

ORDINANCE NO. 12-10

VILLAGE OF COAL CITY, ILLINOIS

**AN ORDINANCE PROVIDING FOR AND
APPROVING THE THIRD 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 MAY, 2012.**

WHEREAS, the proposed Third 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** (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 All ordinances and parts of ordinances in conflict herewith are repealed.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 14th day of May, A.D., 2012, 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	✓			
Irving DeWald	✓			
Georgette Vota	✓			
Ross Bradley	✓			
Neal E. Nelson, Mayor				
TOTAL VOTES:	6	0	0	0

EXHIBIT A

COAL CITY TIF DISTRICT THIRD AMENDMENT

PARCELS REMOVED FROM THE TIF DISTRICT:

- (1) Parcel 09-02-176-001** - legally described as TRACT IN E ½ NW 1/4 SEC 2-32-8.
- (2) Parcel 09-02-201-003** - legally described as S 250' OF THAT PART OF THE NW NE LYING NW OF RR SEC 2-32-8.
- (3) Parcel 09-02-202-020** - legally described as PT GL 2 NE - COMMENCING AT THE NW CORNER, E 565', S 33', E 217', S 230' TO POB; S 50', W 6.75', N 50', E 6.75' TO POB, SEC 2-32-8, DOC 350666.

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

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

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

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

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.

PARCELS REMOVED BY SECOND AMENDMENT:

Exception Parcel 6:

PART OF PARCEL 06-35-452-005; LEGALLY DESCRIBED AS S10' LT 10 & ALL LTS 11 & 12 BLK 9 (EX RR) VILLAGE OF EILEEN, PER 303771.

Exception Parcel 7:

PART OF PARCEL 06-35-455-005; LEGALLY DESCRIBED AS LTS 19 THRU 24 (EX RR) BLK 5 VILLAGE OF EILEEN.

EXHIBIT C

COAL CITY TIF DISTRICT THIRD AMENDMENT

AMENDED BOUNDARY MAP