

ORDINANCE NO. 11-11

VILLAGE OF COAL CITY, ILLINOIS

**AN ORDINANCE PROVIDING FOR AND
APPROVING THE FIRST AMENDMENT TO THE
COAL CITY TIF DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

**ADOPTED BY THE MAYOR AND VILLAGE BOARD OF THE
VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS,
ON THE 14TH DAY OF MARCH, 2011.**

ORDINANCE NO. 11-11

**AN ORDINANCE PROVIDING FOR AND APPROVING
THE FIRST AMENDMENT TO THE COAL CITY TIF DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS**

WHEREAS, the Village of Coal City, Grundy and Will Counties, Illinois (the "Village") by its duly elected Mayor and Village Board hereto approved a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to Illinois Revised Statutes Chapter 24, Division 11-74.4-1 *et. seq.* (now 65 ILCS 5/11-74.4-1) (the "Act") known as the "Coal City TIF District" on the 10th day of January, A.D., 2011; and

WHEREAS, the Village desires to amend the Redevelopment Project Area, Plan and Projects ("First Amendment") for the TIF District pursuant to the TIF Act, by reducing the size of the Redevelopment Project Area; and

WHEREAS, the Village does not wish to add any new additional projects or costs to the Redevelopment Plan and Projects at this time; and

WHEREAS, the Redevelopment Project Area is hereby amended to remove parcels listed in **Exhibit A** (Parcels Removed from TIF District) from the Coal City TIF District, thus reducing the size of the TIF District; and

WHEREAS, the proposed First Amendment does not add additional parcels of property to the Redevelopment Project Area; substantially affect the general land uses proposed 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 ten; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE BOARD OF THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, 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 Coal City TIF District Redevelopment Project Area is hereby amended to remove the parcels listed in **Exhibit A**, thereby reducing the size of the TIF District Redevelopment Project Area.
3. The Coal City TIF District Amended Redevelopment Project Area is legally described in **Exhibit B** (Amended Legal Description) and illustrated in **Exhibit C** (Amended Boundary

Map).

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.

PASSED, APPROVED AND ADOPTED by the Mayor and Village Board of the Village of Coal City, Grundy and Will Counties, Illinois, on the 14th day of March, A.D., 2011, and deposited and filed in the Office of the Village Clerk of said Village on that date.

MAYOR AND TRUSTEES	AYE	NAY	ABSTAIN	ABSENT
Justin Wren	✓			
Terry Halliday	✓			
Dave Togliatti	✓			
Joe Phillips	✓			
Georgette Vota	✓			
Tom Hanley	✓			
Neal E. Nelson, Mayor				
TOTAL VOTES:	6			

APPROVED:



Mayor

ATTEST:



Village Clerk

EXHIBITS:

Exhibit A (Attached): Parcels Removed from the Coal City TIF District.

Exhibit B (Attached): Coal City TIF District Amended Legal Description.

Exhibit C (Attached): Coal City TIF District Amended Boundary Map.

EXHIBIT A

COAL CITY TIF DISTRICT FIRST AMENDMENT

PARCELS REMOVED FROM THE TIF DISTRICT

- (1) 09-02-226-003 - 100' X 175' IN NW COR SEC 2-32-8
- (2) 09-02-226-016 - PT NE - BEG 554'W NE COR, E25' S175' E 100' S35' W125' N210' TO POB
- (3) 09-02-226-022 - PT NE NE - BEG 554'W NE COR, S210' W20' N210' E20' TO POB SEC 2-32-8
- (4) 09-11-300-004 - PT SW 1/4 BEG 622.28'E SW COR, SW1/4, N1074.76' E410.86' S1074.62' W400'
TO POB SEC 11-32-8

