

ORDINANCE No. _____

AN ORDINANCE APPROVING A BUSINESS DISTRICT PLAN FOR THE ROCK RUN COLLECTION BUSINESS DISTRICT; DESIGNATING AND ESTABLISHING THE ROCK RUN COLLECTION BUSINESS DISTRICT; MAKING A BLIGHTED AREA FINDING WITHIN THE BUSINESS DISTRICT, AND IMPOSING A BUSINESS DISTRICT RETAILERS' OCCUPATION TAX, A BUSINESS DISTRICT SERVICE OCCUPATION TAX, AND A BUSINESS DISTRICT HOTEL OPERATORS' OCCUPATION TAX WITHIN SUCH BUSINESS DISTRICT IN THE CITY OF JOLIET, WILL AND KENDALL COUNTIES, ILLINOIS

WHEREAS, the City of Joliet, Will and Kendall Counties, Illinois (the "**City**") is a home rule unit of government under the Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the "**Business District Law**") allows the City to determine that it is "essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth"; and

WHEREAS, on July 7, 2026, the City Council of the City (the "**City Council**") adopted Ordinance No. 18874, "An Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)" (the "**Proposal Ordinance**"); and

WHEREAS, by operation of the Proposal Ordinance, the City Council proposed: (i) the designation of the properties on the northeast intersection of Interstate 55 and Interstate 80 within the City, as depicted in Exhibit A attached hereto and made a part hereof, and as legally described in Exhibit B attached hereto and made a part hereof, as a business district pursuant to the Business District Law (the "**Rock Run Collection Business District**"), and (ii) the approval and adoption of the business district plan for the Rock Run Collection Business District (the "**Business District Plan**") prepared for the City by SB Friedman Development Advisors, LLC, which is attached hereto and made a part hereof as Exhibit C; and

WHEREAS, the Proposal Ordinance further fixed the time and place for a public hearing (the "**Hearing**") on the proposed Rock Run Collection Business District and the proposed Business District Plan; and

WHEREAS, the City Council conducted the Hearing on August 4, 2026, at 6:30 p.m., at City Hall, Council Chambers, 150 West Jefferson Street, Joliet, Illinois, after public notice was published on July 17, 2026 and July 24, 2026 in the *Joliet Herald News*, in full compliance with the Business District Law; and

WHEREAS, at the Hearing, (a) City officials and consultants made presentations regarding a blighted area designation within the Rock Run Collection Business District pursuant to the Business District Law, the proposed Business District Plan, and the potential imposition of a Business District Retailers' Occupation Tax, a Business District Service Occupation Tax, and a Business District Hotel Operators' Occupation Tax, and (b) the City Council heard and determined all protests and objections raised to and against the designation of the Rock Run Collection Business District and/or the approval and adoption of the Business District Plan from all members of the public who wished to speaking during the Hearing regarding these matters; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to establish and designate the Rock Run Collection Business District as a blighted area business district pursuant to the Business District Law; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to approve and adopt the Business District Plan; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Retailers' Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Service Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Hotel Operators' Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Joliet, Will and Kendall Counties, Illinois, as follows:

SECTION 1. The preambles of this Ordinance are true, correct and complete and are hereby incorporated as though fully set forth herein.

SECTION 2. Based upon the evidence presented at the Hearing, the City Council hereby finds and determines as follows:

1. The Rock Run Collection Business District on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan;
2. The Business District Plan conforms to the City's comprehensive plan for the development of the City as a whole;
3. The Rock Run Collection Business District is qualified as a blighted area, as defined in Section 5 of the Business District Law, by reason of the predominance of defective, non-existent or inadequate street layout; and
4. The Rock Run Collection Business District is a contiguous area, as that term is defined in the Business District Law.

SECTION 3. The City Council hereby establishes and designates the Rock Run Collection Business District as a blighted area business district, in accordance with a pursuant to the Business District Law.

SECTION 4. The City Council hereby approves and adopts the Business District Plan as the business district plan for the Rock Run Collection Business District.

SECTION 5. The City Council shall have and exercise all powers and authority, with respect to the Rock Run Collection Business District and the Business District Plan, as are now or as shall hereinafter be granted by the provisions of the Business District Law, including but not limited to all powers and authority granted by Section 3 of the Business District Law (65 ILCS 5/11-74.3-3), as amended.

