VILLAGE OF BARRINGTON

ORDINANCE NO. 2024-4416

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE LIBERTY AND HOUGH REDEVELOPMENT PROJECT AREA

ADOPTED BY THE

CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON, ILLINOIS

THIS 24 DAY OF June, 2024

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Illinois, this 25 day of June, 2024

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATE

I, Tony Ciganek, certify that I am the duly appointed Village Clerk of the Village of Barrington, Cook and Lake Counties, Illinois. I further certify that on June 24, 2024, an Ordinance calling for a Public Hearing and a Joint Review Board Meeting to consider the designation of a Redevelopment Project Area and the approval of a Redevelopment Plan and Project for the Liberty and Hough Redevelopment Project Area was adopted by the Barrington Village Board.

The pamphlet for Ordinance No. 2024-4416 including the Ordinance and a cover sheet thereof, was prepared and a copy of such Ordinance was posted in the Village Hall, commencing June 25, 2024 and continuing for at least ten days thereafter, copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

Dated in Barrington, Illinois, this 25 day of June, 2024

Tony Ciganek

Tony Ciganek, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

SEAL

ORDINANCE NO. 2024-4416

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE LIBERTY AND HOUGH STREET REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Barrington (hereinafter referred to as the "Village") is considering the designation of a redevelopment project area and the approval of a redevelopment plan and project within the corporate limits of the Village, to be called the Liberty and Hough Redevelopment Project Area (hereinafter referred to as the "TIF District"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq*. (hereinafter referred to as the "TIF Act"); and

WHEREAS, on June 10, 2024 the Village authorized the preparation of an eligibility study, and a redevelopment plan and project, relative to the TIF District; and

WHEREAS, on June 11, 2024 the Village made available the redevelopment plan and project for the proposed TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for the proposed TIF District (hereinafter referred to as the "Eligibility Study") addressing the tax increment financing eligibility of the area proposed for the redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"); and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the Village must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the Village must convene a meeting of the Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village to conduct such public hearing and to convene said meeting of the JRB.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, as follows:

SECTION 1: That pursuant to the provisions of the TIF Act, the Village Board hereby designates the date of Monday, August 26, 2024, at the hour of 7:30 p.m. at the Barrington Village

Hall, 200 S. Hough Street, Barrington, IL 60010 for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the Redevelopment Project Area and the TIF Plan for the proposed TIF District; said Redevelopment Project Area being legally described on EXHIBIT A attached hereto and made part hereof.

SECTION 2: That copies of the Eligibility Study and the TIF Plan for the proposed TIF District have been on file in the office of the Village Clerk and have been available for public inspection during regular Village business hours, since June 11, 2024. That a notice setting forth the availability of the Eligibility Study and the TIF Plan for the proposed TIF District, and how to obtain a copy thereof shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the proposed TIF District and to all persons who have registered on the Village's TIF Interested Parties Registry within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as Exhibit B and made part hereof.

SECTION 3: That at the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 4: That the JRB for the proposed TIF District shall meet on Wednesday, July 17, 2024 at 2:00 p.m. at the Barrington Village Hall, 200 S. Hough Street, Barrington, IL 60010. The JRB shall review the public record, planning documents, Eligibility Study, Redevelopment Project Area and TIF Plan for the proposed TIF District. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts:

1. Barrington Community Unit School District 220;
2. Barrington Park District;
3. Barrington Public Library District:
4. Lake County;
5. Lake County Forest Preserve District;
6. Rainey Harper Junior College 512;
7. Cuba Township-Road and Bridge;
8. Township of Cuba: and
9. Village of Barrington.

SECTION 5: That the Village of Barrington's representative on the JRB is hereby confirmed as the Village Manager or his/her designee.

SECTION 6: That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication, certified mail, return receipt requested, and by first class U.S. Mail, all as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as EXHIBIT C and made part hereof.

SECTION 7: This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law and its acceptance and approval as provided below.

PASSED THIS 24 DAY OF June, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Johnson, Dolan, Duncan, Riggs, Moran & President Darch

NAYS: None

ABSENT: ~~None~~ Trustee Wondrasek

ABSTAIN: None

APPROVED THIS 24 DAY OF June, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED THIS 24TH DAY OF JUNE, 2024.

Tony Ciganek

Tony Ciganek, Village Clerk

Published in Pamphlet Form the 25 Day of June, 2024.