EXHIBIT B
COAL CITY TIF DISTRICT FIRST AMENDMENT
AMENDED LEGAL DESCRIPTION

Coal City TIF District Legal Description

That part of Sections 2, 3, 10, 11, 12, 13, 14 and 15 in Township 32 North, Range 8 East of the Third Principal Meridian and that part of Sections 34 and 35 in Township 33 North, Range 8 East of the Third Principal Meridian all in Grundy County, Illinois, being more particularly described as follows: Beginning at the northeast corner of said Section 11; thence south along the east line of said Section 11 to the north line of the south 110 feet of the South Half of the Southeast Quarter of said Section 11; thence west along said south line to the west line of the Northeast Quarter of said Section 11; thence south along said west line to the north line of the Southeast Quarter of said Section 11; thence east along said north line of said Southeast Quarter to west line of the Northeast Quarter of the Southeast Quarter of said Section 11; thence south along said west line to the north line of the south 30 acres of the Northeast Quarter of the Southeast Quarter of said Section 11; thence east along said north line to a point 326.70 feet, as measured along said north line, west of the east line of the Southeast Quarter of said Section 11; thence south parallel with the east line of the Southeast Quarter of said Section 11, 200 feet; thence east parallel to the north line of the south 30 acres of the Northeast Quarter of the Southeast Quarter of said Section 11 to the east line of the Southeast Quarter of said Section 11; thence south along said east line to the north line of the South Half of the Southwest Quarter of said Section 12; thence east along said north line to the east line of the Southwest Quarter of said Section 12; thence south along said east line to the southeast corner of the Southwest Quarter of said Section 12; thence south along the east line of the Northwest Quarter of said Section 13 to the south line of the Northwest Quarter of said Section 13; thence west along the south line of the Northwest Quarter of said Section 13 to the west line of the Northwest Quarter of said Section 13; thence north along the west line of the Northwest Quarter of said Section 13, 236.31 feet; thence east at an angle to the right of 90 degrees 08 minutes 28 seconds from the prolongation of the last described course, 1300.00 feet; thence north parallel to the west line of the Northwest Quarter of said Section 13, 850.00 feet; thence west at an angle to the left of 89 degrees 51 minutes 32 seconds from the prolongation of the last described course, 1300.00 feet to the west line of the Northwest Quarter of said Section 13; thence north along the west line of the Northwest Quarter of said Section 13, 342.93 feet; thence east parallel to the south line of the north 60 acres of the Northwest Quarter of said Section 13, 208.71 feet; thence north parallel to the west line of the Northwest Quarter of said Section 13, 208.71 feet to the south line of the north 60 acres of the Northwest Quarter of said Section 13; thence west along said south line, 208.71 feet to the west line of the Northwest Quarter of said Section 13; thence north along the west line of the Northwest Quarter of said Section 13 to the southeast corner of said Section 11; thence west along the south line of said Section 11 to the west right of way line of the Illinois Central Gulf Railroad; thence the following five (5) course (of which the bearings are independent of any other bearings referenced in this legal description) (1) North 00 degrees 47 minutes 54 seconds West, along said west right of way line to the north line of parcel conveyed from Cardinal Transport, Inc. to John M. Riley by Warranty Deed recorded October 1, 2002 as Document Number 407739; thence South 88 degrees 06 minutes 06 seconds West, along said north line, 410.86 feet to the northwest corner of said Riley parcel; thence South 01 degrees 22 minutes 39 seconds East, along the east line of parcel of land described in Deed in Trust recorded November 4, 2004 as Document Number 441183, a distance of 45.10 feet to the south line of said Deed in Trust; thence South 88 degrees 38 minutes 53 seconds West along said south line, 100.00 feet; thence South 01 degrees 22 minutes 39 seconds East, to the south line of Section 11; thence west along said south line to northeast corner of said Section 15; thence south along the east line of the Northeast Quarter of said Section 15 to the south line of the north 1358.70 feet of the Northeast Quarter of said Section 15; thence east along the easterly prolongation of said south line to the east line of Broadway Road; thence south along said east line of Broadway Road to the south line of the Northwest Quarter of said Section 14; thence west along said south line to the northwest corner of the Southwest Quarter of said Section 14; thence south along the west line of said Southwest Quarter, 665.03 feet to the south line of the north 665.00 feet of said

Southwest Quarter; thence east along said south line, 479.82 feet; thence south parallel with the east line of said Southwest, 40.00 feet; thence east parallel with the north line of said Southwest Quarter, 21.00 feet; thence north parallel with the west line of said Southwest Quarter, 40.00 feet to the south line of the north 665.00 feet of said Southwest Quarter; thence east along said south line to the west line of the Gulf, Mobile and Ohio Railroad right of way; thence south along said west line to the north line of the south 560.00 feet of said Southwest Quarter; thence west along said north line to the east line of the Southeast Quarter of said Section 15; thence west along the north line of the south 560.00 feet of said Southeast Quarter to the east line of the east 45 feet of the west 356.50 feet of the East Half of said Section 15; thence north along said east line to the easterly prolongation of the south line of the North Half of the Southwest Quarter said Section 15; thence west along said easterly prolongation and said south line to the west line of said Southwest Quarter; thence north along said west line to the north line of said Southwest Quarter; thence the following (5) five courses (of which the bearings are independent of any other bearings referenced in this legal description) (1) North 89 degrees 46 minutes 07 seconds East along said north line, 581.75 feet; thence (2) North 00 degrees 02 minutes 09 seconds East, 600.01 feet; thence (3) South 89 degrees 46 minutes 07 seconds West, 581.75 feet to the west line of the Northwest Quarter of said Section 15; thence (4) North 00 degrees 02 minutes 09 seconds East along said west line, 375.49 feet to a point, 350.00 feet distant from the northwest corner of the Southwest Quarter of said Northwest Quarter; thence (5) North 89 degrees 53 minutes 15 seconds East, 355.00 feet; thence north parallel to the west line of said Northwest Quarter to the south line of the Northwest Quarter of the Northwest Quarter of said Section 15; thence west 355.01 feet along said south line to the west line of said Northwest Quarter; thence north along said west line to the north line of said Section 15; thence east along said north line to the northwest corner of the Northeast Quarter of said Section 15; thence east along the north line of said Northeast Quarter to the east line of the west 356.50 feet of said Northeast Quarter; thence north along said east line to the north line of the Northeast Quarter of said Section 15; thence north along the east line of the west 356.50 feet of the Southeast Quarter of said Section 10, to the south line of the north 110.00 feet of the Southeast Quarter of said Section 10; thence east along said south line to the west line of the Southwest Quarter of said Section 11; thence south along the west line of the Southwest Quarter of said Section 11 to a point 1425.00 feet from the southwest corner of the Southwest Quarter of said Section 11; thence east 622.29 feet; thence north 870.00 feet; thence east 422.08 feet to the west right of way line of the Illinois Central Gulf Railroad; thence north along said west right of way line to the south line of the Northwest Quarter of said Section 11; thence west along the south line of the Northwest Quarter of said Section 11; thence east along said south line to the east line of the west 150 feet of the Northwest Quarter of said Section 11; thence north along said east line, 150 feet to the north line of the south 150 feet of the Northwest Quarter of said Section 11; thence west along said north line, 150 feet to the west line of the Northwest Quarter of said Section 11; thence north along the west line of the Northwest Quarter of said Section 11 to a point 378.54 feet south, as measured along said west line, from the northwest corner of the Northwest Quarter of said Section 11; thence east parallel to the north line of the Northwest Quarter of said Section 11, 249.09 feet; thence north, 378.54 feet to the north line of the Northwest Quarter of said Section 11, being 252.54 feet east of, as measured along said north line, from the northwest corner of the Northwest Quarter of said Section 11; thence west along the north line of the Northwest Quarter of said Section 11 to the northeast corner of the Northeast Quarter of said Section 10; thence west along the north line of the Northeast Quarter of said Section 10, 145 feet to a line 145 feet west of and parallel to the west line of Broadway Road in Coal City, Illinois; thence north along said parallel line to the southeast corner of Wood's Subdivision as per plat thereof recorded March 9, 1959 as document number 181615; thence north along the east line of said Wood's Subdivision to the northeast corner of said Wood's Subdivision; thence west along the north line of said Wood's Subdivision to a line 150 feet east of and parallel to the east line of Mazon Street in Coal City, Illinois; thence north along said parallel line to the south line of Elm Street in Coal City, Illinois; thence west along said south line to the southerly prolongation of the west line of Mazon Street in Block 17 in the Original Town of Coal City as per plat thereof recorded as document 23544; thence north along said southerly prolongation and said west line of Mazon Street to the

