



ROCHELLE DOWNTOWN & S. GATEWAY TIF SCHEDULE
05/20/15

| | | | | Actual Days | |
|----------|-------------|--|--------------------|-------------|--|
| 06/22/15 | : Monday | City Council Approves Teska Contract | City Council | | |
| 07/06/15 | : Monday | Revised Draft Eligibility Study Submitted for Staff review | Teska, Staff | 14 | Between CC Approval and report |
| 07/24/15 | : Friday | First draft of TIF Redevelopment Plan and Program, and Housing Study submitted for Staff review | Teska, Staff | 32 | Between CC Approval and report |
| 07/30/15 | : Thursday | Latest Date to submit Final version of TIF Redevelopment Plan and Program submitted (at least 10 days before ordinance is adopted) | Teska | 11 | Before ordinance is adopted |
| 08/10/15 | : Monday | City Council Meeting to review final draft of TIF Plan, Eligibility Study; Adopts ordinance fixing time and place for the public hearing. Establishment of Interested Parties Registry and publication of notice of the registry in newspaper. | Teska, Staff | 11 | Between draft report submission and adoption of Ordinances |
| 08/03/15 | Monday | Latest Date for City to mail notice of public (community) meeting to taxing districts and interested parties (by certified mail) and taxpayers and residents (by regular mail) (not less than 15 days before the public community meeting) | Staff | 15 | Between mailing notice and public (community) meeting |
| 08/18/15 | Tuesday | Public (Community) meeting (not less than 14 business days prior to mailing notice with TIF report to taxing districts and DCEO) | Staff, Teska | 21 | Between public meeting and notice mailing |
| 09/08/15 | : Tuesday | Latest Date for City to mail notices with TIF report to all taxing districts and DCEO (not less than 45 days prior to public hearing) | Staff | 45 | Between notice and public hearing |
| 09/08/15 | : Tuesday | City mails notice of availability of plan to all residential addresses within 750' of district boundaries | Staff | 28 | Between mailing notice and JRB meeting |
| 10/06/15 | : Tuesday | Latest Date for City to convene Joint Review Board (not less than 14 days but not more than 28 days after notice to taxing bodies) NOTE: JRB has to be held between 9/23/15 and 10/6/15 - Suggested meeting date 9/30/15 | Staff, Teska | 28 | Between mailing notice and JRB meeting |
| 09/23/15 | : Wednesday | Earliest Date for First publication of public hearing in newspaper (not more than 30 days nor less than 10 days prior to Public Hearing) NOTE: actual publication to occur between 9/23/15 and 10/13/15 | Staff | 30 | Between 1st publication and public hearing |
| 09/30/15 | : Wednesday | Second publication of public hearing in newspaper (generally one week after the first notice) | Staff | 7 | Between 1st and 2nd publication |
| 10/13/15 | : Tuesday | Latest date for mailing notices by certified mail to all taxpayers, owners of delinquent property, residents, and interested parties in TIF project area (not less than 10 days prior to Public Hearing) | Staff | 10 | Before public hearing date |
| 11/05/15 | : Thursday | Latest date for Joint Review Board to adopt an advisory, non-binding recommendation (not later than 30 days from the first JRB meeting) | Joint Review Board | 30 | Between 1st JRB Meeting |
| 10/23/15 | : Friday | Public Hearing (Any interested person or affected taxing district may file written objections or be heard orally in this forum. The public hearing may be adjourned to another date without any further written notice). | Staff, Teska | 45 | Between notice to taxing districts and DCEO and public hearing |
| 11/06/15 | : Friday | Earliest date for City Council to adopt TIF ordinances (not less than 14 days after Public Hearing) Actual Date November 9, 2015 | City Council | 14 | Between adoption and public hearing |
| 01/21/16 | : Thursday | Latest date for City Council to adopt TIF ordinances (not more than 90 days after Public Hearing) | City Council | 90 | Between adoption and public hearing |

Regular City Council Meetings = 2nd and 4th Monday/month - 7:00pm

JRB Membership: The board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed redevelopment project area at the time that the proposed redevelopment project area is approved, a representative selected by the municipality and a public member. For projects involving a housing study, the public member must be a person who lives in very low, low, or moderate income housing, if a majority of the housing units are occupied by very low, low and moderate residents. The public member shall first be selected and then the board's chairperson shall be selected by a majority of the board members present and voting.