

CITY OF LEROY

ILLINOIS

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ORDINANCE NO. 275

AN ORDINANCE AUTHORIZING PAYMENT OF CERTAIN STATE OF ILLINOIS TAX INCREMENT REVENUES TO THE CITY OF LEROY, FOR DEPOSIT TO THE LEROY, FIRST TAX INCREMENT FINANCING DISTRICT SPECIAL TAX ALLOCATION FUND.

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ADOPTED BY THE CITY COUNCIL OF THE

CITY OF LEROY, ILLINOIS,

THIS 2nd DAY OF June, 1986.

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Published in pamphlet form by  
authority of the City Council  
of the City of LeRoy, McLean  
County, Illinois, this 2nd day  
of June, 1986.

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AN ORDINANCE AUTHORIZING PAYMENT OF CERTAIN STATE OF ILLINOIS TAX INCREMENT REVENUES TO THE CITY OF LEROY FOR DEPOSIT TO THE LEROY FIRST TAX INCREMENT FINANCING DISTRICT SPECIAL TAX ALLOCATION FUND.

WHEREAS, the City of LeRoy, McLean County, Illinois, an Illinois municipal corporation, did adopt tax increment financing by Ordinance No. 221 on November 5, 1984, and in connection therewith did designate a tax increment redevelopment projects area known as LeRoy First Tax Increment Financing District, and said district is at the time of the adoption of this ordinance still in full force and effect, and

WHEREAS, the State of Illinois has adopted certain legislation through Public Act 84-1090, effective January 1, 1986, adding Chapter 24, Paragraph 11-74.4-8A, Payments to Municipalities-Special Tax Allocation Funds, of the Illinois Revised Statutes 1985 (as amended), and

WHEREAS, the City of LeRoy, McLean County, Illinois, now wishes to provide for payment to said City of certain tax increment revenues from the state and local taxes as specified in the aforesaid paragraph of Chapter 24, and to facilitate such payment of tax increment revenues does hereby intend to adopt an ordinance sufficient to provide for the same,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of LeRoy, McLean County, Illinois, in lawful meeting assembled, as follows:

Section 1. The City of LeRoy, McLean County, Illinois, does by this ordinance authorize the Department of Revenue of the State of Illinois, according to rules and regulations established or to be established by the Department, to annually certify and pay to the City of LeRoy an amount equal to the increase in the aggregate amount of taxes paid by retailers and servicemen on transactions and places of businesses located within the associated redevelopment project area (LeRoy First Tax Increment Financing District, the legal description of which is attached hereto as Exhibit 1) pursuant to the Municipal Retailers' Occupation Tax Act (Paragraph 8-11-1, Ch. 24, Illinois Revised Statutes 1984 (as amended)), the Retailers' Occupation Tax Act (Paragraph 440 et seq., Ch. 120, Illinois Revised Statutes 1985 (as amended)), and the Service Occupation Tax Act (Paragraph 439.101, et seq., Chapter 120, Illinois Revised Statutes 1985 (as amended)) for as

long as the aforesaid Redevelopment Project Area exists, over and above the aggregate amount of such taxes as certified by the Illinois Department of Revenue and paid under those acts by retailers and servicemen on transactions and places of business located in the redevelopment project area during the calendar year immediately prior to the year in which the City of LeRoy adopted tax increment allocation for financing.

Section 2. The City of LeRoy, McLean County, Illinois, does by this ordinance authorize the Department of Revenue of the State of Illinois, according to rules and regulations established or to be established by the Department, to annually certify and pay to the City of LeRoy an amount equal to the aggregate increase in State and local electric, gas and tele-communication charges imposed on owners and tenants of properties located within the aforesaid redevelopment project area (LeRoy First Tax Increment Financing District, the legal description of which is attached hereto and incorporated herein as Exhibit 1) under Paragraphs (a) and (b) of Section 36 of "An Act Concerning Public Utilities", approved June 29, 1921, as amended (Paragraph 36, Ch. 1112/3, Illinois Revised Statutes 1985 (as amended)), or by a similar provision of a successor Act or as long as the Redevelopment Project Area aforesaid exists, over and above the aggregate amount of such charges, as certified by the Illinois Department of Revenue and paid by owners and tenants of properties located within the aforesaid Redevelopment Project Area during the calendar year immediately prior to the year of the adoption of the ordinance authorizing tax increment allocation financing.

