

ORDINANCE NO. 21-004

**CITY OF MONMOUTH
WARREN COUNTY, ILLINOIS**

**AN ORDINANCE PROVIDING FOR AND
APPROVING THE FIRST AMENDMENT
to the
MONMOUTH DOWNTOWN/BROADWAY CORRIDOR
TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS,
ON THE 19TH DAY OF JANUARY, 2021.**

ORDINANCE NO. 21-004

CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS

**AN ORDINANCE PROVIDING FOR AND APPROVING
THE FIRST AMENDMENT TO THE
MONMOUTH DOWNTOWN/BROADWAY CORRIDOR TIF DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS**

WHEREAS, on August 11, 1999, the City of Monmouth, Warren County, an Illinois Home Rule Municipality (the “City”), by its duly elected Mayor and City Council hereto approved a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) (the “Act”) for the **“Monmouth Downtown/Broadway Corridor Tax Increment Financing (TIF) District”** (the “TIF District”); and

WHEREAS, on September 17, 2018, the City adopted an Ordinance to extend the term of the Downtown/Broadway Corridor TIF District for an additional twelve (12) years for a total of thirty-five (35) years, as approved by the Illinois Legislature in SB 2304 and signed by the Governor of the State of Illinois on August 19, 2018 (Public Act 100-0967); and

WHEREAS, the City now desires to amend the Redevelopment Project Area, Plan and Projects (“First Amendment”) for the TIF District pursuant to the TIF Act, by removing portions of the original Redevelopment Project Area as described in **Exhibit A** and illustrated in **Exhibit B**, thereby reducing the size of the Redevelopment Project Area; and

WHEREAS, the Monmouth Downtown/Broadway Corridor TIF District Redevelopment Project Area as amended is legally described in the Amended Legal Description attached hereto as **Exhibit C** and shown in the Amended Boundary Map attached hereto as **Exhibit D**, and

WHEREAS, the First Amendment does not add additional parcels of property to the Redevelopment Project Area; substantially affect the general land uses established in the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; increase the total estimated Redevelopment Project Costs set out in the Redevelopment Plan; add additional Redevelopment Project Costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan; or increase the number of inhabited residential units to be displaced from the Redevelopment Project Area to a total of more than 10, as measured from the time of creation of the Area; and

WHEREAS, the First Amendment is consistent with the Plan and Projects and has been reviewed by the Mayor and the City Council is generally informed of this Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS:

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Monmouth Downtown/Broadway Corridor TIF District Redevelopment Project Area, Plan and Projects as originally described in **Exhibit A** is hereby amended to remove portions of the original Redevelopment Project Area as illustrated in **Exhibit B**, thereby reducing the size of the TIF District.
3. The Monmouth Downtown/Broadway Corridor TIF District Legal Description as Amended by this First Amendment and attached hereto as **Exhibit C**, and the Boundary Map as Amended by this First Amendment and attached hereto as **Exhibit D** are hereby approved.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.
5. All ordinances and parts of ordinances in conflict herewith are repealed.

(The remainder of this page is intentionally blank.)

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Monmouth, Warren County, Illinois on the 19th day of January, 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE	NAY	ABSTAIN	ABSENT	RECUSE
Justin Thomas					
Tony Cook					
Susan Twomey					
Brian Daw					
Juan Pinedo					
Dan Heatherly					
Mary Kelly					
Rod Davies, Mayor					
TOTAL VOTES:					

APPROVED:

ATTEST:

Mayor

City Clerk

EXHIBITS (ATTACHED):

EXHIBIT A: Original Legal Description of Monmouth Downtown-Broadway Corridor TIF District

EXHIBIT B: Areas to be Removed from the Monmouth Downtown-Broadway Corridor TIF District by First Amendment

EXHIBIT C: Monmouth Downtown-Broadway Corridor TIF District Legal Description as Amended (First Amendment)

EXHIBIT D: Monmouth Downtown-Broadway Corridor TIF District Boundary Map as Amended (First Amendment)

