

ORDINANCE NO. 11-20

VILLAGE OF COAL CITY, ILLINOIS

AN ORDINANCE PROVIDING FOR AND
APPROVING THE SECOND 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 23RD DAY OF MAY, 2011.

2. The Coal City TIF District Redevelopment Project Area is hereby amended to remove the parcels listed in **Exhibit A** (Parcels Removed from the TIF District) 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 All ordinances and parts of ordinances in conflict herewith are repealed.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 23rd day of May, 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	✓			
Ross Bradley	✓			
Neal E. Nelson, Mayor				
TOTAL VOTES:	5			1

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 B

COAL CITY TIF DISTRICT SECOND AMENDMENT

AMENDED LEGAL DESCRIPTION

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

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

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

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.

EXHIBIT C

COAL CITY TIF DISTRICT SECOND AMENDMENT

AMENDED BOUNDARY MAP