Section 3. Payments authorized under this Section shall be deposited by the treasurer of the City of LeRoy into the appropriate special tax allocation fund of the city and shall be used only for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

Section 4. All officers and agents of the City of LeRoy, including the Mayor of the City and the City Clerk, the City Attorney, and City Treasurer, are hereby authorized to provide any and all information that may be required from time to time by the State of Illinois Department of Revenue, Department of Commerce and Community Affairs, or any other agency or officer of the State of Illinois in accordance with rules and regulations established by any officer or agency of the State of Illinois in regard to the collection of the aforesaid tax increments of the aforesaid State and municipal taxes. Further, the City Clerk is hereby directed to promptly serve, either in person or by certified mail, return receipt requested, a certified copy of this ordinance.\* All city officers and agents, including the Mayor, City Clerk, City Attorney and City Treasurer, are further hereby authorized to submit from time to time, as requested, to the Department of Revenue, Department of Commerce and Community Affairs, or any other state officer or agency, accountings of all expenditures of amounts in the special tax allocation fund as may be required from time to time by the State of Illinois or any of its officers or agents, and statements or reports setting forth information regarding all receipts and expenditures of the special tax allocation fund as well as amounts expended from all sources for redevelopment project costs within the Tax Increment Finance District Area previously

\*on the State of Illinois Department of Revenue

described, a copy of which legal description is attached hereto as Exhibit 1, as well as any additional information required from time to time by any officer or agency of the State of Illinois. All officers and agents of the City of LeRoy shall further comply with all applicable rules and regulations as may be established from time to time by the Department of Revenue, or any other agency or officer of the State of Illinois, in regard to the collection of the aforesaid tax increment amounts including requirements for rendering accountings and statements of information from time to time.

Section 5. This ordinance, including all of the foregoing provisions, shall be given full force and effect as provided by and in accordance with the aforesaid Public Act adopted by the Legislature of the State of Illinois and all rules and regulations adopted in accordance with said act and any amendments thereto.

Section 6. This ordinance shall be in full force and effect from and after its passage by the City Council of the City of LeRoy, Illinois, approval by the Mayor thereof, and publication in pamphlet form as required by law.

PASSED by the Mayor and City Council of the City of LeRoy, Illinois, on the 2nd day of June, 19 86.

ALDERMEN ELECTED 6

ALDERMEN PRESENT 6

AYES Patrick Derby, Gary Builta, Jon Winston, Jerry Davis, Michael Hillard, David King

NAYS None

Juanita Dagley  
Juanita Dagley, City Clerk of  
the City of LeRoy, Illinois  
By Sue Marcum, Asst. City Clerk

APPROVED by the Mayor of the City of LeRoy, Illinois, this 2nd day of June, 19 86.

Jack Moss  
Jack Moss, Mayor of the City of LeRoy,  
Illinois

ATTEST:

(Seal)

