



VILLAGE OF PINGREE GROVE

ORDINANCE No. 2025-O-09

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF INTERESTED PARTIES'
REGISTRIES AND ADOPTING RULES FOR SUCH REGISTRIES FOR REDEVELOPMENT PROJECT AREAS
IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 19TH DAY OF MAY 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
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ORDINANCE No: 2025-O-09

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF INTERESTED PARTIES' REGISTRIES AND ADOPTING RULES FOR SUCH REGISTRIES FOR REDEVELOPMENT PROJECT AREAS IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS

WHEREAS, the Village of Pingree Grove, Kane County, Illinois (the "Village"), is considering the designation of a "redevelopment project area or areas," as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et. seq.* (the "Act"), pursuant to the provisions of the Act;

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, the Village is required to establish certain interested parties' registries (individually, a "Registry", and collectively, the "Registries") and adopt registration rules for such Registries;

WHEREAS, the Village desires to adopt this ordinance in order to comply with such requirements of the Act;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, as follows:

SECTION I: The statements set forth in the preambles to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

SECTION II: The Village Clerk or her designee is hereby authorized and directed to create a Registry in accordance with Section 11-74.4-4.2 of the Act for each Redevelopment Project Area created under the Act and not terminated by the Village, created after the date of the adoption of this Ordinance.

SECTION III: In accordance with Section 11-74.4-4.2 of the Act, the Village hereby adopts the registration rules attached hereto as Exhibit A and incorporated herein by reference (the "Rules") as the Rules for each Registry. The Village's Corporate Authorities may amend such Rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.


SECTION IV: The Village Clerk or her designee is hereby authorized and directed to cause the publication of the notice that interested persons may register with the Village in order to receive information of the proposed designation of the redevelopment project area (the "Notice"), said Notice being substantially in the form attached hereto as Exhibit B and incorporated herein by reference, in a newspaper of general circulation within the Village.

SECTION V: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION VI: This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law. If any provision of this Ordinance is held to be invalid by a court of competent jurisdiction that provision shall be stricken from this Ordinance, and the remainder of this Ordinance shall continue in full force and effect to the extent possible.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois this 19th day of May 2025 by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
President Amber Kubiak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Luke Hall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Adam Hagg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Ed Tarnow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Kevin Pini	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Robert Wangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Andrew McCurdy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Amber Kubiak, President of the Board of Trustees
Village of Pingree Grove

ATTEST: (SEAL)



Laura L. Ortega, Clerk
Village of Pingree Grove



EXHIBIT A

VILLAGE OF PINGREE GROVE INTERESTED PARTIES REGISTRY REGISTRATION RULES

- A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

“Act” shall mean the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time.

“Clerk” shall mean the Clerk of the Village.

“Interested Party(ies)” shall mean any individual or organization or entity registered in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Redevelopment Project Area” shall mean a Redevelopment Project Area that (a) is intended to qualify as a “Redevelopment Project Area” under the Act and (b) is subject to the “Interested Parties” Registry requirements of the Act.

“Registration Form” shall mean the form appended to these Registration Rules or such revised form as may be approved by the Village consistent with the requirements of the Act.

“Registry” or “Registries” shall mean each Interested Party’s Registry, and all such Registries collectively, established by the Village pursuant to Section 11-74.4-4.2 of the Act for any and all Redevelopment Project Areas in the Village.

“Village” shall mean the Village of Pingree Grove, Kane County, Illinois.

- B. Establishment of Registry. The Village shall establish a separate Interested Parties’ Registry for the Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The Village shall establish a new Registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new Registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these Rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.
- C. Maintenance of Registry. The Registry shall be maintained by the Clerk or his or her designee. In the event the Village determines that an individual other than the Clerk should maintain the Registry, the Village may transfer the responsibility for maintaining the Registry to such other Department provided that the Village (i) gives prior written

notice to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) published notice of such transfer in a newspaper of general circulation in the Village.

