

Anticipated Public Hearing Date 12/13/12



WESTMONT 63rd STREET TIF SCHEDULE
09/06/12

					Actual Days	
09/28/12	: Friday	First draft of TIF Redevelopment Plan and Program submitted for Staff review	Teska			
10/03/12	: Wednesday	Staff review of draft Redevelopment Plan and Program, suggest changes for final version	Staff and Teska	5		Between draft submittal and Village Staff review
10/05/12	: Friday	Final version of TIF Redevelopment Plan and Program submitted (at least 10 days before ordinance is adopted)	Teska	10		Before ordinance is adopted
10/15/12	: Monday	Village Board adopts ordinance fixing time and place for the public hearing, and establishment of Interested Parties Registry.	Village Board, Staff	10		Between final draft submission and adoption of Ordinances
10/19/12	Friday	Village publishes notice of Interested Parties Registry in newspaper	Staff	4		Between adoption of Ordinance and publish of interestd parties registry
10/19/12	: Friday	Village mails notices with TIF report to all taxing districts and DCEO (not less than 45 days prior to public hearing)	Staff	55		Between notice and public hearing
10/19/12	: Friday	Village mails notice of availability of plan to all residential addresses within 750' of district boundaries	Staff	14		Between mailing notice and JRB meeting
11/02/12	: Friday	Village convenes Joint Review Board (not less than 14 days but not more than 28 days after notice to taxing bodies) NOTE: Actual meeting date has to be held between 11/2/12 and 11/16/12	Staff, Teska	14		Between mailing notices to taxing districts and JRB meeting
11/13/12	: Tuesday	First publication of public hearing in newspaper (not more than 30 days nor less than 10 days prior to Public Hearing)	Staff	30		Between 1st publication and public hearing
11/20/12	: Tuesday	Second publication of public hearing in newspaper (generally one week after the first notice)	Staff	7		Between 1st and 2nd publication
12/03/12	: Monday	Latest date for mailing public hearing notices by certified mail to all taxpayers, owners of delinquent property, residents, and interested parties in TIF project area (not less than 10 days prior to Public Hearing)	Staff	10		Before public hearing date
11/30/12	: Friday	Latest date for Joint Review Board to adopt an advisory, non-binding recommendation (not later than 30 days from the first JRB meeting)	Joint Review Board	28		Between 1st JRB Meeting
12/13/12	: Thursday	Public Hearing (Any interested person or affected taxing district may file written objections or be heard orally in this forum. The public hearing may be adjourned to another date without any further written notice).	Staff, Teska	55		Between notice to taxing districts and DCEO and public hearing
12/17/12	: Monday	Meeting with the Village Board Committee to discuss public hearing comments (If needed, not required)	Staff, Teska	4		Between public hearing and meeting with COW
01/07/13	: Monday	Earliest date for Village Board to adopt TIF ordinances (not less than 14 days after Public Hearing)	Village Board	25		Between adoption and public hearing
03/13/13	: Wednesday	Latest date for Village Board to adopt TIF ordinances (not more than 90 days after Public Hearing)	Village Board	90		Between adoption and public hearing

Regular Village Board Meetings = 1st and 3rd Monday/month - 7:00 pm
Village Board Committee of Whole Meetings = Thursday before regular VB Meeting - 7:00 pm

JRB Membership: The board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed redevelopment project area at the time that the proposed redevelopment project area is approved, a representative selected by the municipality and a public member. For projects involving a housing study, the public member must be a person who lives in very low, low, or moderate income housing, if a majority of the housing units are occupied by very low, low and moderate residents. The public member shall first be selected and then the board's chairperson shall be selected by a majority of the board members present and voting.