

CITY OF VILLA GROVE
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2018-MC15

**AN ORDINANCE ADOPTING, RATIFYING, APPROVING AND
REAFFIRMING TAX INCREMENT FINANCING FOR THE
REDEVELOPMENT PROJECT AREA OF THE CITY OF
VILLA GROVE, DOUGLAS COUNTY, ILLINOIS**

PASSED BY THE CITY COUNCIL AND
APPROVED BY THE MAYOR OF THE
CITY OF VILLA GROVE, ILLINOIS
THIS THIRTEENTH DAY OF NOVEMBER 2018

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY
OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS THIS FOURTEENTH DAY OF NOVEMBER 2018.**

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November 13, 2018

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REAFFIRMING TAX INCREMENT FINANCING FOR THE
REDEVELOPMENT PROJECT AREA OF THE CITY OF
VILLA GROVE, DOUGLAS COUNTY, ILLINOIS**

WHEREAS, the City of Villa Grove, Douglas County, Illinois, is a Municipality as contemplated under Article VII, Section 7 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of City's powers and functions as granted in the same; and

WHEREAS, the City of Villa Grove, Douglas County, Illinois (the "**Municipality**"), acting through its City Council (the "**Corporate Authorities**") and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the approval of a Tax Increment Redevelopment Financing Plan as Amended (the "**Amended Redevelopment Plan**") including the related redevelopment projects described therein (the "**Amended Redevelopment Projects**"), for the existing Redevelopment Project Area Number One (the boundaries of which are more particularly described in the Amended Redevelopment Plan (defined below) and in Exhibit A attached hereto) ("**the Redevelopment Project Area**") all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "**Act**"); and

WHEREAS, pursuant to Ordinance No. 2018-MC08, adopted August 13, 2018, the Corporate Authorities set 5:30 p.m. on Tuesday, October 9, 2018, at the City Hall, 612 Front Street, Villa Grove, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL, CITY OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, as follows:

SECTION 1: Findings. The Municipality, by its Corporate Authorities, hereby finds as follows:

- A. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Amended Redevelopment Plan.
- B. The Amended Redevelopment Plan and the Amended Redevelopment Projects conform to the comprehensive plan for the development of the Municipality as a whole.

SECTION 2: Adopt Tax Increment Financing. Under and pursuant to the Act, the Municipality hereby adopts, approves and authorizes or hereby reaffirms and ratifies, as the case may be, the application of tax increment financing with respect to the Amended Redevelopment Plan, the Amended Redevelopment Projects and the Redevelopment Project Area.

SECTION 3: Term. The Redevelopment Project Area and the estimated dates of completion of the Amended Redevelopment Projects and the retirement of obligations issued to finance redevelopment project costs shall be not later than December 31 of the year in which the payment to the Municipality's Treasurer is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the original Redevelopment Project Area Number One was adopted. Such estimated date of completion is December 31, 2035.

SECTION 4: Incremental Taxes. The Municipality hereby adopts tax increment financing and directs that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid shall be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract and parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area over and above the initial equalized assessed value of each property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid to the Municipality's Treasurer who shall deposit such taxes into a special fund called the

“Special Tax Allocation Fund” of the Municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 5: The City Clerk shall file or cause to be filed a certified copy of this Ordinance with the County Clerk of Douglas County, Illinois, and under the Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value of all taxable property in the Redevelopment Project Area. In providing such certification, such County Clerk shall continue to use the year 1999 in determining such initial equalized assessed value of each taxable lot, block, tract or parcel of real property in Redevelopment Project Area Number One as originally adopted on April 15, 1999.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law, and shall be published in pamphlet form pursuant to law.

PRESENTED, PASSED, APPROVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, at its regular meeting on this thirteenth day of November, A.D., 2018, by a roll call vote as follows:

Allen, Bruce D. yea

Johnson, Derek S. yea

Blaney, Thelma I. yea

Leon, Michael S. yea

Eversole-Gunter, Cassandra A. X

Stipp, Robert L. absent

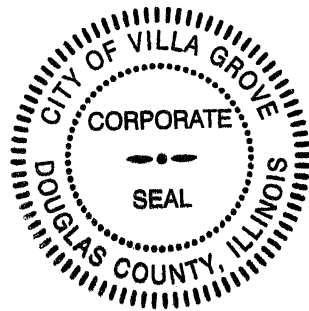
Griffith, Darrel M. yea

APPROVED:

Cassandra A. Eversole-Gunter
CASSANDRA A. EVERSOLE-GUNTER
Mayor

ATTEST:

Michelle L. Osborne
MICHELLE L. OSBORNE
City Clerk



Boundary Legal Description

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 16 North, Range 9 East of the Third Principal Meridian, Douglas County, Illinois: thence Westerly along the South line of the Northwest Quarter of the Northwest Quarter of said Section 14 and the Westerly extension thereof to a point lying on the West Right-of-Way line of Sycamore Street (Illinois Route 130); thence Northerly along the West Right-of-Way line of Sycamore Street (Illinois Route 130) to a point lying on the South line of the Southeast Quarter of Section 10, Township 16 North, Range 9 East of the Third Principal Meridian; thence Westerly along the South line of the Southeast Quarter of said Section 10 to the Southwest corner of a tract described as the East 65.50 acres of the Southeast Quarter of said Section 10; thence Northerly along the West line of said tract to the Northwest corner of said tract, said corner lying on the North line of the Southeast Quarter of said Section 10; thence Westerly along the North line of the Southeast Quarter of said Section 10 to a point lying on the Southerly Right-of-Way line of Railroad Street; thence Northeasterly along the Southerly Right-of-Way line of Railroad Street to a point lying on the Southerly extension of the West Right-of-Way line of Oak Street; thence Northerly along the West Right-of-Way line of Oak Street and the Southerly extension thereof to a point lying on the South Right-of-Way line of Harrison Street; thence Westerly along the South Right-of-Way line of Harrison Street to a point lying on the West Right-of-Way line of Pine Street; thence Northerly along the West Right-of-Way line of Pine Street to a point lying on the North Right-of-Way line of Vine Street; thence Easterly along the North Right-of-Way line of Vine Street to the Southeast corner of Lot 1 in Block 2 of F. G Gamin's Addition to the City of Villa Grove; thence Northerly along the East line said Lot 1 and the Northerly extension thereof to a point on the centerline of the Embarrass River; thence Northwesterly along the centerline of the Embarrass River to a point on the Easterly extension of the North line of Lot 1 in Block 2 of John B. Barrick's Addition to the City of Villa Grove; thence Westerly along the North line of said Lot 1 and the easterly extension thereof to the Northwest corner of said Lot 1; thence Westerly to the Northeast corner of Lot 3 in Block 3 of Fry and Hessler's Addition to the City of Villa Grove; thence Westerly along the North line of Lots 3, 4, 5, 6, 7, and 8 in Block 3 of Fry and Hessler's Addition to the City of Villa Grove to the Northwest corner of Lot 8 in Block 3 of said Fry and Hessler's Addition; thence Westerly to the Northeast corner of Lot 1 in Block 3 of Hessler and Erwin's First Addition to the City of Villa Grove; thence Westerly along the North line of Lots 1, 2, and 3 in Block 3 of Hessler and Erwin's First Addition to the City of Villa Grove to the Northwest corner of Lot 3 in Block 3 of said Hessler and Erwin's First Addition; thence Northerly along the East line of Lots 11 and 14 and the Southerly extension thereof of Rogers Subdivision of Outlot "A" of Hessler and Erwin's First Addition to the City of Villa Grove to the Northeast corner of said Lot 11; thence Westerly along the North line of said Lot 11 and the Westerly extension thereof to a point lying on the West Right-of-Way line of Richman Street; thence Northerly along the West Right-of-Way line of Richman Street to the Northeast corner of Lot 5 in Block 4 of Hessler and Erwin's Second Addition to the City of Villa Grove; thence Westerly along the North line of Lot 5 in Block 4 of said Hessler and Erwin's Second Addition and the Westerly extension thereof to the Northeast corner of Lot 6 in Block 4 of said Hessler and Erwin's Second Addition; thence Westerly along the North line of Lot 6 in Block 4 of said Hessler and Erwin's Second Addition and the Westerly extension thereof to a point lying on the West Right-of-Way line of Douglas Street; thence Northerly along the West Right-of-Way line of Douglas Street to a point on the South Right-of-Way line of Crawford Avenue, said point being the Northeast corner of Lot 1 of Henson and Wegeng's Subdivision of Outlot "A" of Hessler and Erwin's Third Addition to the City of Villa Grove; thence Northeasterly to the Southeast corner of Lot 1 of Kracht's Addition to the City of Villa Grove; thence Northerly along the East line of Lot 1 of said Kracht's Addition to the Northeast corner of Lot 1 of said Kracht's Addition; thence Westerly along the North line of Lots 1, 2, 3, 4, 5, and 6 of said Kracht's Addition and the Westerly extension thereof to a point lying on the West line of the Southeast Quarter of Section 3, Township 16 North, Range 9 East of the Third Principal Meridian; thence Northerly along the West line of the Southeast Quarter of said Section 3 and the West line of the Northeast Quarter of said Section 3 to a point on the centerline of the Embarrass River; thence Southeasterly along the centerline of the Embarrass River to a point lying on the West line of the East Half of the Southeast Quarter of said Section 3; thence Northerly along the West line of the East Half of the Southeast Quarter of said Section 3 to a point lying on the South Right-of-Way line of McCoy Avenue; thence Easterly along the South Right-of-Way line of McCoy Avenue to a point lying on the Southerly extension of the East line of Lots 6, 7, 8, 9, and 10 of Paul McCoy's Subdivision of part of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 3, Township 16 North, Range 9 East of the Third Principal Meridian; thence Northerly along the East line of Lots 6, 7, 8, 9, and 10 of said Paul McCoy's Subdivision and the Southerly and Northerly extensions thereof to a point lying on the South line of the Northeast Quarter of Section 3, Township 16 North, Range 9 East of the Third Principal Meridian; thence Westerly along the South line of the Northeast Quarter of said Section 3 to a point lying on the East line of the West 495.00 feet (30 rods) of the Northeast Quarter of said Section 3; thence Northerly along the East line of the West 495.00 feet (30 rods) of the Northeast Quarter of said Section 3 to a point lying on the North line of the Northeast Quarter of said Section 3; thence Easterly along the North line of the Northeast Quarter of said Section 3 to the Northwest corner of the North 210 feet of the East 258 feet of the Northeast Quarter of said Section 3; thence Southerly along the West line of the North 210 feet of the East 258 feet of the Northeast Quarter of said Section 3 to the Southwest corner of the North 210 feet of the East 258 feet of the Northeast Quarter of said Section 3; thence Easterly along the South line of the