Juanita Dagley  
Juanita Dagley, City Clerk of  
the City of LeRoy, Illinois

By Sue Marcum  
Asst City Clerk

Beginning at the point where the southerly extension of the West right-of-way line of West Street intersects the South right-of-way line of Vine Street, all in the City of LeRoy, McLean County, Illinois, as per the plat of said streets (Point of Beginning); thence northerly along the said West right-of-way line of West Street to the intersection of said right-of-way line with the North right-of-way line of Cherry Street, as platted, in the City of LeRoy, Illinois; thence easterly along the North right-of-way line of Cherry Street to the intersection of that line with the East right-of-way line of Pearl Street, as platted, in the City of LeRoy, Illinois; thence southerly along said East right-of-way line to the intersection of that right-of-way line with the South right-of-way line of Pine Street, as platted, in the City of LeRoy, Illinois; thence westerly along said South right-of-way line of Pine Street to the intersection of that right-of-way line with the East right-of-way line of East Street, as platted, in the City of LeRoy, Illinois; thence southerly along said East right-of-way line to the intersection of that line with the South right-of-way line of Cedar Street, as platted, in the City of LeRoy, Illinois; thence westerly along said South right-of-way line to the intersection of that right-of-way line with the East right-of-way line of Chestnut Street, as platted, in the City of LeRoy, Illinois; thence southerly along the said East right-of-way line to the Northerly right-of-way line of the Conrail railroad; thence Southeasterly along said railroad right-of-way line to the North right-of-way line of Vine Street, as platted, in the City of LeRoy, Illinois; thence easterly along said North right-of-way line to the intersection of that right-of-way line with the southerly extension of the West right-of-way line of East Street, as platted, in the City of LeRoy, Illinois; thence southerly on the West right-of-way line of East Street, as platted, to the northerly right-of-way line of the Conrail Railroad; thence southeasterly on said right-of-way line to the South line of Lot 1 in the Subdivision of part of Section 21, Township 22 North, Range 4 East of the 3rd P.M., McLean County, Illinois; thence westerly on said South line to the southerly right-of-way line of Conrail Railroad; thence southwesterly to a point on the South right-of-way line of the City of LeRoy Waste Treatment Plant "60 foot" Access Road, said point being 676.92 feet east of the West line of the East half of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd P.M., thence westerly along said South right-of-way line to the intersection of said right-of-way line with the centerline of East Street; thence southerly on the centerline of East Street to the southerly right-of-way line of State Aid Route 22; thence southeasterly and southerly on the said right-of-way line of State Aid Route 22 to the southerly line of Parcel "C" as shown on the Lawrence Marsh Annexation Plat recorded November 30, 1977, as Document No. 77-18580, in the Office of the Recorder of Deeds of McLean County, Illinois; thence westerly 2,282 feet, more or less, to the East line of Parcel "A" as shown on the said annexation plat; thence South 945 feet on the East line of the said Parcel "A" as shown on the aforesaid annexation plat; thence westerly 853.08 feet on the South line of said Parcel "A" as shown on the aforesaid annexation plat to the East line of Section 29, Township 22 North, Range 4

