

**NOTICE OF PUBLIC HEARING  
CITY OF DANVILLE, VERMILION COUNTY, ILLINOIS  
PROPOSED APPROVAL OF THE DOWNTOWN  
REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on May 16, 2017 at 6:00 P.M. (or as soon thereafter as practicable) at the City Building, Council Chambers, 17 W. Main Street, Danville, Illinois, in the City Council's meeting room, a public hearing will be held to consider the approval of a proposed redevelopment plan (entitled the "**DOWNTOWN REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT**", the "**Redevelopment Plan**") and the related redevelopment project (the "**Redevelopment Project**") and the designation of that certain proposed redevelopment project area to be known as the "Downtown Redevelopment Project Area" (the "**Redevelopment Project Area**") and the adoption of tax increment financing therefor. The Redevelopment Project Area is comprised of approximately 71 acres, as follows:

**Generic Description:**

The Downtown Redevelopment Project Area is located in the central core of the City of Danville, generally bounded by Franklin Street on the West, Seminary Street on the North, Washington Avenue on the East and Main and Van Buren Streets on the South.

The exact boundaries of the **Redevelopment Project Area** are described in the legal description set forth below and are shown on the **TIF** Map, which is available for viewing at the office of the City Clerk, 17 W. Main Street, Danville, Illinois 61832.

**Legal Description:**

An area encompassed as follows: Beginning at the Southeast corner of the intersection of East Seminary Street and North Hazel Street, said point being the Northwest corner of Lot 2 of Mary J Williams Addition to Danville, proceed Southward along the Eastern right-of-way line of N. Hazel St. to the Northeast corner of the intersection of N. Hazel St. and East Madison Street, said point being the Southwest corner of Lot 7 of Williams 2<sup>nd</sup> Addition to Danville, thence Eastward along the Northern right-of-way line of E. Madison St. to the Northeast corner of the intersection of E. Madison St. and North Washington Ave, thence Southward along the Eastern right-of-way line of N. Washington Ave. to the Northeast corner of the intersection of N. Washington Ave. and East Main Street, said point being the Southwest corner of Lot 14 of James Spears Addition to Danville, thence Westward along the Northern right-of-way line of E. Main St. to the Northeast corner of the intersection of E. Main St. and North Jackson Street, said point being the Southwest corner of Lot 43 of the Clerks Sub of the Outlot of J Pearsons Subdivision, thence Northward along the Eastern right-of-way of N. Jackson St. to the Northeast corner of the intersection of N. Jackson St. and Van Buren Street, said point being the Southwest corner of Lot 4 of the Clerks Sub of the Outlot of J Pearsons Subdivision, thence Westward along the Northern right-of-way line of Van Buren St. to a point on the Western right-of-way of N. Hazel St., said point being 28 feet North of the Southeast corner of Lot 8 in Block 2 North 1 East of City of Danville Original Town, thence Southward along the Western right-of-way line of N. Hazel St. to the point of intersection of said right-of-way and the North side of the east-west alley between Main and North Streets, said point being the Southeast corner of Lot 8 in Block 2 North 1 East of City of Danville Original Town, thence Westward along the North side of said east-west alley to

