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 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 object or challenge has been made in writing to the municipality to 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, 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 LeRoy, McLean County, Illinois, in lawful meeting assembled, 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 TIF, 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 Municipality is deemed to have met the notice requirements of the TIF Act and all actions of 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 passage and approval.

**PASSED** by the City Council of the City of LeRoy, Illinois, upon the motion by \_\_\_\_\_ Gary Builta \_\_\_\_\_, seconded by \_\_\_\_\_ Randy Zimmerman \_\_\_\_\_, by roll call vote, on the 3rd day of \_\_\_\_\_ February \_\_\_\_\_, 1992, as follows:

Trustees elected   6  

Trustees present   6

VOTING AYE David Spratt, Robert D. Johnson, Randy Zimmerman, Gary Builtae  
(names) William Swindle, Jerry Davis

VOTING NAY None  
(names)

ABSENT, ABSTAIN, OTHER None  
(names)

and deposited and filed in the office of the city clerk in said municipality on the  
3rd day of February, 1992.

Jeanita Dagley  
Jeanita Dagley, City Clerk of the City of  
LeRoy, McLean County, Illinois

**APPROVED** by the Mayor of the City of LeRoy, Illinois, this 3rd day of  
February, 1992.

Jerry C. Davis  
Jerry C. Davis, Mayor of the City of LeRoy,  
McLean County, Illinois

ATTEST:

(SEAL)

Jeanita Dagley  
Jeanita Dagley, City Clerk, City of LeRoy,  
McLean County, Illinois.

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF MCLEAN    )

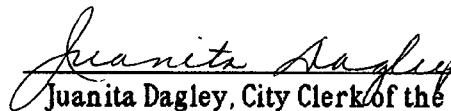
I, Juanita Dagley, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, McLean, County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE OF THE CITY OF LEROY, MC LEAN COUNTY, ILLINOIS, IN CONNECTION WITH TAX INCREMENT FINANCE (TIF) AND THE RELATED ADOPTION OF TIF AND APPROVAL OF A REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT (IN RELATION TO LEROY 1st TAX INCREMENT FINANCING DISTRICT).**

Said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 3rd day of February, 19 92, and a faithful record of said Ordinance has been made in the record books.

Dated this 3rd day of February, 19 92.

  
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Juanita Dagley, City Clerk of the City of  
LeRoy, Illinois

(SEAL)