EXHIBIT A

MONMOUTH DOWNTOWN/BROADWAY CORRIDOR TIF DISTRICT ORIGINAL LEGAL DESCRIPTION

THAT PART OF THE CITY OF MONMOUTH BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST BOSTON AVENUE AND THE EAST LINE OF SECOND STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SECOND AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTH B STREET; THENCE NORTH TO THE SOUTH LINE OF BLOCK 16 IN COBURN'S ADDITION; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 16 AND SAID SOUTH LINE EXTENDED WEST TO THE WEST LINE OF SOUTH C STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST FIRST AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTH D STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 5 IN BLOCK 11 OF COBURN'S ADDITION; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 4 IN SAID BLOCK 11; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 2.5 FEET OF SAID LOT 4; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF SOUTH E STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF WEST FIRST AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE EXTENDED SOUTH OF BLOCK 1 OF WEST PARK ADDITION; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE EAST AND WEST 16 FOOT PUBLIC ALLEY IN SAID BLOCK 1; THENCE WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST TO THE WEST LINE OF SOUTH H STREET; THENCE NORTH TO THE NORTH LINE OF LOT 11 IN BLOCK 2 OF SUNSET VIEW ADDITION; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE EXTENDED WEST TO THE EAST LINE OF SOUTH I STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF WEST FIRST AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTH SUNNY LANE; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-044-112-00; THENCE WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST TO THE EAST LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-044-090-00; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LAND; THENCE WEST TO THE EAST LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-044-125-00; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LAND; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LAND; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST BROADWAY; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE EXTENDED SOUTH OF THE LAND HAVING A PERMANENT INDEX NO. 09-030-030-00; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST BOSTON AVENUE; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-030-030-00; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF WEST BROADWAY; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 20 IN BLOCK 2 OF COLES ADDITION; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 20; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE WEST LINE OF NORTH I STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE EXTENDED WEST OF THE EAST AND

WEST 16 FOOT PUBLIC ALLEY IN BLOCK 2 OF MARTIN'S SECOND ADDITION; THENCE EAST ALONG SAID NORTH LINE EXTENDED EAST TO THE WEST LINE OF PART OF THE SOUTHEAST 30 OF LANDS IN THE CITY; THENCE SOUTH TO THE SOUTH LINE OF LOT 2 IN SAID PART OF THE SOUTHEAST 30 OF LANDS IN THE CITY; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1 IN SAID PART OF THE SOUTHEAST 30; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE WEST LINE OF LOT 4 OF BLOCK 5 OF COBURN'S ADDITION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF NORTH E STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF WEST ARCHER STREET; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF NORTH D STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 3 IN BLOCK 7 OF COBURN'S ADDITION; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE WEST LINE OF BLOCK 8 OF COBURN'S ADDITION; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-245-060-00; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LAND; THENCE SOUTH ALONG SAID EAST LINE THE SOUTH LINE OF LOT 3 IN SAID BLOCK 8; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-245-059-00; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LAND; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF THE NORTH AND SOUTH 16.5 FOOT PUBLIC ALLEY; THENCE SOUTH TO THE NORTH LINE OF LOT 6 IN SAID BLOCK 8; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE WEST LINE OF NORTH B STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF BOSTON AVENUE; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING (EXCEPT BLOCK 12 OF OLD TOWN PLAT; AND EXCEPT THE LAND HAVING A PERMANENT INDEX NO. 09-205-076-00) IN WARREN COUNTY, ILLINOIS.

EXHIBIT B

MONMOUTH DOWNTOWN/BROADWAY CORRIDOR TIF DISTRICT
AREAS TO BE REMOVED BY FIRST AMENDMENT

CITY OF MONMOUTH, ILLINOIS
Downtown/Broadway Redevelopment Area as Amended, First Amendment