northeast corner of Lot 16 in Block 20 in said Original Town of Coal City; thence west along the north lines of Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 all in said Block 20 to the northwest corner of said Lot 29; thence north along the northerly prolongation of the west line of said Lot 29 to the southeasterly line of the Gulf, Mobile and Ohio Railroad right of way; thence southwesterly along said southeasterly line to the northerly prolongation of the west line of Lot 34 in said Block 20; thence south along said northerly prolongation and said west line of Lot 34 to the North line of Walnut Street in said Block 20; thence west on the north line of Walnut Street to the northerly prolongation of the west line of Illinois Street in Block 16 in said Original Town of Coal City; thence south along said northerly prolongation to the northeasterly prolongation of the southeasterly line of the Gulf, Mobile and Ohio Railroad right of way in said Block 16; thence southwesterly along said northeasterly prolongation of the southeasterly line of said Gulf, Mobile and Ohio Railroad right of way and the southeasterly line of said Gulf, Mobile and Ohio Railroad right of way to westerly prolongation of the south line of Lot 4 in said Block 16; thence west along said westerly prolongation to the west line of said Original Town of Coal City; thence south along the west line of said Original Town of Coal City to southeasterly line of the Gulf, Mobile and Ohio Railroad right of way; thence southwesterly along said southeasterly line of the Gulf, Mobile and Ohio Railroad right of way to the west line of the Southeast Quarter of said Section 3; thence north along the west line of the Southeast Quarter of said Section 3 to the northwesterly line of the Gulf, Mobile and Ohio Railroad right of way; thence northeasterly along said northwest line of the Gulf, Mobile and Ohio Railroad right of way to the east line of the west 100 feet of Southeast Quarter of said Section 3; thence north along the east line of the west 100 feet of the Southeast Quarter of said Section 3 to the southwest corner of "Parcel 1" described in document number 446828; thence east along the south line of said "Parcel 1" 490 feet, to the southeast corner of said "Parcel 1"; thence north 1100 feet, along the east line of said document number 446828 to the north side of Maple Street in Buchanan's Addition to Coal City as per plat thereof recorded November 5, 1883 as document number 35011; thence east along said north line of Maple Street to the northerly prolongation of the west line of the parcel of land described in a warranty deed recorded April 28, 1986 as document number 283244; thence south along said northerly prolongation and said west line to the southwest corner of the parcel described in said warranty deed; thence east along a south line of said parcel, 350.93 feet; thence south along a west line of said parcel, 113.95 feet; thence east along a south line of said parcel, 235.07 feet; thence north along an east line of said parcel, 113.95 feet; thence west along a north line of said parcel, 185.07 feet; thence north along an east line of said parcel, 50.18 feet; thence west along a north line of said parcel 118.93 feet; thence north along an east line of said parcel, 250.00 to the south right of way line of Maple Street; thence continuing north along the northerly prolongation of the last described line to the north line of Maple Street as per said Buchanan's Addition to Coal City; thence east along said north line of Maple Street to the west line of Mary Avenue in Block 12 in said Buchanan's Addition to Coal City; thence north along said west line of Mary Avenue to the westerly prolongation of the centerline of Center Street in said Original Town of Coal City; thence east along said westerly prolongation and said centerline to the southerly prolongation of the east line of Lot 12 in Block 28 of said Original Town of Coal City; thence north along said southerly prolongation and said east line to the westerly prolongation of the south line of Lot 10 in said Block 28; thence east along said westerly prolongation and said south line to the west line of Illinois Street in said Block 28; thence north along said west line of Illinois Street to the westerly prolongation of the south line of Lot 1 in Block 29 in said Original Town of Coal City; thence east along said westerly prolongation, the south lines of Lots 1, 2, 3, 4, 5, 6, 7 and the easterly prolongation of the south line of said Lot 7 to the west line of Lot 11 in said Block 29; thence south along the west line of Lots 11, 12, 13, and 14 to the southwest corner of said Lot 14, all in said Block 29; thence south to the northwest corner of Lot 8 in Block 26 of said Original Town of Coal City; thence west to the northwest corner of Lot 7 in said Block 26; thence south along the west line of said Lot 7 to the southwest corner of said Lot 7; thence south to the northeast corner of Lot 15 in said Block 26; thence west along the north lines of said Lot 15, Lots 16, 17, 18, 19 and 20 to the northwest corner of Lot 20, all in said Block 26; thence south along the west line of said Lot 20 to the southwest corner of said Lot 20; thence south to the northwest corner of Lot