the intersection with the West side of the North-South alley between North Vermilion and North Hazel Streets, said point being the Southeast corner of Lot 7 in Block 2 North 1 East of City of Danville Original Town, thence Southward along the Western right-of-way line of said alley to the Northeast corner of the Vermilion County Courthouse, said point being the Northeast corner of Lot 7 in Block 1 North 1 East of City of Danville Original Town, thence Westward along the North side of the Vermilion County Courthouse to a point on the Western right-of-way line of N. Vermilion St., said point being the Southeast corner of Lot 4 in Block 1 North 1 West of City of Danville Original Town, thence Northward along the Western right-of-way line of N. Vermilion St. to the point of intersection with the North side of the east-west alley between Main Street and North Street, said point being the Southeast corner of Lot 8 in Block 2 North 1 West of the City of Danville, thence Westward along the South side of said Lot 8 to the Southwest corner of said Lot, thence Northward along the West side of said Lot 8 to the Northwest corner of said Lot 8; thence Westward 16.5 feet to the Northeast corner of Lot 7 in Block 2 North 1 West of the City of Danville, thence continuing Westward along the North side of said Lot 7 to the Northeast corner of Lot 8 in Block 2 North 2 West of the City of Danville, thence Southward along the East side of said Lot 8 to the Southeast corner of said Lot 8, thence Westward along the South side of said Lot 8 to the Southwest corner of said Lot 8; thence Northward along the West side of said Lot 8 and the West side of Lot 5 in Block 2 North 2 West of the City of Danville to a point 45 feet North of the Southwest corner of said Lot 5, thence due Westward to a point on the Eastern right-of-way line of Franklin Street, said point being 45 feet North of the Southwest corner of Lot 7 in Block 2 North 2 West of City of Danville Original Town, thence Northward along the Eastern right-of-way line of Franklin St. to the Northeast corner of the intersection of Franklin St. and West North Street, said point being the Southwest corner of Lot 2 of Williams Craig & Paynes Addition to Danville, thence continuing Northward along the Eastern right-of-way line of Franklin St. to the Southeast corner of the intersection of Franklin St. and West Seminary Street, said point being the Northwest corner of Lot 1 of A S & E A Williams Addition to Danville, thence Eastward along the Southern right-of-way line of Seminary St. to the Southeast corner of the intersection of East Seminary Street and North Hazel Street, said point being the Northwest corner of Lot 2 of Mary J Williams Addition to Danville and the place of beginning; said area containing 70.8 +- acres.

The Redevelopment Plan and Redevelopment Project objectives are to reduce or eliminate blighting conditions, to enhance the real estate and sales tax base of the City and other affected taxing districts by encouraging private investment in commercial, industrial, and recreational development within the Redevelopment Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended. The City may issue obligations to finance project costs in accordance with the Redevelopment Plan and Redevelopment Project, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the hearing, there will be a discussion of the Redevelopment Plan and Redevelopment Project, designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing for the Redevelopment Project Area. The proposed Redevelopment Plan and Redevelopment Project is on file and available for public inspection at the office of the City

Clerk at 17 W. Main Street, Danville, Illinois 61832.

Pursuant to the Redevelopment Plan and Redevelopment Project the City proposes to alleviate blighting conditions in the Redevelopment Project Area and to enhance the tax base of the City of Danville and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible redevelopment project costs to stimulate private investment within the Redevelopment Project Area. These eligible redevelopment project costs may include, but are not limited to, studies, surveys, marketing costs, professional fees, administrative costs, infrastructure, land and real estate acquisition and assembly, and related disposition, rehabilitation, remodeling and repair costs, taxing district capital costs and improvements, interest costs, private interest subsidies, and public improvements and facilities, and other redevelopment project costs as set out in the Redevelopment Plan. To achieve this objective, the Redevelopment Plan proposes to provide assistance for residential, business, commercial and light industrial development and redevelopment, and related and appurtenant development and redevelopment.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

Prior to the date of the hearing, any person, including each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity, may submit written comments to the City of Danville concerning the subject matter of the hearing. Written comments should be submitted to the attention of Christopher J. Milliken, Planning & Urban Services Manager, 1155 E Voorhees Street, in Danville, Illinois 61832. [tel: (217) 431-2321].

At the hearing all interested persons, including affected taxing districts, may file written objections with the City Clerk, and shall have the opportunity to be heard orally with respect to any issues regarding the proposed Redevelopment Plan and Redevelopment Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor. The hearing may be adjourned by the City Council without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Questions related to the eligibility and qualification of the Redevelopment Project Area and other matters related to the Redevelopment Plan and Redevelopment Project can be sent to: Christopher J. Milliken, Planning & Urban Services Manager 1155 E Voorhees Street, in Danville, Illinois 61832. [tel: (217) 431-2321].

Also, the City of Danville, Illinois, hereby requests proposals from developers and redevelopers in connection with the Redevelopment Project Area.

/s/ Christopher J Milliken  
Planning & Urban Services Manager