East of the 3rd P.M., McLean County, Illinois; thence southerly along the East line of the said Section 29 and the East line of Section 32, Township 22 North, Range 4 East of the 3rd P.M., McLean County, Illinois, to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the said Section 32; thence westerly on the North line of the Southeast 1/4 of the Northeast 1/4 of the said Section 32 to the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the said Section 32; thence South along the said East line to the centerline of the public road; thence southwesterly on the centerline of the public road to a point 67.98 feet West of the West line of the Southeast 1/4 of the Northeast 1/4 of the said Section 32; thence northerly 1,801.08 feet on a line parallel with the said West line; thence easterly 67.98 feet to the West line of Golden Eagle Estates Subdivision to the City of LeRoy, Illinois; thence northerly on the West line of said Golden Eagle Estates Subdivision to the Northwest corner of Lot 98 (City Park) in said Golden Eagle Estates Subdivision thence southeasterly on the northerly line of said Lot 98 to the Southeast corner of Lot 30 in said Golden Eagle Estates Subdivision; thence northerly on the East line of the said Lot 30 to the intersection of that line with the South right-of-way line of the cul-de-sac at the South end of Mockingbird Lane, as platted in Golden Eagle Estates Subdivision in the City of LeRoy, Illinois; thence westerly and northerly along the West right-of-way line of said Mockingbird Lane to the intersection of said right-of-way line with the westerly extension of the North boundary line of Lot 46 in the aforesaid Golden Eagle Estates Subdivision; thence easterly along the westerly extension of the North boundary line of the aforesaid Lot 46, the North line of the said Lot 46 and the Easterly extension of the said North line to the East line of Section 29, Township 22 North, Range 4 East of the 3rd P.M., McLean County, Illinois; thence southerly on said East section line 50.66 feet, more or less, to a point 1,329.12 feet North of the Southeast corner of the said Section 29; thence North 89 degrees, 50' East, 587.08 feet; thence North to the northerly right-of-way line of State Aid Route 22; thence easterly on the said right-of-way line to a point 100 feet West of the centerline of the aforesaid East Street right-of-way, in the City of LeRoy, Illinois; thence northerly on a line parallel and 100 feet West of said centerline of the right-of-way of the aforesaid East Street to a point 50 feet South of the southerly right-of-way line of F.A.I. Route 74; thence northwesterly parallel with and 50 feet South of the southerly right-of-way line of F.A.I. Route 74 to a point 233.5 feet East of the West line of the Northwest 1/4 of the aforesaid Section 29; thence North to the southerly right-of-way line of F.A.I. Route 74; thence southwesterly on the said right-of-way line to the East line of the East 1/2 of the Northeast 1/4 of Section 29, Township 22 North, Range 4 East of the 3rd P.M.; thence South on the said East line to the intersection of said East line of the East 1/2 of the Northeast 1/4 of Section 29 with the southerly right-of-way line of Bicentennial Drive (also known as State Aid Route 22), as platted, in the City of LeRoy, Illinois; thence northerly and westerly along the southerly right-of-way line of the aforesaid State Aid Route 22 to the Southeast corner of Lot 1 in Central Prairies Commercial Park Subdivision, as platted, in the City of LeRoy, Illinois; thence Westerly 199.32 feet, Southwesterly 134.47 feet, Westerly 75 feet, and Northwesterly 302.78 feet on the boundary of the aforesaid Lot 1 to the Northwest corner of

Lot 2 in the aforesaid Central Prairies Commercial Park Subdivision; thence southwesterly 180 feet to the Southeast corner of the said Lot 2; thence northwesterly 153.4 feet to the East boundary of Lot 3 in the said Central Prairies Commercial Park Subdivision; thence southerly along the East boundary of Lot 3 in the said Central Prairies Commercial Park Subdivision to the intersection of that line with the South boundary line of said lot; thence northwesterly along said South boundary line to the East right-of-way line of F.A. Route 119 Spur; thence northeasterly along said right-of-way line to the West line of the East 1/2 of the Northeast 1/4 of the aforesaid Section 29; thence northerly on the West line of the East 1/2 of the Northeast 1/4 of the aforesaid Section 29 to the northerly and easterly right-of-way line of F.A.I. Route 74, being also the intersection of the West boundary of the corporate limits of the City of LeRoy, Illinois, with the said right-of-way line of F.A.I. Route 74; thence southeasterly to the Southwest corner of Lot 4 in the Oakcrest Resubdivision of Part of Lot 1 in the Sunnyside Subdivision to the City of LeRoy, Illinois; thence easterly along the South boundary line of said Lot 4, and of Lots 20, 43, 63, 62, 61, 60, 59, 58, 57, 56, 55 and 54 in Sunnyside Subdivision to the City of LeRoy, Illinois, being also the South boundary line of the aforesaid Sunnyside Subdivision, to the Southeast corner of the said Lot 54; thence northerly along the East boundary line of Lots 54 and 53 in said Sunnyside Subdivision, being also the East boundary line of said subdivision, and along the East boundary line of Outlot 2 in Bel-Vue Subdivision of the City of LeRoy, Illinois, to the Southwest corner of Lot 6 in the Subdivision of Lot 7 of the Southwest Quarter of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd P.M., according to the Plat recorded in Book 2 of Plats, page 516, Office of the Recorder of Deeds of McLean County, McLean County, Illinois; thence easterly along the South boundary line of the aforesaid Lot 7 to the Southeast corner of Lot 1 in the said Subdivision of Lot 7; thence northerly along the East boundary line of the said Lot 1 in the said Subdivision of Lot 7 308.6 feet, more or less; thence easterly 208.5 feet, more or less, to the West boundary line of McConnell Bros. Subdivision of Part of the Southwest Quarter of the Southwest Quarter of the aforesaid Section 21; thence northerly along the said West boundary line and along the McConnell Bros. Subdivision, and along the northerly extension of the West boundary line of the said McConnell Bros. Subdivision to the intersection of that line with the South right-of-way line of Vine Street, as platted, in the City of LeRoy, Illinois; thence westerly along the said right-of-way line to the Point of Beginning; all in McLean County, Illinois; also a strip of land 945 feet in width lying immediately South of Parcel "C" as shown on the Lawrence Marsh Annexation Plat, recorded on November 30, 1977, as Document No. 77-18580, in the Office of the Recorder of Deeds of McLean County, Illinois, and extending from the East line of Parcel "A" as shown on said plat to the West line of State Aid Route 22, in McLean County, Illinois;