1 in Block 23 in said Original Town of Coal City; thence west to the northeast corner of Lot 5 in Block 22 in said Original Town of Coal City; thence west 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, Lots 6, 7, 8, 9, 10, and 11 to the southwest corner of said Lot 11, all in said Block 22; thence east along the south line of said Lot 11 to the southeast corner of said Lot 11; thence north along the east lines of said Lots 11, 10, 9 and 8 to the westerly prolongation of the south line of Lot 4 in said Block 23; thence east along said westerly prolongation, the south line of said Lot 4, the south lines of Lots, 5, 6, 7 and 8 all in said Block 23, to the southeast corner of said Lot 8 in said Block 23; thence east to the northwest corner of Lot 13 in said Block 23; thence south along the west line of said Lot 13 to the northwesterly line of the Burlington Northern Santa Fe Railway Company right of way; thence northeasterly along said northwesterly line to the west line of Mazon Street in said Block 23; thence north along said west line of Mazon Street in Blocks 23, 26, 29, 32 and the northerly prolongation of the west line of Mazon Street in Block 32 to the south line of Lot 10 in Block 8 in said Buchanan's Addition to Coal City; thence east to the southeast corner of said Lot 10; thence north along the east lines of said Lot 10, Lots 7, 6, 3 and 2, all in said Block 8, to the northeast corner of Lot 2 in said Block 8; thence west along the north line of said Lot 2 to the northwest corner of said Lot 2; thence west to the northeast corner of Lot 1 in Block 7 in said Buchanan's Addition to Coal City; thence north to the southeast corner of Lot 9 in Block 2 in said Buchanan's Addition to Coal City; thence north along the east line of said Lot 9, the east lines of Lots 8 and 5, in said Block 2, to the northeast corner of Lot 5 in said Block 2; thence west along the north line of said Lot 5 to the northwest corner of said Lot 5; thence west to the northeast corner of Lot 6 in said Block 2; thence west along the north line of said Lot 6 to the northwest corner of said Lot 6; thence west to the northeast corner of Lot 5 in Block 3 in said Buchanan's Addition to Coal City; thence west along the north line of said Lot 5 to the northwest corner of said Lot 5; thence west to the northeast corner of Lot 6 in said Block 3; thence west along the north line of said Lot 6 to the northwest corner of said Lot 6; thence west to the northeast corner of Lot 5 in Block 4 in said Buchanan's Addition to Coal City; thence west along the north line of said Lot 5 to the northwest corner of said Lot 5; thence south along the west line of said Lot 5 and the west line of Lot 8 in said Block 4 to the easterly prolongation of the north line of the south 70 feet of Lot 7 in said Block 4; thence west on said easterly prolongation and said north line to the east line of the west 100 feet of the Northeast Quarter of said Section 3; thence south along the east line of the west 100 feet of the Northeast Quarter of said Section 3 to the south line of Lot 10 in Block 5 of said Buchanan's Subdivision; thence west along said south line to the east line of the Northwest Quarter of said Section 3; thence north along the east line of said Northwest Quarter of said Section 3 to the northeast corner of Meadowview Subdivision as per plat thereof recorded September 30, 1992 as document number 318612; thence west along the north line of said Meadowview Subdivision to the northwest corner of Lot 1 in said Meadowview Subdivision; thence south along the west line of said Lot 1 to the southwest corner of said Lot 1; thence south to the northwest corner of Lot 3 in Mar-Leen Subdivision Fifth Addition as per plat thereof recorded December 17, 1992 as document number 320463; thence west on the westerly prolongation of the north line of said Lot 3 to the east line of Lot 1 in said Mar-Leen Subdivision Fifth Addition; thence north on the east line of said Lot 1 to the northeast corner of said Lot 1; thence west on the north line of said Lot 1 to the northwest corner of said Lot 1; thence north along the west line of said Mar-Leen Subdivision Fifth Addition to the northwest corner of said Mar-Leen Subdivision Fifth Addition; thence west to the northeast corner of High School Subdivision Phase One as per plat thereof recorded November 23, 1994 as document number 336073; thence south along the east line of said High School Subdivision Phase One to the northeast corner of Lot 17 of said High School Subdivision Phase One; thence west along the north lines of Lots 17, 16, 15, 14, 13 and the westerly prolongation of the north line of said Lot 13, all in said High School Subdivision Phase One, to the east line of Lot 12 in said High School Subdivision Phase One; thence north along the east line of said Lot 12 to the northeast corner of said Lot 12; thence west along the north line of said Lot 12 and the north line of Lot 9 in High School Subdivision Phase Two as per plat thereof recorded March 4, 1997 as document number 352494, to the northwest corner of said Lot 9; thence south along the west line of said Lot 9 to the easterly

