

VILLAGE OF BELLEVUE)
)
 COUNTY OF PEORIA)
)
 STATE OF ILLINOIS)

SS

I, Carol Howard, Village Clerk of the Village of Bellevue, in the County of Peoria, State of Illinois, and as such the keeper of the records and files thereof, do hereby certify that the foregoing ordinances entitled:

“ORDINANCE NO. 567 APPROVING THE VILLAGE OF BELLEVUE TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS - TIF II”

“ORDINANCE NO. 568 DESIGNATING THE VILLAGE OF BELLEVUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA - TIF II”

“ORDINANCE NO. 569 ADOPTING THE VILLAGE OF BELLEVUE TAX INCREMENT FINANCING TAX INCREMENT FINANCING DISTRICT - TIF II”

are true and correct copies of Ordinances adopted by the Village Board of the Village of Bellevue, Illinois, and APPROVED by the President of the Village of Bellevue and are duly recorded in the Ordinance Records of the Village of Bellevue.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 14 day of July, A.D., 2005.

(SEAL)

Carol S. Howard

Carol Howard
Village Clerk
Village of Bellevue, Illinois

ORDINANCE NO. 567

VILLAGE OF BELLEVUE

APPROVING THE
TAX INCREMENT REDEVELOPMENT
PLAN AND REDEVELOPMENT PROJECTS
TAX INCREMENT FINANCE DISTRICT II

JULY 14, 2005

ORDINANCE NO. 567

**APPROVING THE VILLAGE OF BELLEVUE
TAX INCREMENT REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECTS**

TAX INCREMENT FINANCING DISTRICT II

WHEREAS, the Village of Bellevue, Illinois, desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended, hereinafter referred to as the "Act" for the proposed Redevelopment Plan and Redevelopment Projects within the municipal boundaries of the Village of Bellevue and within the Redevelopment Project Area as described in Section 1(a) of this Ordinance, which constitutes in the aggregate more than 1 ½ acres.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Village of Bellevue convened a Joint Review Board to consider the proposal on April 22, 2005.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Village Board caused a Public Hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on May 23, 2005 at the Bellevue Village Hall, Bellevue, Illinois.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, and notice being given to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity by certified mail on April 8, 2005; by publication on May 5, 2005, and May 11, 2005; by certified mail to Taxpayers on April 26, 2005; and by regular U.S. mail on April 28, 2005, to all residences within 750 feet of the Redevelopment Area. There were no registrants on the Interested Parties Registry.

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for redevelopment of blighted and conservation areas in the proposed redevelopment area, and the Village Board has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said term "combination blighted and conservation area," is used in the Act.

WHEREAS, the Village Board has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements.

WHEREAS, the Village Board has further determined that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs, add commercial businesses, add to residential housing and by the provisions of new improvements, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area, and

WHEREAS, the Village Board has reviewed the proposed Redevelopment Plan and Projects and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Zoning and Ordinances of the municipality:

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF BELLEVUE, ILLINOIS, that:

1. The Village Board of the Village of Bellevue hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area in the Village of Bellevue, Illinois, is described in the Legal Description (Exhibit A) and Boundary Map (Exhibit B) of the attached Redevelopment Plan (Exhibit C).
 - b. There exist conditions set forth herein and in the Qualifying Characteristics Report of the Redevelopment Plan which cause the area to be designated as a "combination Blighted and Conservation Area" as defined in Section 11-74.4-3 of the Act.
 - c. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Redevelopment Project conform to the Land Use and Zoning for the development of the municipality as a whole.
 - e. The estimated date for final completion of the Redevelopment Project is twenty-three (23) years from the effective date of this Ordinance.
 - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Project costs shall not be later than twenty (20) years from the effective date of this Ordinance.
 - g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area and any other contiguous Redevelopment Area (TIF District).
 - h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
 - i. In addition we reviewed the following material:
 - 1) Land Use and Zoning of the Village
 - 2) Impact on other Taxing Districts
 - 3) Findings and Recommendations of the Joint Review Board
2. The Redevelopment Plan and Redevelopment Project which were the subject matter of the Public Hearing held May 23, 2005, are hereby adopted and approved. A copy of the Redevelopment Plan and the Redevelopment Projects is attached to and made a part of this Ordinance.
3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ORDINANCE 1 OF 3