- D. Registration by Residents. An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk.
- E. Registration by Organizations. An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk.
- F. Determination of Eligibility. All individuals and organizations whose Registration Form and supporting documentation comply with these Registration Rules shall be registered in the Registry within 10 business days after the Clerk's receipt of all such documents. The Clerk shall provide written notice to the Interested Party confirming such registration. Upon registration, Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules, or as otherwise required under the Act, with respect to the applicable Redevelopment Project Area. If the Clerk determines that a Interested Party's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the Interested Party specifying the defect(s), and the Interested Party shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation. Any such resubmission should be filed within 30 days of the date the Clerk has issued written notice to the Interested Party that the Registration form is incomplete or does not comply with Registration Rules.
- G. Renewal and Termination. An Interested Party's registration shall remain effective for a period of three years. At any time after such three-year period, the Clerk may provide written notice by regular mail to the Interested Party stating that such registration shall terminate unless the Interested Party renews such registration with 30 days after the Clerk's mailing of written notice. To renew such registration, the Interested Party shall, within such 30-day period, complete and submit the same Registration Form then required of initial registrant's operations in the Village. The registration of all individuals and organizations whose Registration Form is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional consecutive three-year period. If the Clerk determines that a registrant's renewal Registration Form is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant specifying the defect(s) at the address specified in the renewal Registration Form submitted by such registrant. The registrant shall be entitled to correct any defects and resubmit a new Registration Form within 30 days after receipt of the Clerk's notice. If all defects are not corrected within 30 days after the Interested Party's receipt of the Clerk's notice, the Interested Party's registration shall be terminated. Any Interested Party whose registration is terminated shall be entitled to register again as if a first-time registrant.

- H. Amendment to Registration. An Interested Party may amend its registration by giving written notice to the Clerk by certified mail of any of the following: (i) change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.
- I. Registries Available for Public Inspection. Each Registry shall be available for public inspection during normal business hours. The Registry shall include the name, address and telephone number of each Interested Party and, for organizations, the name and phone number of a designated contact person.
- J. Notices to be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:
- (i) pursuant to sub-section 11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information; such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance or resolution fixing the public hearing for the proposed redevelopment plan;
 - (ii) pursuant to sub-section 11-74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed Redevelopment Project Area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area, to a total of more than 10; such notice shall be sent by mail not later than 10 days following the Village's adoption by ordinance of such changes.
 - (iii) Pursuant to Section 11-74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5 percent after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project, to a total of

more than 10; such notice will be sent by mail not later than 10 days following the Village's adoption by ordinance of such amendment;

- (iv) pursuant to sub-section 11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section 74.4-5(d) of the Act, including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.
 - (v) Pursuant to sub-section 11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of residents from 10 or more inhabited residential units or which will contain 75 or more inhabited residential units; such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.
- K. Non-Interference. These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.
- L. Amendment of Registration Rules. These Registration Rules may be amended by the Village subject to and consistent with the requirements of the Act.

INTERESTED PARTIES' REGISTRATION FORM

Registration for Individuals: If you would like to register on the Interested Parties' Registry for a Redevelopment Project Areas (TIFs) in the Village of Pingree Grove, please complete Part A of this form, sign and date the form, and submit to the Village Clerk at the address indicated below.

Registration for Organization: If you would like to register on the Interested Parties' Registry for a Redevelopment Project Areas (TIFs) in the Village of Pingree Grove, please complete Part B of this form, sign and date the form, and submit to the Village Clerk at the address indicated below.

PART A: REGISTRATION FOR INDIVIDUALS (Please Print)

Name _____

Street Address _____

City _____ State _____ Zip Code _____

Phone (____) _____ Fax (____) _____ E-Mail _____

Please check the TIF(s) you are interested in: () Heritage TIF () All future TIFs

Signature _____ Date _____

PART B: REGISTRATION FOR ORGANIZATIONS (Please Print)

Organization Name _____

Contact Name _____

Street Address _____

City _____ State _____ Zip Code _____

Phone (____) _____ Fax (____) _____ E-Mail _____

Please check the TIF(s) you are interested in: () Heritage TIF () All future TIFs

Please return this form to: TIF Interested Parties' Registry
Village Clerk's Office
Village of Pingree Grove Municipal Center
555 Reinking Road
Pingree Grove, Illinois 60140