prolongation of the north line of Lot 4 in said High School Subdivision Phase Two; thence west along said easterly prolongation, the north lines of Lots 4, 3, 2, 1 and the westerly prolongation of the north line of said Lot 1, all in said High School Subdivision Phase Two, to the west line of the Northwest Quarter of said Section 3; thence north along the west line of the Northwest Quarter of said Section 3 to the northwest corner of the Northwest Quarter of said Section 3; thence east along the north line of the Northwest Quarter of said Section 3 to the west line of the Southeast Quarter of the Southeast Quarter of said Section 34; thence north along the west line of the Southeast Quarter of the Southeast Quarter of said Section 34 to the westerly prolongation of the south line of Lot 13 of Block 2 in Trotter's Subdivision as per plat thereof recorded April 17, 1928 as document number 93202; thence east along said westerly prolongation, the south line of said Block 2 and the south line of Block 1 in said Trotter's Subdivision to the west line of the east 50 feet of Lot 18 in said Block 1; thence north along said west line and the northerly prolongation of said west line to the north line of the 20 foot alley as shown in said Trotter's Subdivision; thence east along said north line to the west line of Lot 2 in Block 1 in Trotter's Second Subdivision as per plat thereof recorded March 23, 1949 as document number 141858; thence north along said west line to the northwest corner of said Lot 2; thence north to the southwest corner of Lot 12 in said Block 1; thence north along the west line of said Lot 12 to the northwest corner of said Lot 12; thence north to the southwest corner of Lot 2 in Block 1 in Trotter's Fourth Subdivision as per plat thereof recorded July 20, 1957 as document number 174307; thence north along the west line of said Lot 2 to the north line of said Block 1; thence west along said north line to the northwest corner of said Block 1; thence west to the northeast corner of Lot 1 in Block 2 in said Trotter's Fourth Subdivision; thence north to the southeast corner of Lot 11 in said Block 2; thence north along the east line of said Lot 11 to the northeast corner of said Lot 11; thence north to the southeast corner of Block 1 in Trotter's Fifth Subdivision as per plat thereof recorded August 16, 1960 as document 187138; thence north along the east line of said Block 1, the east line of Block 2 in said Trotter's Fifth Subdivision and the northerly prolongation of the east line of Block 2 in said Trotter's Fifth Subdivision to the south line of "Parcel I" as described in document recorded January 28, 2008 as document number 486206, said line being the north line of 4th Street; thence east along the north line of 4th Street to the west line of Dewitt Place; thence north along the west line of Dewitt Place to the north line of the Southeast Quarter of said Section 34; thence east along the north line of the Southeast Quarter of said Section 34 to the southwest corner of the Northwest Quarter of said Section 35; thence north along the west line of the Northwest Quarter of said Section 35 to the northwest corner of the Northwest Quarter of said Section 35; thence east along the north line of the Northwest Quarter of said Section 35 to the east line of the Northwest Quarter of said Section 35; thence south along said east line 33 feet; thence southeast along the easterly line of a parcel of land referred to as exception "Tract 1A" to "Parcel 7" as recorded June 12, 2009 as document number 501279 to the most easterly corner of said "Tract 1A"; thence southwest along the southerly line of said "Tract 1A" to the northeast corner of exception "Tract 1E" to said "Parcel 7"; thence south along the east line of said "Tract 1E" to the southeast corner of said "Tract 1E"; thence west along the south line of said "Tract 1E" to the northeast corner of Lot 2 in Crossroad's Subdivision as per plat thereof recorded July 3, 2003 as document number 420143; thence south along the east line of said Lot 2 to the southeast corner of said Lot 2; thence west along a south line of said Lot 2 to a point of intersection in said south line; thence southwest along a southeasterly line of said Lot 2 and the southwesterly prolongation of said southeasterly line to the northerly line of Lot 9 in said Crossroad's Subdivision; thence westerly and southwesterly along the north line of said Lot 9 and the northerly line of Lot 8 in said Crossroad's Subdivision to the easterly prolongation of the north line of Lot 3 in said Crossroad's Subdivision; thence west along said easterly prolongation and said north line to the east line of Lot 1 in said Crossroad's Subdivision; thence south along said east line and the southerly prolongation of said east line to the north line of Lot 11 in Cris-Mar Subdivision Unit 3 as per plat thereof recorded March 11, 1996 as document number 344955; thence west along said north line to the northwest corner of said Lot 11; thence south along the west line to the south line of the north 287.50 feet of the Southwest Quarter of said Section 35; thence west along said south line to the west line of the Southwest Quarter of said Section 35; thence south along said west

