
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE ADOPTING A TAX INCREMENT FINANCING (TIF)
POLICY PERTAINING TO THE USE OF TIF FUNDS TO PROMOTE THE
DEVELOPMENT OF THE CITY OF ROCHELLE**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle (“City”), Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, the City of Rochelle (“City”), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (“TIF Act”) has adopted a series of ordinances pertaining to the creation of a Redevelopment Project Area (“TIF Area(s)”) and established a special tax allocation fund (“TIF Fund”) to promote the redevelopment of certain geographic areas within the City’s municipal boundaries; and

WHEREAS, the City now desires to adopt a formal Tax Increment Financing Policy (“TIF Policy”), which shall include a numerical scoring system, application and assistance to receive TIF Funds, and provide a comprehensive review of the City’s use of TIF Funds, further described in the attached Exhibit 1; and

WHEREAS, said TIF Policy is in accordance with the statutory requirements pertaining to the use of TIF Funds provided in the TIF Act; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to approve said TIF Policy; and

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
ROCHELLE, ILLINOIS:**

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: The Corporate Authorities of the City of Rochelle, pursuant to the authority granted unto by the TIF Act pertaining to the use of TIF Funds, hereby approves and adopts said TIF Policy, attached hereto as Exhibit 1.

SECTION THREE: The City Manager and/or his designee are hereby ordered and directed to promote, develop, and implement said TIF Policy, and solicit input from City Staff, TIF Counsel, consultants and the TIF Review Committee in furtherance of the goals and objectives of the TIF Policy.

SECTION FOUR: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FIVE: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION SIX: The City Clerk shall publish this Ordinance in pamphlet form.

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

PASSED THIS ____ day of _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ day of _____, 2019.

MAYOR

ATTEST:

CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, _____, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE ADOPTING A TAX INCREMENT FINANCING (TIF) POLICY PERTAINING TO THE USE OF TIF FUNDS TO PROMOTE THE DEVELOPMENT OF THE CITY OF ROCHELLE” which was adopted by the Mayor and City Council of the City of Rochelle on _____, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this _____ day of _____, 2019.

CITY CLERK