Signature/Title _____ Date _____

EXHIBIT B

NOTICE – VILLAGE OF PINGREE GROVE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREAS REGISTRATION FOR INTERESTED PARTIES' REGISTRY

Pursuant to Section 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the “Act”), the Village of Pingree Grove, Illinois (the “Village”) is required to establish an interested parties registry (or “Registry”) for each tax increment financing redevelopment project area created pursuant to the Act (a “Redevelopment Project Area”). On May 19, 2025, the Village adopted an ordinance authorizing the establishment of such Registry by the Village Clerk (“Clerk”) and adopting registration rules for such Registry. The purpose of this notice is to inform the public of the Registry and the registration rules for the Registry and to invite Interested Parties (as defined below) to register in the Registry for the Redevelopment Project Area. The Village has now identified the Heritage Redevelopment Project Area as an area for study and possible designation as a Redevelopment Project Area. Such Area would include approximately 95.2 acres of land and be roughly bounded by Police Plaza to the north, US 20 to the south, Reinking Road to the east, and Pingree Grove Forest Preserve to the west. A map of such area is on file at the Village of Pingree Grove Municipal Center at 555 Reinking Road, Pingree Grove, Illinois 60140 for anyone to examine.

Any organization active within the Village and any resident of the Village (an “Interested Party”) is entitled to register in the Registry for any Redevelopment Project Area. Organizations include, but are not limited to, businesses, business organizations, civic groups, not-for-profit corporations and community organizations. Individuals must be residents of the Village at the time of registration.

An Interested Party seeking to register in the Registry for any Redevelopment Project Area must complete and submit a registration form to the Clerk. Organizations must also submit a one-page statement describing their respective current operations in the Village. Residents must also submit a copy of a current driver’s license, lease, voter registration card, utility bill, financial statement or such other evidence as may be acceptable to the Clerk to establish current residency in the Village.

All organizations and residents whose registration form and supporting documentation comply with the registration rules and who submit such documentation, either in person or by mail, to the Village of Pingree Grove, c/o the Village Clerk (TIF Registry), 555 Reinking Road, Pingree Grove, IL 60140, will be registered in the applicable Registry within ten (10) business days of the Clerk’s receipt of all required submissions. The Village Clerk will provide written notice to the registrant confirming such registration. Upon registration, Interested Parties will be entitled to receive all notices and documents required to be delivered under the Act with respect to the applicable Redevelopment Project Area. If the Village Clerk determines that a registrant’s registration form and/or supporting documentation is incomplete or does not comply with the registration rules, the Clerk will give written notice to the registrant specifying the defects. The registrant will be entitled to correct any defects and resubmit a new registration form and

supporting documentation. An Interested Party's registration will remain effective for a period of three years. Rules for the renewal or amendment of an Interested Party's registration may be obtained from the Village Clerk.

Each Registry will be available for public inspection at the office of the Village Clerk during normal Village business hours. The Registry will include the name, address and telephone number of each Interested Party and, for organizations, the name and telephone number of a designated contact person.

Registration forms can be obtained at the office of the Village of Pingree Grove, Office of the Village Clerk, 555 Reinking Road, Pingree Grove, IL 60140 or by calling the Village Clerk at (847) 464-5533. Registration forms will not be mailed or faxed. The general business or operating hours of the Office of the Village Clerk are 8:00 A.M. to 4:30 P.M., Monday through Friday.

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

CERTIFICATE

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Pingree Grove , Kane County, Illinois (the "Village"), and as such, I am the keeper of the records and files of the Village and of the Village's President and Board of Trustees. I further certify as follows:

Attached to this Certificate is a true, correct and complete copy of the Village of Pingree Grove Ordinance No. 2025-0-09 entitled:

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF INTERESTED PARTIES'
REGISTRIES AND ADOPTING RULES FOR SUCH REGISTRIES FOR REDEVELOPMENT PROJECT AREAS
IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

This Ordinance was passed and approved by the Village's President and Board of Trustees on 5/19, 2025. A true, correct and complete copy of this Ordinance was published in pamphlet form on 5/20, 2025.

Given under my hand and official seal at the Village of Pingree Grove, Kane County, Illinois, this 20th day of May 2025.



(SEAL)

Laura Ortega
Laura Ortega
Village Clerk