SECTION 6. The City Council, pursuant to Section 11-74.3-6(b) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Retailers' Occupation Tax upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail in the Rock Run Collection Business District at a rate of one percent (1%) of the gross receipts from the sales made in the course of such business, in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes, provided, however, that the tax imposed herein may not be imposed on tangible personal property taxed at the rate of 1% under the Retailers' Occupation Tax Act.

SECTION 7. The City Council, pursuant to Section 11-74.3-6(c) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Service

Occupation Tax upon all persons engaged, in the Rock Run Collection Business District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Rock Run Collection Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service at a rate of one percent (1%) of the selling price of tangible personal property so transferred within the Rock Run Collection Business District, in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes, provided, however, that the tax imposed herein may not be imposed on tangible personal property taxed at the rate of 1% under the Service Occupation Tax Act.

SECTION 8. The City Council, pursuant to Section 11-74.3-6(d) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Hotel Operators' Occupation Tax upon all persons engaged, in the Rock Run Collection Business District, in the business of renting, leasing, or letting rooms in a hotel (as defined in the Hotel Operators' Occupation Tax Act (35 ILCS 145/1 *et seq.*)) at a rate of one percent (1%) of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Rock Run Collection Business District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel (as defined in the Hotel Operators' Occupation Tax Act) and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act (70 ILCS 210/13 *et seq.*). The tax is imposed in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes.

SECTION 9. The taxes imposed pursuant to Sections 6 and 7 herein, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by IDOR of the State of Illinois ("***IDOR***"), which shall have full power to administer and enforce the provisions of Sections 6 and 7 of this Ordinance. The taxes imposed pursuant to Section 8 herein, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the City, which shall have full power to administer and enforce the provisions of Section 8 of this Ordinance.

SECTION 10. There is hereby created and established a special fund, which shall be referred to as the "Rock Run Collection Business District Tax Allocation Fund," for the City (the "***Fund***"). All proceeds from the taxes imposed by Sections 6, 7 and 8 of this Ordinance pursuant to Sections 3(10) and 3(11) of the Business District Law (65 ILCS 5/11-74.3-3(10); 65 ILCS 5/11-74.3(11)) shall be deposited into the Fund, after which they may be allocated, paid, withdrawn, transferred, or otherwise used in any manner permitted by the Business District Law, as amended, or as otherwise permitted by applicable law.

SECTION 11. The City Council hereby declares that the Fund shall be dissolved upon the date that final payment of all business district project costs and the retirement of all bonds, notes or other obligations paying or reimbursing business district project costs is completed (the "***Dissolution Date***"), provided that in no event shall said Dissolution Date be later than more than two hundred and seventy (270) days after payment to the City of the last distribution of taxes as provided in Section 6 of the Business District Law (65 ILCS 5/11-74.3-6).

SECTION 12. The City Clerk is hereby authorized and directed to file a certified copy of this Ordinance with IDOR on or before October 1, 2026, and further to provide IDOR with the boundaries of the Rock Run Collection Business District and each address located within said district in such a manner as is acceptable to IDOR and that will allow IDOR to determine whether any given business is located within the Rock Run Collection Business District. The City Clerk is further authorized and directed to provide IDOR with any other or additional information that it may request or require in order to administer and enforce the various taxes imposed by this Ordinance.

SECTION 13. IDOR is hereby directed to begin collecting, administering, distributing and enforcing the taxes imposed pursuant to this Ordinance beginning January 1, 2027, provided that this Ordinance is filed with IDOR on or before the proceeding October 1, 2027.

SECTION 14. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 15. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 16. This Ordinance shall be in full force and effect from and after its adoption and approval as provided by Business District Law.

