

## ORDINANCE NO.

### **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)**

**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 January 5, 2021, the City Council of the City (the “**City Council**”) established the Rock Run Crossings Redevelopment Project Area (the “**Redevelopment Area**”), encompassing properties on the northeast intersection of Interstate 55 and Interstate 80, to address blighted conditions within the Redevelopment Area; and

**WHEREAS**, in order to further address blighted conditions within the Redevelopment Area, the City Council is now considering the approval of a business district plan and the designation of a business district within a portion of the Redevelopment Area; and

**WHEREAS**, the City has retained SB Friedman Development Advisors, LLC to prepare a business district plan (the “**Proposed Business District Plan**”, a copy of which is available for public inspection at the office of the City Clerk, 150 West Jefferson Street, Joliet, Illinois, Monday through Friday during normal business hours) for that portion of the Redevelopment Area legally described and depicted in **Exhibit A** attached hereto and made a part hereof (the “**Proposed Rock Run Collection Business District**”); and

**WHEREAS**, the City Council has determined that it is in the best interests of the City and its citizens to (a) propose the approval of the Proposed Business District Plan, (b) propose the approval of the designation of the Proposed Rock Run Collection Business District as a business district pursuant to the Business District Law, and (c) propose the approval of the imposition of a retailers’ occupation tax, a service occupation tax and a hotel operators’ occupation tax (collectively, the “**Proposed Business District Taxes**”) in the Proposed Rock Run Collection Business District, at a rate of not to exceed one percent (1%) pursuant to Sections 11-74.3-3(10) and (11) of the Business District Law; and

**WHEREAS**, pursuant to the Business District Law, the City is required to adopt this Ordinance proposing the approval of the Proposed Business District Plan, proposing the approval of the designation of the Proposed Rock Run Collection Business District as a business district, proposing the imposition of the Proposed Business District Taxes in such business district, and fixing the time and place for a public hearing on the Proposed Business District Plan, the Proposed Rock Run Collection Business District and the Proposed Business District Taxes; and

**WHEREAS**, the City Council has determined that it is necessary, expedient and in the best interests of the City and its citizens to fix a time and place for a public hearing on the proposals to approve the Proposed Business District Plan, designate the Proposed Rock Run Collection Business District as a business district, and impose the Proposed Business District Taxes in such business district.

**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:** A public hearing shall be held at 6:30 p.m. on June 16, 2026, at City Hall, Council Chambers located at 150 West Jefferson Street, Joliet, Illinois (the "**Hearing**"), to consider whether to approve the Proposed Business District Plan, designate the Proposed Rock Run Collection Business District as a business district, and impose the Proposed Business District Taxes, all as set forth in the Business District Law.

**SECTION 3:** Notice of the Hearing shall be given by publication at least twice, not more than thirty (30) nor less than ten (10) days prior to the Hearing, in the *Joliet Herald News*, being a newspaper in general circulation in the City, in substantially the same form as in **Exhibit B** attached hereto and made a part hereof, with such changes being made to **Exhibit B** as are necessary to make the notice fully compliant with the Business District Law.

**SECTION 4:** All ordinances, orders and resolutions and parts thereof in conflict herewith shall be and the same are hereby repealed, and that this ordinance shall be in full force and effect forthwith upon its adoption and approval.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its adoption and approval as provided by the Business District Law.

**PASSED** this 19<sup>th</sup> day of May, 2026.

\_\_\_\_\_ **MAYOR**

\_\_\_\_\_ **CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_