□ Downtown/Broadway Redevelopment Area as Amended

□ Area Removed from Downtown/Broadway Redevelopment Area by First Amendment



January - 2021

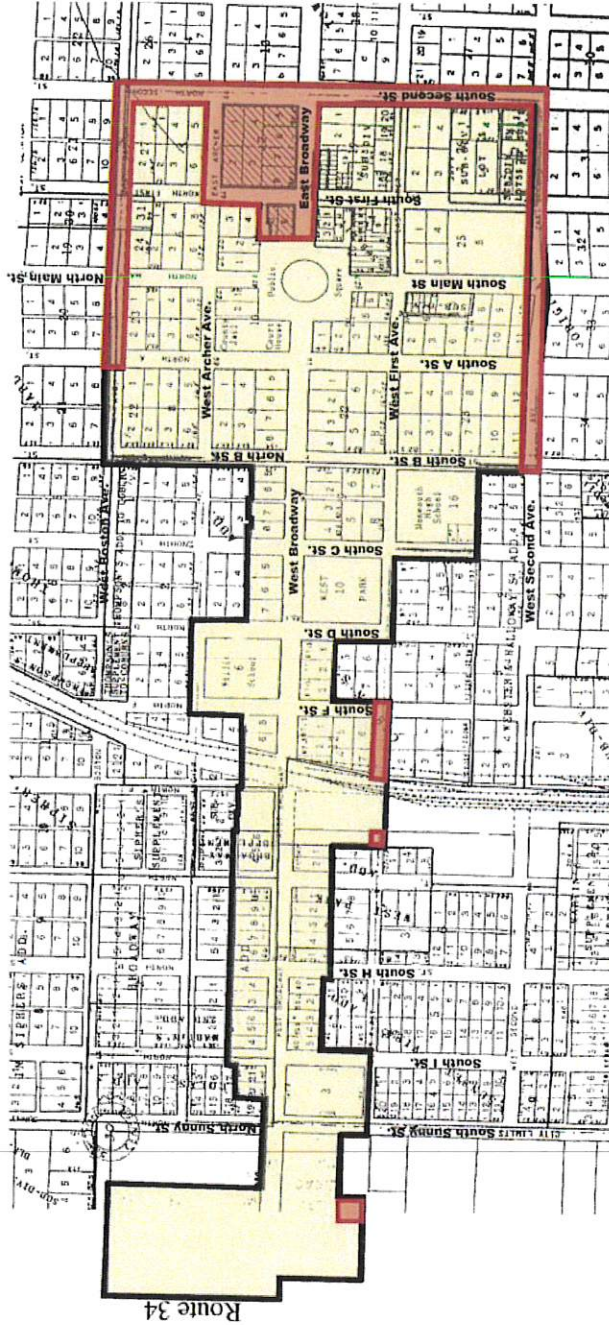


EXHIBIT C

**MONMOUTH DOWNTOWN/BROADWAY CORRIDOR TIF DISTRICT
LEGAL DESCRIPTION AS AMENDED (FIRST AMENDMENT)**

THAT PART OF THE CITY OF MONMOUTH BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF EAST BOSTON AVENUE AND THE WEST
LINE OF NORTH SECOND STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF
EAST ARCHER AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SOUTH FIRST
STREET; THENCE ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 5, BLOCK 11 OF THE
O.T.P. OF MONMOUTH; THENCE ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST
CORNER OF SAID LOT 5; THENCE SOUTH, ALONG THE WEST LINES OF SAID LOT 5 AND LOT 6
EXTENDED SOUTH TO THE SOUTH LINE EAST BROADWAY; THENCE EAST, ALONG SAID SOUTH LINE
TO THE WEST LINE OF SOUTH SECOND STREET; THENCE ALONG SAID WEST LINE TO THE NORTH
LINE OF WEST SECOND AVENUE; THENCE ALONG SAID NORTH LINE TO THE WEST LINE OF SOUTH
B STREET; THENCE NORTH TO THE SOUTH LINE OF BLOCK 16 IN COBURN'S ADDITION; THENCE WEST
ALONG THE SOUTH LINE OF SAID BLOCK 16 AND SAID SOUTH LINE EXTENDED WEST TO THE WEST
LINE OF SOUTH C STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST
FIRST AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTH D STREET;
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 5 IN BLOCK 11 OF COBURN'S
ADDITION; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 4 IN SAID BLOCK 11;
THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 2.5 FEET OF SAID LOT 4; THENCE WEST ALONG
SAID SOUTH LINE TO THE EAST LINE OF SOUTH E STREET; THENCE SOUTH ALONG SAID EAST LINE
TO THE NORTH LINE OF WEST FIRST AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE
EASTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD IN BLOCK 12 OF COBURN'S ADDITION
TO THE CITY OF MONMOUTH; THENCE SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY OF SAID
FORMER RAILROAD EXTENDED SOUTH TO THE SOUTH LINE OF SAID WEST FIRST AVENUE; THENCE
WEST ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FORMER RAILROAD;
THENCE NORTH ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTH LINE OF SAID WEST FIRST
AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 4, BLOCK
1 OF WEST PARK ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH
LINE OF THE EAST AND WEST 16 FOOT PUBLIC ALLEY IN SAID BLOCK 1; THENCE WEST ALONG SAID
SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST TO THE WEST LINE OF SOUTH H STREET;
THENCE NORTH TO THE NORTH LINE OF LOT 11 IN BLOCK 2 OF SUNSET VIEW ADDITION; THENCE
WEST ALONG SAID NORTH LINE AND THE NORTH LINE EXTENDED WEST TO THE EAST LINE OF
SOUTH I STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF WEST FIRST
AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTH SUNNY LANE;
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE LAND HAVING A PERMANENT
INDEX NO. 09-044-112-00; THENCE WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED
WEST TO THE EAST LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-044-125-00; THENCE
SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LAND; THENCE WEST TO THE WEST