line of said Lot 11 to the south line of the north 675 feet of the Southwest Quarter of said Section 35; thence east along said south line to the west line of Lot 1 in Planeta's Subdivision as per plat thereof recorded March 19, 1957 as document number 173168; thence south along the west line of said Lot 1 to the southwest corner of said Lot 1; thence south to the northwest corner of Lot 7 in Block 7 of Suffern Subdivision as per plat thereof recorded May 5, 1884 as document number 35744-1/2; thence south along the west line of said Block 7 and the west line of Block 8 in said Suffern Subdivision to the southwest corner of Lot 7 in said Block 8; thence east along the south line of Lot 7 in said Block 8 and the south line of Lot 6 in said Block 8 to the southeast corner of said Lot 6; thence south to the northwest corner of Lot 10 in said Block 8; thence south along the west line of said Lot 10 to the southwest corner of said Lot 10; thence south to the northwest corner of Lot 5 in Block 21 in said Suffern Subdivision; thence south along the west line of said Lot 5 to the southwest corner of said Lot 5; thence south to the northwest corner of Lot 10 in said Block 21; thence south along the west line of said Lot 10 to south line of said Block 21; thence east along the south line of said Block 21, the south lines of Block 20, 19, 18, 17, 16, all in said Suffern Subdivision, to the southeast corner of said Block 16; thence east to the southwest corner of Block 15 in said Suffern Subdivision; thence south to the northwest corner of Block 28 in said Suffern Subdivision; thence south along the west line of said Block 28 to the south line of the north half of Lot 5 in said Block 28; thence east along said south line to a line 70 feet northwest of and parallel to the Atchison, Topeka and Santa Fe right of way; thence northeast along the last described line to the centerline of the north – south vacated 16.5 foot wide alley in said Block 28; thence north along said centerline and the northerly prolongation of said centerline to the south line of Block 15 in said Suffern Subdivision; thence east along the south line of said Block 15 and the easterly prolongation of said south line to the northwesterly line of the Atchison, Topeka and Santa Fe right of way; thence northeast along the northwesterly line of the Atchison, Topeka and Santa Fe right of way to the east line of Block 5 in the Original Town of Eileen as per plat thereof; thence north along said east line to the northeast corner of said Block 5; thence north to the southeast corner of Block 4 in said Original Town of Eileen; thence east to the southwest corner of Block 9 in said Original Town of Eileen; thence east along the south line of said Block 9 to the northwesterly line of said Atchison, Topeka and Santa Fe right of way; thence northeast along said right of way to the east line of Block 9 in said Original Town of Eileen; thence north along said east line to the northeast corner of said Block 9; thence north to the southeast corner of Block 10 in Coal Branch Junction as per plat thereof recorded May 2, 1883 as document number 34456-1/2; thence east to the southwest corner of Block 15 in said Coal Branch Junction; thence east along the south line of said Block 15 to the northwesterly line of said Atchison, Topeka and Santa Fe right of way; thence northeast along said right of way to the east line of said Block 15; thence north along said east line to the northeast corner of said Block 15; thence north to the southeast corner of Block 14 in said Coal Branch Junction; thence east to the southwest corner of Block 23 in said Coal Branch Junction; thence east along the south line of said Block 23 to the northwesterly line of said Atchison, Topeka and Santa Fe right of way; thence northeast along said Atchison, Topeka and Santa Fe right of way to the east line of said Block 23; thence north along said east line to the northeast corner of said Block 23; thence north to the southeast corner of Block 24 in said Coal Branch Junction; thence east to the southwest corner of Block 25 in said Coal Branch Junction; thence east along the south line of said Block 25 to the east line of Lot 15 in said Block 25; thence north along said east line to the north line of said Lot 15; thence west along the north line of said Lot 15 to the northwest corner of said Lot 15; thence west to the northeast corner of Lot 24 in Block 24 in said Coal Branch Junction; thence west along the north line of said Lot 24, the north lines of Lots 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, and 13, all in said Block 24, to the northwest corner of Lot 13 in said Block 24; thence west to the northeast corner of Lot 24 in Block 13 in said Coal Branch Junction; thence west along the north line of said Lot 24, the north lines of Lots 23, 22, 21, 20, 19, 18, 17, 16, 15, 14 and 13, all in said Block 13, to the northwest corner of Lot 13 in said Block 13; thence west to the southeast corner of Lot 19 in Block 12 of said Coal Branch Junction; thence north along the east line of said Lot 19 to the north line of said Lot 19; thence west along said north line, the north lines of Lots 20, 21, 22, 23 and 24 to the northwest corner of Lot 24 in said Block 12; thence west to the northeast corner