EXCEPT the following parcels:

(a). That part of Lots 5 and 6 in Block 26 of the Original Town of LeRoy, Illinois, lying South of the Conrail Railroad right-of-way;

- (b). The South 105 feet of Lot 5 and the South 105 feet of Lot 6, except the East 5 feet thereof, in Block 20 of the Original Town of LeRoy, Illinois;
- (c). Lots 15, 16 and 17 in McConnell Brothers Subdivision to the City of LeRoy, Illinois, except that portion taken for road purposes;
- (d). That part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 22 North, Range 4 East of the 3rd P.M., McLean County, Illinois, lying North of the Northerly right-of-way line of F.A.I. Route 74, all in McLean County, Illinois;
- (e). The East 22 feet of Lot 8 in Block 16 of the Original Town of LeRoy, Illinois;
- (f). The East 22 feet, Except the North 50 feet thereof, of Lot 1 in Block 17 of the Original Town of LeRoy, Illinois;
- (g). The West 22 feet of the East 44 feet of Lot 1 in Block 17 of the Original Town of LeRoy, Illinois;
- all of the aforesaid parcels of real estate being located in McLean County, Illinois.



CERTIFICATE

I, Juanita Dagley, certify that I am the duly elected and acting municipal clerk of the City of LeRoy, McLean County, Illinois.

I further certify that on June 2nd, 19 86, the Corporate Authorities of such municipality passed and approved Ordinance No. 275, entitled:

AN ORDINANCE AUTHORIZING PAYMENT OF CERTAIN STATE OF ILLINOIS TAX INCREMENT REVENUES TO THE CITY OF LEROY FOR DEPOSIT TO THE LEROY FIRST TAX INCREMENT FINANCING DISTRICT SPECIAL TAX ALLOCATION FUND,

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 275, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on June 2nd, 19 86, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois, this 2nd day of June, 19 86.

(seal)

Juanita Dagley  
Municipal Clerk  
By: [Signature]  
Asst. City Clerk

STATE OF ILLINOIS)  
  )SS  
COUNTY OF MC LEAN)

I, Juanita Dalgey, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

AN ORDINANCE AUTHORIZING PAYMENT OF CERTAIN STATE OF ILLINOIS TAX INCREMENT REVENUES TO THE CITY OF LEROY FOR DEPOSIT TO THE LEROY FIRST TAX INCREMENT FINANCING DISTRICT SPECIAL TAX ALLOCATION FUND.

That said ordinance was adopted by the Mayor and City Council of the City of LeRoy at a regular meeting on the 2nd day of June, 1986, and that a faithful record of said ordinance has been made in the record books.

Dated this 2nd day of June, 1986.

Juanita Dalgey  
City Clerk

By Steve Marcum  
Asst City Clerk

(seal)