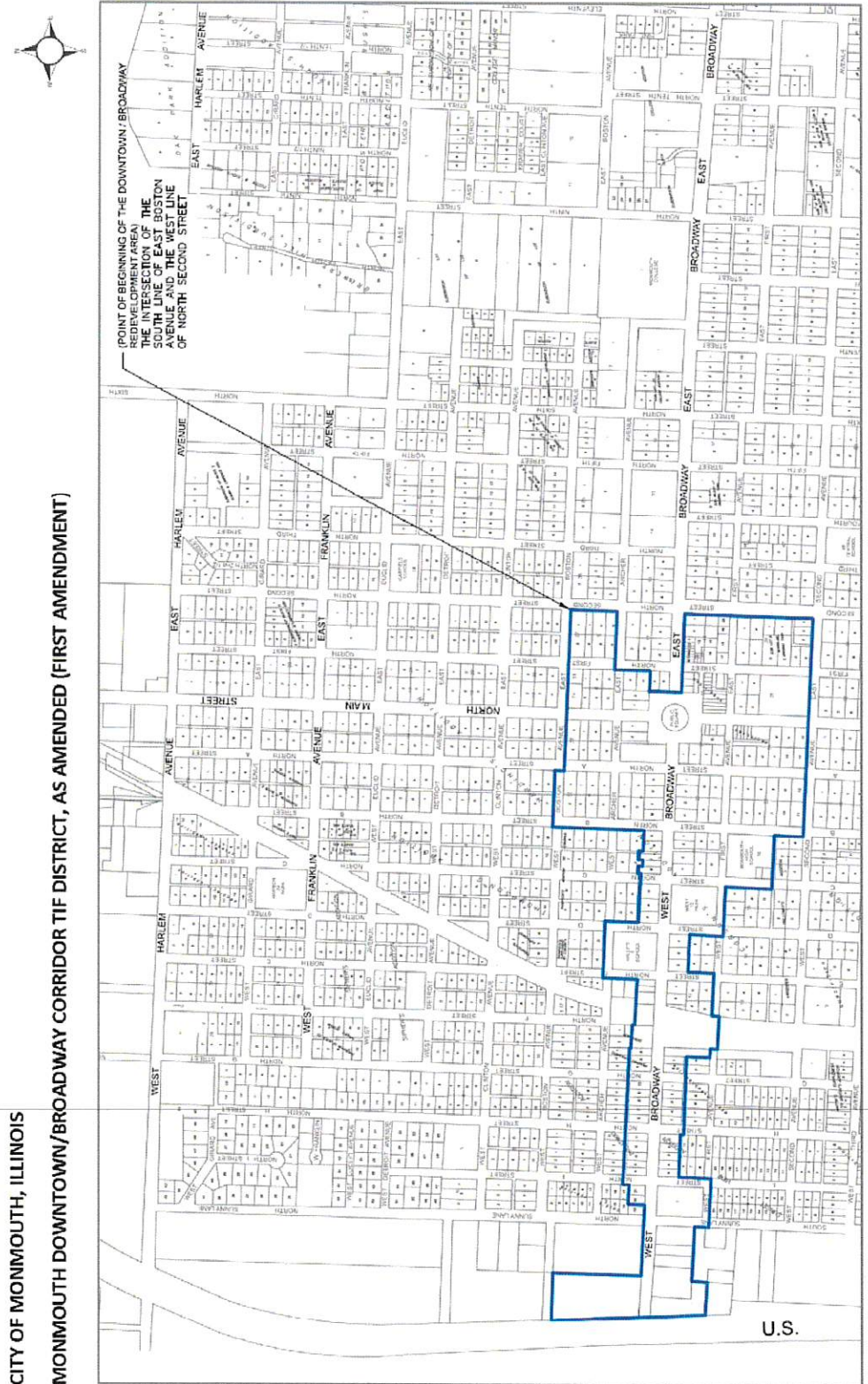
LINE OF SAID LAND; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST BROADWAY; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE EXTENDED SOUTH OF THE LAND HAVING A PERMANENT INDEX NO. 09-044-199-00; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST BOSTON AVENUE; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-044-199-00; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF WEST BROADWAY; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 20 IN BLOCK 2 OF COLLS ADDITION; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 20; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE WEST LINE OF NORTH I STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE EXTENDED WEST OF THE EAST AND WEST 16 FOOT PUBLIC ALLEY IN BLOCK 2 OF MARTIN'S SECOND ADDITION; THENCE EAST ALONG SAID NORTH LINE EXTENDED EAST TO THE WEST LINE OF PART OF THE SOUTHEAST 30 OF LANDS IN THE CITY; THENCE SOUTH TO THE SOUTH LINE OF LOT 2 IN SAID PART OF THE SOUTHEAST 30 OF LANDS IN THE CITY; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1 IN SAID PART OF THE SOUTHEAST 30; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE WEST LINE OF LOT 4 OF BLOCK 5 OF COBURN'S ADDITION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF NORTH B STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF WEST ARCHER STREET; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF NORTH D STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 3 IN BLOCK 7 OF COBURN'S ADDITION; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE WEST LINE OF BLOCK 8 