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

Redevelopment Project Area Description
(Legal Description, Permanent Tax Index Numbers and Common Boundary Description)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE RIGHT OF WAY OF HOUGH STREET (FORMERLY WALNUT STREET) AND THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC NORTHWEST RAILROAD (FORMERLY CHICAGO AND NORTHWESTERN RAILWAY COMPANY); THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE RIGHT OF WAY TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CANADIAN NATIONAL RAILROAD (FORMERLY ELGIN, JOLIET AND EASTERN RAILWAY); THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY TO THE NORTH LINE OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1898 AS DOCUMENT NO. 70831-1 IN BOOK D OF PLATS PAGE 62; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 6 IN HOMUTH'S SUBDIVISION OF PART OF LOT 7 IN SAID COUNTY CLERK'S DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1926 AS DOCUMENT NO. 290493; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 3 IN SAID HOMUTH'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF LOT 1 IN SAID HOMUTH'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND THE EXTENSION THEREOF TO THE EAST LINE OF THE RIGHT OF WAY OF HOUGH STREET; THENCE SOUTH ALONG SAID EAST LINE OF THE RIGHT OF WAY TO THE SOUTH LINE OF THE RIGHT OF WAY OF LIBERTY STREET; THENCE WEST ALONG SAID SOUTH LINE OF THE RIGHT OF WAY TO A POINT 300 FEET WEST OF THE WEST LINE OF THE RIGHT OF WAY OF HOUGH STREET; THENCE SOUTH ALONG A LINE PARALLEL TO THE SAID WEST LINE OF THE RIGHT OF WAY, A DISTANCE OF 176.49 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE RIGHT OF WAY OF LIBERTY STREET TO THE EAST LINE OF THE RIGHT OF WAY OF HOUGH STREET; THENCE SOUTH ALONG SAID EAST LINE OF THE RIGHT OF WAY TO THE POINT OF BEGINNING, IN LAKE COUNTY ILLINOIS.

Permanent Tax Index Numbers

1336304005
1336304006
1336304007
1336304009
1336304010
1336304011
1336304013
1336304018
1336304029
1336304030

Common Boundary Description

The Redevelopment Project Area ("RPA") consists of 10 tax parcels . It comprises approximately 10 acres of land of which approximately 1.5 acres are vacant, 7.4 acres are improved and approximately 1.8 acres are right of way. The proposed RPA is roughly bounded by Hough Street to the east, the Canadian National Railway railroad tracks to the north and the Union Pacific railroad tracks to the south.

EXHIBIT B

NOTICE OF THE AVAILABILITY OF ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE PROPOSED LIBERTY AND HOUGH TAX INCREMENT FINANCING DISTRICT

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Barrington's proposed Liberty and Hough Tax Increment Financing District or have registered your name on the Village of Barrington's Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the Village of Barrington's proposed Liberty and Hough Tax Increment Financing District are available for your review. Copies of said Eligibility Study and Redevelopment Plan and Project can be obtained from Jennifer Tennant, Assistant Director of Development Services for the Village of Barrington, 200 South Hough St., Barrington, IL 60010, between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, except holidays.

VILLAGE OF BARRINGTON

Tony Ciganek, Village Clerk

EXHIBIT C

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF THE PROPOSED LIBERTY AND HOUGH REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO BY THE VILLAGE OF BARRINGTON, ILLINOIS

Notice is hereby given that a public hearing will be held on Monday August 26, 2024, at 7:30 p.m. at the Barrington Village Hall, 200 S. Hough Street, Barrington, Illinois 60010, (the "Public Hearing"), in regard to the proposed designation of a redevelopment project area (the "Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project (the "Redevelopment Plan and Project") in relation thereto, for the proposed Liberty and Hough Redevelopment Project Area ("The TIF District") by the Village of Barrington, Illinois (the "Village"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "TIF Act").

The boundaries of the Redevelopment Project Area for the proposed TIF District are more fully set forth on the legal description attached hereto as Exhibit 1 and made part hereof, and the street location map attached hereto as Exhibit 2 and made part hereof.

The proposed Redevelopment Plan and Project provides for the coordination and facilitation of land assembly, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the Village to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to, the encouragement of redevelopment agreements and improving public facilities such as roadways, utility and public infrastructure improvements, storm water detention and storm water management improvements and related site work. The Village would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Study and the Redevelopment Plan and Project have been on file with the Village since June 11, 2024, and are currently on file and available for public inspection between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays, at the office of Tony Ciganek, Village Clerk, for the Village of Barrington, at 200 S. Hough Street, Barrington, Illinois 60010. Copies of the Eligibility Study and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. Jennifer Tennant, Assistant Director of Development Services for the Village of Barrington, can be contacted at (847) 304-3462 or jtennant@barrington-il.gov, for further information.