of Lot 1 in Block 12 of said Original Town of Eileen; thence west along the north line of said Lot 1 to the southerly prolongation of a west line of a parcel of land conveyed by document number 382191 and recorded May 25, 2000; thence the following (9) nine courses (of which the bearings are independent of any other bearings referenced in this legal description) (1) North 02 degrees 22 minutes 00 seconds West, 706.50 feet; thence (2) North 57 degrees 25 minutes 01 seconds East, 20.00 feet; thence (3) North 11 degrees 11 minutes 49 seconds West, 613.97 feet; thence (4) North 89 degrees 56 minutes 00 seconds East, 902.00 feet; thence (5) South 01 degrees 20 minutes 12 seconds West, 660.00 feet; thence (6) South 89 degrees 59 minutes 12 seconds West, 24.92 feet; thence (7) due South, 383.18 feet; thence (8) due West, 60.00 feet; thence (9) due South, 271.00 feet to a point which falls on the south line of the Northeast Quarter of said Section 35; thence east along said south line to the southerly prolongation of the west line of Marieville Addition to Coal Branch Junction as per plat thereof recorded March 2, 1895 as document number 48104; thence north along said west line to the south line of Block 1 in said Marieville Addition to Coal Branch Junction; thence east along said south line, the south lines of Blocks 2, 3 and 4, all in said Marieville Addition to Coal Branch Junction, to the northwest line of the Burlington Northern Santa Fe Railway Company right of way, thence southwest along said right of way to the south line of the Northeast Quarter of said Section 35; thence east along said south line to the westerly line of Railroad Street; thence southwest along said westerly line to the northerly prolongation of the west line of 5th Avenue as per said Coal Branch Junction; thence south along said northerly prolongation to the southeasterly line of the Southern Pacific Railroad (formerly G.M. & O. R.R.) right of way; thence southwesterly along said right of way to the southwest corner of Coal Branch Corner Subdivision as per plat thereof recorded December 16, 1993 as document number 328920; thence northeasterly along the southerly boundary of said Coal Branch Corner Subdivision to the east line of a north-south 16.5 foot wide public alley in Block 18 in said Coal Branch Junction Subdivision; thence south along said east line to the south line of said Block 18; thence east along said south line and the south line of Block 19 in said Coal Branch Junction Subdivision to the southeast corner of said Block 19; thence east to the southwest corner of Block 30 in said Coal Branch Junction Subdivision; thence south along the southerly prolongation of the west line of said Block 30 to the north line of the Northeast Quarter of said Section 2; thence east along said north line to the northerly prolongation of the east line of Outlot B in Meadow Estates Subdivision as per plat thereof recorded November 29, 2006 as document number 471734 and re-recorded November 14, 2008 as document number 495023; thence south along the east line of said Outlot B to a north line of Lot 100 in said Meadow Estates Subdivision; thence east 145.00 feet along a north line of said Lot 100 to a west line of said Lot 100; thence north 35.00 feet along said west line, to a north line of said Lot 100; thence east 170.02 feet along a north line of said Lot 100 to an east line of said Lot 100; thence south 331.82 feet along said east line to a north line of said Lot 100; thence east 219.00 feet along a north line of said Lot 100 to the west line of Berta Road; thence south along said west line of Berta Road to the south line of Lot 92 in said Meadow Estates Subdivision; thence west along said south line to the east line of Lot 93 in said Meadow Estates Subdivision; thence north along said east line to the north line of said Lot 93; thence southwesterly along said north line to the southeasterly prolongation of the easterly line of Lot 99 in said Meadow Estates Subdivision; thence northwesterly along said southeasterly prolongation and said easterly line to the southerly line of Lot 103 in said Meadow Estates Subdivision; thence southwesterly, westerly and northwesterly along said southerly line and the northwesterly prolongation of said southerly line to the westerly line of Richards Street in said Meadow Estates Subdivision; thence northerly along said westerly line to the north line of Lot 67 in said Meadow Estates Subdivision; thence west along said north line, the north line of Lots 68 and 69 in said Meadows Estates Subdivision to the east line of Lot 102 in said Meadow Estates Subdivision; thence north along said east line to a north line of said Meadow Estates Subdivision; thence west along said north line and the westerly prolongation of said north line to the northerly prolongation of the west line of said Meadow Estates Subdivision; thence south along said southerly prolongation to the south line of the north 263 feet of the Northeast Quarter of said Section 2; thence west along said south line to the east line of a parcel of land conveyed as "Parcel II" in document 476694, recorded April 19, 2007; thence south along the last

described line to the south line of the north 313 feet of the Northeast Quarter of said Section 2; thence west along said south line to the west line of a parcel of land conveyed as "Parcel IV" in said document 476694; thence north along the last described line to the south line of the north 33 feet of the Northeast Quarter of said Section 2; thence west along said south line to the easterly line of the Chicago Alton Railway Company; thence southwesterly along said easterly line to the north line of Lot 303 in Richard's Crossing Subdivision Phase 1 as per plat thereof recorded July 20, 2006 as document number 466689; thence west along said north line to the westerly line of said Lot 303, also the easterly line of the Canadian National Railway right of way; thence southwesterly and southerly along said easterly line to the south line of the Southwest Quarter of said Section 2; thence east along said south line to the southerly prolongation of the west line of Lot 300 in said Richard's Crossing Subdivision Phase 1 as per plat thereof; thence north along said southerly prolongation to the north line of Spring Road; thence east along said north line to the west line of the Southeast Quarter of said Section 2; thence south along said west line to the north line of the Northeast Quarter of said Section 11; thence east along said north line to the Point of Beginning.