North 210 feet of the East 258 feet of the Northeast Quarter of said Section 3 and the Easterly extension thereof to a point lying on the East Right-of-Way line of Sycamore Street (Illinois Route 130); thence Southerly along the East Right-of-Way line of Sycamore Street (Illinois Route 130) to a point on the South line of the North 385 feet of the West 258 feet of the Northwest Quarter of Section 2, Township 16 North, Range 9 East of the Third Principal Meridian; thence Easterly along the South line of the North 385 feet of the West 258 feet of the Northwest Quarter of said Section 2 to the Southeast corner of the North 385 feet of the West 258 feet of the Northwest Quarter of said Section 2; thence Northerly along the East line of the North 385 feet of the West 258 feet of the Northwest Quarter of said Section 2 to a point lying on the North line of the Northwest Quarter of said Section 2; thence Easterly along the North line of the Northwest Quarter of said Section 2 to the Northeast corner of the West 42.52 acres of the Northwest Quarter of said Section 2; thence Southerly along the East line of the West 42.52 acres of the Northwest Quarter of said Section 2 to a point lying on the South line of the Northwest Quarter of said Section 2; thence Westerly along the South line of the Northwest Quarter of said Section 2 to a point lying 295 feet East of the Northwest corner of the Southwest Quarter of said Section 2; thence Southerly along a line lying 295 feet East of and parallel to the West line of the Southwest Quarter of said Section 2 for a distance of 693.5 feet; thence Westerly along a line being parallel with the North line of the Southwest Quarter of said Section 2 to a point lying on the East Right-of-Way line of Sycamore Street (Illinois Route 130); thence Southerly along the East Right-of-Way line of Sycamore Street (Illinois Route 130) to a point lying 300 feet North of the South line of the Southwest Quarter of said Section 2; thence Easterly along a line lying 300 feet North of and parallel to the South line of the Southwest Quarter of said Section 2 to a point on the centerline of the Embarrass River; thence Southeasterly along the centerline of the Embarrass River to a point lying on the South Right-of-Way line of Harrison Avenue; thence Westerly along the South Right-of-Way line of Harrison Avenue to a point on the East Right-of-Way line of Spruce Street; thence Southerly along the East Right-of-Way line of Spruce Street and the Southerly extension thereof to a point lying on the South Right-of-Way line of the Union Pacific Railroad; thence Northeasterly along the South Right-of-Way line of the Union Pacific Railroad to the Northwest corner of Lot 37 of the Country Club Subdivision in the City of Villa Grove; thence Southerly along the West line of Lots 37, 38, 39, 40, 41, 42, 43, and Tract "B" of said Country Club Subdivision to a corner on the West line of said Tract "B"; thence Southeasterly along the Westerly line of Tract "B" and Lot 44 of said Country Club Subdivision to the Westerly corner of Tract "A" of said Country Club Subdivision; thence Northeasterly along the Northerly line of said Tract "A" to the Southwest corner of Lot 53 of said Country Club Subdivision; thence Southeasterly along the Northerly line of said Tract "A" to a point lying on the West Right-of-Way line of Birch Lane; thence Southerly along the West Right-of-Way line of Birch Lane, said Right-of-Way line being a curve concave to the East having a radius of 50 feet, to the Southeasterly corner of said Tract "A"; thence Southwesterly along the Southerly line of said Tract "A" to the Southerly corner of said Tract "A"; thence Southeasterly along the Westerly line of Lot 45 of said Country Club Subdivision to the Southwest corner of said Lot 45; thence Easterly along the South line of Lots 45, 46, 47, 48, 4, 3, 2, and 1 of said Country Club Subdivision and the Easterly extension thereof to a point lying on the East Right-of-Way line of Henson Road; thence Southerly along the East Right-of-Way line of Henson Road to a point lying 400 feet North of the Easterly extension of the South line of the Northwest Quarter of Section ii, Township 16 North, Range 9 East of the Third Principal Meridian; thence Westerly along a line lying 400 feet North of and parallel to the South line of the Northwest Quarter of said Section 11 and the Easterly extension thereof to a point lying 800 feet West of the East line of the Northwest Quarter of said Section 11, said line being the South line of Henson Park; thence Northerly along a line being parallel to the East line of the Northwest Quarter of said Section 11 for a distance of 80 feet, said line being the South line of Henson Park; thence Westerly along a line lying 480 feet North of and parallel to the South line of the Northwest Quarter of said Section 11 to a point on the centerline of the Embarrass River, said line being the South line of Henson Park; thence Southwesterly along the centerline of the Embarrass River to a point lying on the Easterly extension of the North Right-of-Way line of Cleveland Avenue; thence Westerly along the Easterly extension of the North Right-of-Way line of Cleveland Avenue to the Southeast corner of Block 11 of Johnson's Second Addition to the City of Villa Grove; thence Northerly along the East line of said Johnson's Second Addition to the Northeast corner of Lot 1 in Block 5 of said Johnson's Second Addition; thence Westerly along the North line of Lot 1 in Block 5 of said Johnson's Second Addition to the Northwest corner of Lot 1 in Block 5 of said Johnson's Second Addition; thence Westerly to the Northeast corner of Lot 1 in Block 4 of said Johnson's Second Addition, said corner lying on the South Right-of-Way line of Jackson Street; thence Westerly along the South Right-of-Way line of Jackson Street to a point lying on the East Right-of-Way line of Spruce Street; thence South along the East Right-of-Way line of Spruce Street to a point lying on the North line of the Southwest Quarter of the Southwest Quarter of Section 11, Township 16 North, Range 9 East of the Third Principal Meridian; thence Easterly along the North line of the Southwest Quarter of the Southwest Quarter of said Section 11 to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 11; thence Southerly along the East line of the Southwest Quarter of the Southwest Quarter of said Section 11 to the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 11; thence Southerly along the East line of the Northwest Quarter of the Northwest Quarter of Section 14, Township 16 North, Range 9 East of the Third Principal Meridian to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 14, said corner being the Point of Beginning,