OF COBURN'S ADDITION; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-245-060-00; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LAND; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 3 IN SAID BLOCK 8; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE LAND HAVING A PERMANENT INDEX NO. 09-245-059-00; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LAND; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF THE NORTH AND SOUTH 16.5 FOOT PUBLIC ALLEY; THENCE SOUTH TO THE NORTH LINE OF LOT 6 IN SAID BLOCK 8; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE WEST LINE OF NORTH B STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF WEST BOSTON AVENUE; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF NORTH A STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST BOSTON AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF WEST BOSTON AVENUE THE POINT OF BEGINNING.

Prepared by The Jones Corporation, Consulting Engineer to the City of Monmouth, Illinois

January 12, 2021

EXHIBIT D

MONMOUTH DOWNTOWN/BROADWAY CORRIDOR TIF DISTRICT BOUNDARY MAP AS AMENDED (FIRST AMENDMENT)



CITY OF MONMOUTH, ILLINOIS
MONMOUTH DOWNTOWN/BROADWAY CORRIDOR TIF DISTRICT, AS AMENDED (FIRST AMENDMENT)

This boundary map was prepared at the request of The Economic Development Group, Ltd. for the City of Monmouth by Jones Surveying & Engineering Corp., 103 East Broadway, Monmouth, Illinois 61462. The boundary is illustrative of the Monmouth Downtown/Broadway Corridor TIF District Redevelopment Project Area, as amended by First Amendment. This map is not to scale.