Excepting the following (5) five tracts of land:

Exception Parcel 1:

That part of the Northeast Quarter of Section 35, Township 33 North, Range 8 East of the Third Principal Meridian, described in document number 378276, recorded December 10, 1999, and being described as follows: Commencing at a point in the south line of the Northeast Quarter of said Section 35 and taking the south line thereof as bearing due east and west, said point being 590.0 feet east of the center of said Section 35; thence North 89 degrees 57 minutes East, 48.3 feet to the Place of Beginning of land described; thence North 1 degree 42 minutes West 330.14 feet to a point which bears North 89 degrees 57 minutes East, 229.29 feet; thence South 330.0 feet to a point which bears North 89 degrees 57 minutes East, 219.51 feet from the Place of Beginning and thence South 89 degrees 57 minutes West, 219.51 feet to the Place of Beginning.

Exception Parcel 2:

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the northwest corner of Lot 7 in Block 4 of the Assessor's Subdivision of Part of the North Half of the Northwest Quarter of said Section 2, being also the south line of a 20 foot wide east-west public alley; thence east along the south line of said public alley to the east line of said Block 4; thence south along said east line to the south line of said Block 4; thence west along said south line to the northerly prolongation of the east line of Lot 7 in Block 7 in said Assessor's Subdivision; thence south along said northerly prolongation and the east line of said Lot 7 to a point 630 feet east and 672 feet south of the southeast corner of the intersection of Broadway and Division Streets in Coal City; thence east 275 feet to the west line of Vermillion Street; thence south along said west line to the northeast corner of Block 10 in said Assessor's Subdivision; thence east along the easterly prolongation of the north line of said Block 10, 162.95 feet more or less; thence southwesterly 220.49 feet, more or less, to a point on the east line of said Vermillion Street; thence continuing southwest to a point on the east line of Lot 1 in Block 12 in said Assessor's Subdivision which is also the northerly line of the Burlington Northern Santa Fe Railway right of way; thence southwest along said northerly line to the south line of said Block 12; thence west along said south line to the northerly prolongation of the east line of Lot 5 in Block 41 in the Original Town of Coal City as per plat thereof recorded as document number 23544; thence south along said northerly prolongation and said east line to the northerly line of said Burlington Northern Santa Fe Railway right of way; thence southwest along said northerly line to the south line of Lot 9 in Block 44 in said Original Town of Coal City; thence west along said south line to the east line of Kankakee Street; thence north along said east line to the Point of Beginning.

Exception Parcel 3:

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows: All of Celia Estates Resubdivision together with that part of said Northwest Quarter lying south of and adjacent to said Celia Estates Resubdivision, and lying north of the Burlington Northern Santa Fe Railway right of way.

Exception Parcel 4:

that part of the Southwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point 195 feet east of the centerline of Broadway Street and on the south line of Elm Street in Coal City, Illinois; thence east along said south line of Elm Street to the southerly prolongation of the east line of Kankakee Street as per The Original Town of Coal City as per plat thereof recorded as document number 23544; thence north along said southerly prolongation and said east line to the north line of Block 2 in said Original Town of Coal City; thence east along said north line to the east line of said Block 2; thence south along said east line to the westerly prolongation of the southerly line of a parcel of land conveyed by the Illinois Central Gulf Railroad Company to J.T. Holt, by deed dated September 29, 1976; thence east along said southerly line to the west line of the Illinois Central Gulf Railroad right of way; thence southerly along said west line to north line of Lot 8 in Coalfield Estates as per plat thereof recorded August 31, 1989 as document number 299357; thence west along said north line to the northwest corner of said Lot 8; thence west to the northeast corner of Lot 7 in said Coalfield Estates; thence west along the north line of said Lot 7, the north lines of Lot 6 and 5, in said Coalfield Estates, to the east line of Coalfield Drive in said Coalfield Estates; thence north along the east line of said Coalfield Drive to the easterly prolongation of the south line of Lot 47 in Coalfield Estates 3rd Addition as per plat thereof recorded May 1, 1992 as document number 315184; thence westerly, northwesterly and southwesterly along said south line and the southerly lines of Lots 48, 49 and the southeasterly line of Lot 50, all in said Coalfields Estates 3rd Addition, to the south line of said Lot 50; thence west along said south line to the west line of said Coalfield Estates 3rd Addition; thence north along said west line to the Point of Beginning.

Exception Parcel 5:

That part of the Northwest Quarter of Section 11, Township 32 North, Range 8 East of the Third Principal Meridian, lying west of the Canadian National 100 foot wide right of way and east of Country Place Subdivision and north of the easterly prolongation of the southerly line of said Country Place Subdivision, all in Grundy County, Illinois.

The afore described legal description is to extend to the far side of all exterior streets, avenues, places, courts, roads, routes and boulevards to coincide with the current corporate boundaries of the Village of Coal City, Illinois, whether or not they are specifically described herein.

EXHIBIT C
COAL CITY TIF DISTRICT FIRST AMENDMENT
AMENDED BOUNDARY MAP

Village of Coal City

TIF District



Legend

TIF District

 2,064.35 Acres