Pursuant to the TIF Act, the Joint Review Board for the proposed TIF District (the "JRB") is being convened to review the public record, planning documents, Eligibility Study and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts:

10. Barrington Community Unit School District 220;

11. Barrington Park District;

12. Barrington Public Library District:

13. Lake County;

14. Lake County Forest Preserve District;

15. Rainey Harper Junior College 512;

16. Cuba Township-Road and Bridge;

17. Township of Cuba: and

18. Village of Barrington.

Pursuant to the TIF Act, the meeting of the JRB will be held on Wednesday, July 17, 2024 at 2:00 p.m. at the Barrington Village Hall, 200 South Hough Street, Barrington, Illinois 60010. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District shall be advisory and non-binding and shall be adopted by a majority vote of those members of the JRB that are present and voting and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed TIF District.

Prior to and at the August 26, 2024 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Barrington Village Clerk, 200 South Hough Street, Barrington, Illinois 60010. The Public Hearing may be adjourned by the Village Board of Trustees without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the

Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois

Tony Ciganek, Village Clerk

Exhibit 1

Redevelopment Project Area Description (Legal Description, Permanent Tax Index Numbers and Common Boundary Description)
Village of Barrington
Liberty and Hough Redevelopment Project Area

LEGAL DESCRIPTION

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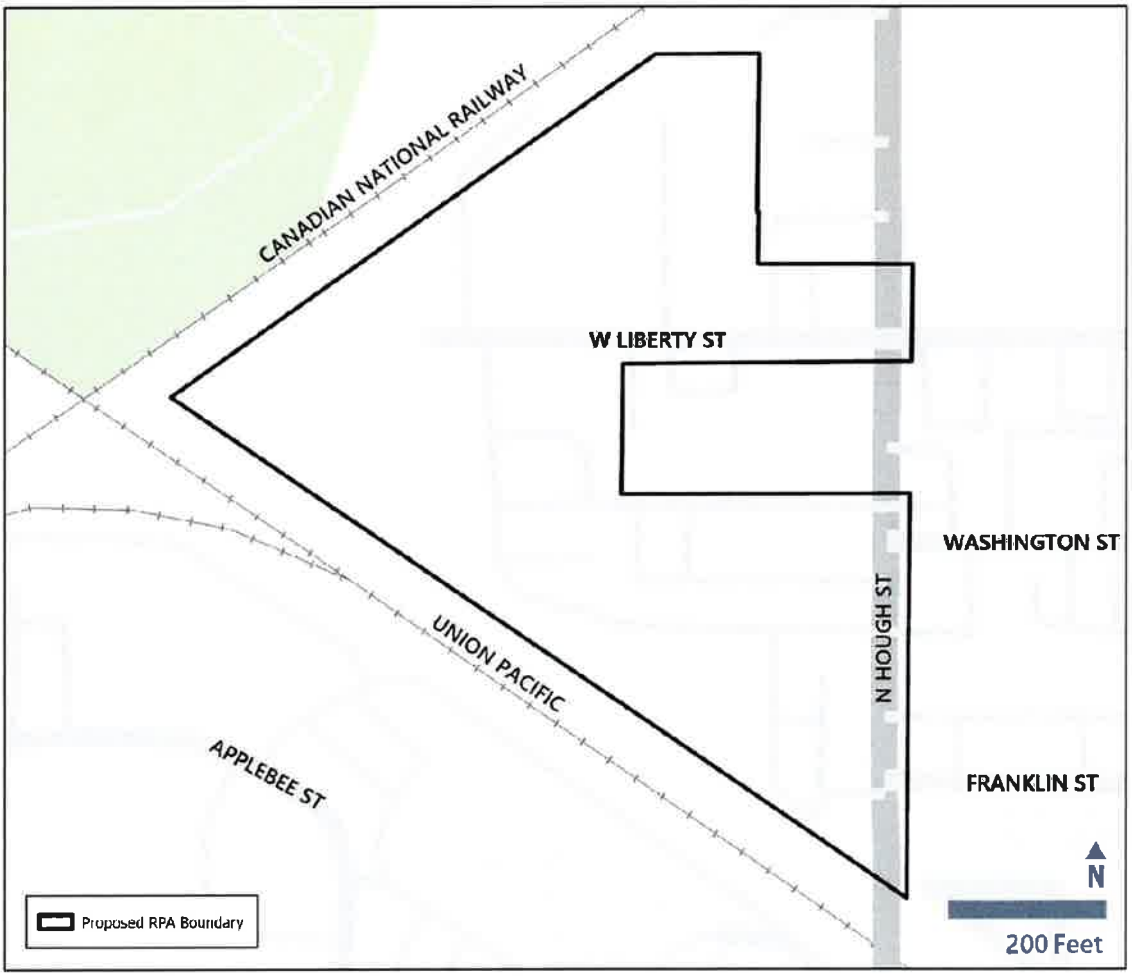
Exhibit 2

Street Location Map for the Village of Barrington
Liberty and Hough Redevelopment Project Area



Source: Esri, Lake County, SB Friedman, Village of Barrington