EXCEPT: A part of the of the Southeast Quarter of Section 10, Township 16 North, Range 9 East of the Third Principal Meridian described \ as follows: Beginning at a point in the North line of said Southeast Quarter 165 feet West of the Northeast corner thereof; thence East 165 feet to said Northeast corner; thence South 400 feet; thence West 100 feet; thence North parallel with the East line of said Southeast Quarter, 290 feet; thence Northwesterly 127.8 feet to the place of beginning; and, Beginning 1 65 feet West of the Northeast corner of said Southeast Quarter; thence. West 150 feet; thence South 110 feet; thence East 215 feet; thence deflecting 120 degrees 35' to the left measure Northwesterly 127.8 feet to the place of beginning.

ALSO EXCEPT: A part of the of the Southwest Quarter of the Southwest Quarter of Section 11, Township 16 North, Range 9 East of the Third Principal Meridian described as follows: Beginning at the Northwest corner thereof, measure East 40 feet for a place of beginning; thence East 286.01 feet; thence South 152.30 feet; , thence West 286.01 feet; thence North 152.30 feet to the place of beginning; and, From the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 11 measure Southerly on the West line of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 11 for 2.6 feet; thence deflect 90 degrees to the left Easterly for 44.95 feet; thence deflect 90 degrees 59' 30" to the right Southerly along the East Right-of-Way line of Illinois Route 130 for 152.3 feet to a point for the place of beginning. From the place of beginning deflect 90 degrees 59' 30" to the left Easterly for 286.01 feet; thence deflect 90 degrees 59' 30" to the right Southerly for 240 feet; thence deflect 89 degrees 00' 30" to the right Westerly for 286.01 feet; thence deflect 89 degrees 00' 30" to the right Northerly along the said Right-of- Way line for 240 feet to the place of beginning.

ALSO EXCEPT: Lot 12 in Block 2 of the Riverside Addition to the City of Villa Grove, Illinois.