PASSED this 4th day of August, 2026.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

EXHIBIT A

DEPICTION OF ROCK RUN COLLECTION BUSINESS DISTRICT BOUNDARY

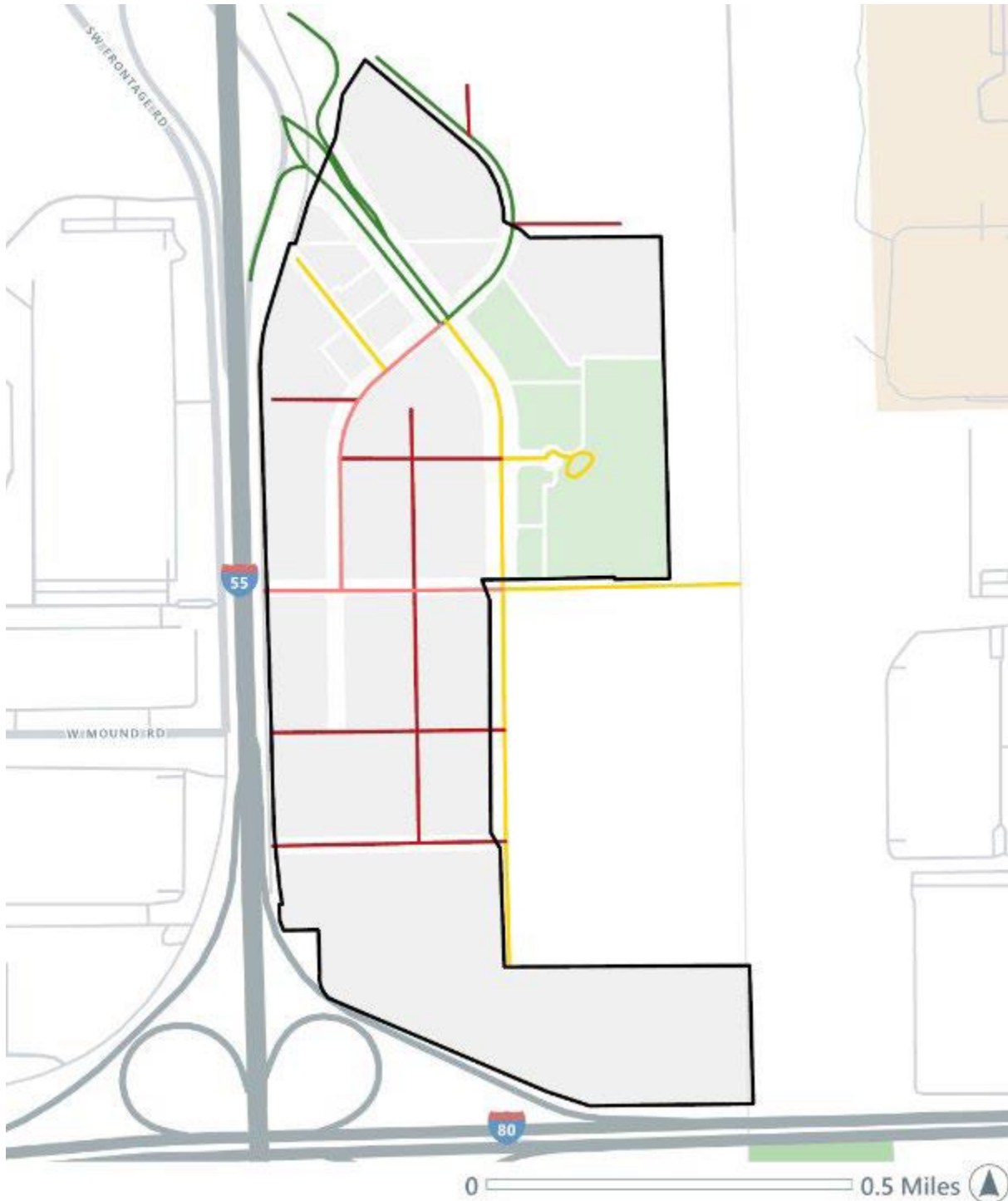


EXHIBIT B

Legal Description of Proposed Rock Run Collection Business District

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66 TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020; 05-06-22-101-002-0010; 05-06-22-302-002-0000; 05-06-22-305-001-0000;
05-06-22-304-004-0020; 05-06-22-301-013-0000; 05-06-22-304-003-0000; 05-06-22-304-005-0000;
05-06-22-304-002-0000; 05-06-22-301-011-0000; 05-06-22-304-001-0020; 05-06-22-304-001-0010;
05-06-22-301-010-0000; 05-06-27-100-011-0000; 05-06-22-301-012-0000; 05-06-22-301-005-0000;
05-06-22-301-008-0000

EXHIBIT C

BUSINESS DISTRICT PLAN

[Attached]