ADOPTED by the President and Village Board of Bellevue, Illinois, on the 14th day of July, A.D., 2005, and deposited and filed in the Office of the Village Clerk of said Village on that date.

| BOARD MEMBER | AYE VOTE | NAY VOTE | ABSTAIN/ABSENT |
|------------------------|----------|----------|----------------|
| <i>Jim Anderson</i> | ✓ | | |
| <i>Pam Hall</i> | ✓ | | |
| <i>Billy Pierson</i> | ✓ | | |
| <i>Edward Wright</i> | ✓ | | |
| <i>Bill Newton</i> | ✓ | | |
| <i>Mannie Eckmeier</i> | ✓ | | |
| TOTAL VOTES: | 6 | 0 | 0 |

APPROVED: *Ralph E. Wilson*
President

Date: *July 14, 2005*

ATTEST: *Carol S. Howard*
Village Clerk

Date: *July 14, 2005*

Exhibit (A) Attached, Bellevue TIF District II Legal Description

Exhibit (B) Attached, Bellevue TIF District II Boundary Map

Exhibit (C) Attached, Bellevue TIF District II Redevelopment Plan

EXHIBIT A

VILLAGE OF BELLEVUE

TIF II LEGAL DESCRIPTION

Bellevue TIF II Boundary Legal Description

Parts of the Southwest Quarter and Northwest Quarter of Section 2, Southeast Quarter of Section 3, Northeast Quarter and Southeast Quarter of Section 10, Northwest Quarter and Southwest Quarter of Section 11, all in Township 8 North, Range 7 East of the Fourth Principal Meridian, Limestone Township, Village of Bellevue, Peoria County, Illinois, more particularly described as follows:

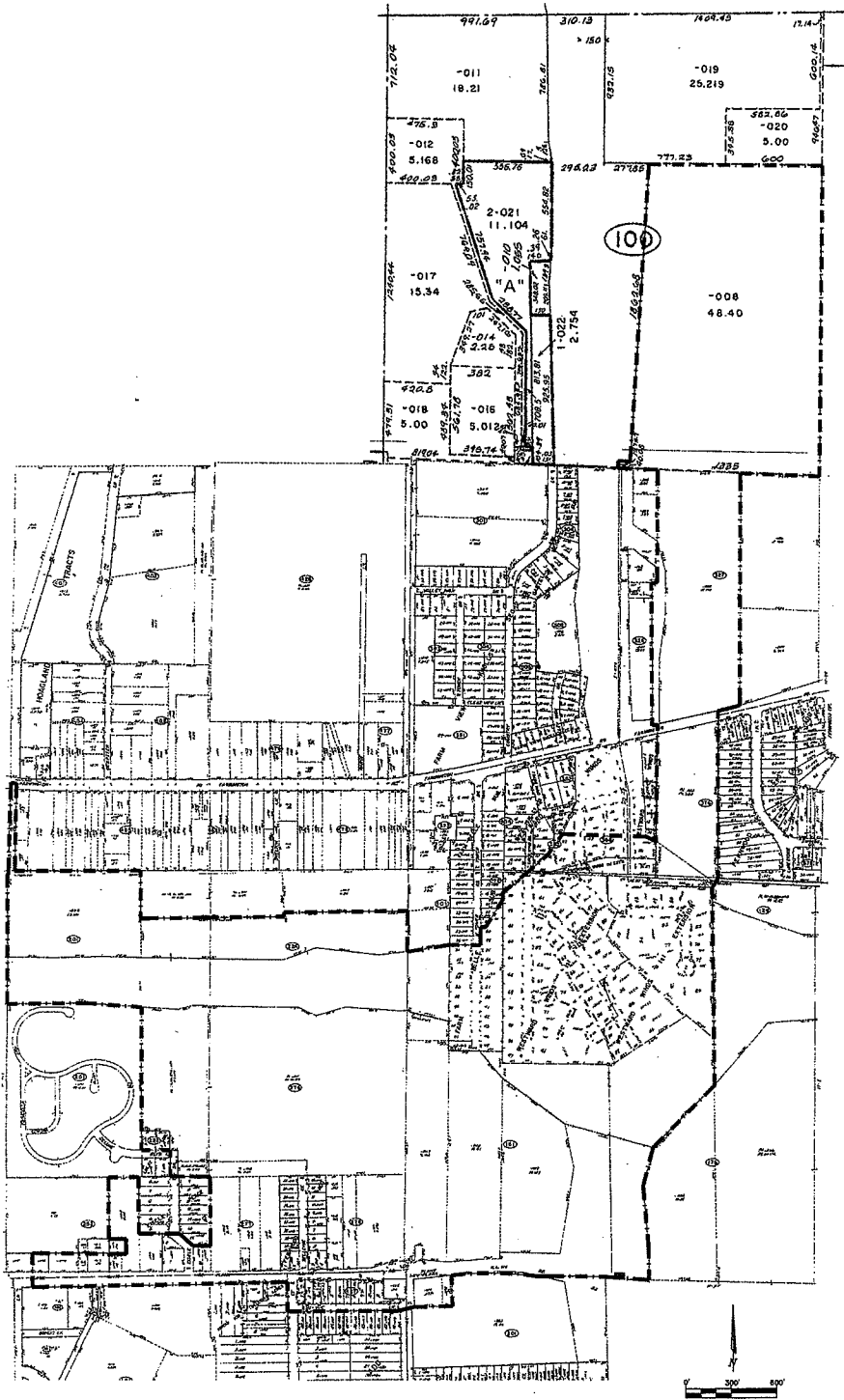
Commencing at the southwest corner of said Southeast Quarter of Section 3 as the Place of Beginning of the land to be described: From the Place of Beginning, thence northerly along the west line of said Southeast Quarter of Section 3 to the centerline of Farmington Road; thence easterly along said centerline a distance of 40.00 feet; thence southerly, parallel with and 40.00 feet normal distance east of said west line of the Southeast Quarter of Section 3 to the south line of said Southeast Quarter of Section 3; thence easterly along said south line of the Southeast Quarter of Section 3 to the northwest corner of parcel having tax I.D. 17-10-226-001; thence southerly along the west line of parcel having tax I.D. 17-10-226-001 to the southwest corner of parcel having tax I.D. 17-10-226-001; thence easterly along the south line of parcel having tax I.D. 17-10-226-001 to the southeast corner of parcel having tax I.D. 17-10-226-001; thence northerly along the east line of parcel having tax I.D. 17-10-226-001 to the southwest corner of parcel having tax I.D. 17-10-226-002; thence easterly along south line of parcel having tax I.D. 17-10-226-002 to the southeast corner of parcel having tax I.D. 17-10-226-002 (said southeast corner also being on the east line of said Northeast Quarter of Section 10); thence southerly along the east line of said Northeast Quarter of Section 10, a distance of 269.06 feet; thence northeasterly, a distance of 278.73 feet to the southwest corner of Lot 28 in Farm Belle Subdivision; thence easterly along the south line of said Lot 28 and its easterly extension to the east line of Tower Road; thence northerly along said east line of Tower Road to the southwest corner of Lot 25 in said Farm Belle Subdivision; thence east along the south line of said Lot 25 a distance of 35.00 feet to the northwesterly Right-of-Way line of Interstate 474; thence northeasterly along said northwesterly Right-of-Way line 203.88 feet to the east line of said Farm Belle Subdivision; thence northerly along the east line of said Farm Belle Subdivision and said northwesterly Right-of-Way line 50.00 feet; thence northeasterly along said northwesterly Right-of-Way line 370.00 feet to a point on the north line of Lot 30 in Westward Winds Subdivision, said point being 89.55 feet east from the northwest corner of said Lot 30; thence northeasterly along said northwesterly Right-of-Way line 165.72 feet to a point on the south line of Lot 16 in said Westward Winds Subdivision, said point being 51.33 east of the southwest corner of said Lot 16; thence easterly 560 feet to the southwesterly corner of truncated Lot 25 in said Westward Winds Subdivision, said corner being the intersection of the easterly and northeasterly Right-of-Way lines of said Interstate 474; thence southeasterly along said northeasterly Right-of-Way line 52.59 feet to a point on the east line of Lot 25 in Westward Winds Subdivision (now vacated); said point being 90.02 feet south of the northeast corner of said Lot 25; thence northerly along the east lines (and their northerly extension) of Lots 25, 13, 12, 11, and Outlot 2 of said Westward Winds Subdivision to the south Right-of-Way line of Farmington Road; thence northerly to a point on the north Right-of-Way line of Farmington Road, said point being 1673 feet normal distant south from a point on the north line of the Southwest Quarter of said Section 2, said point being 1065 feet westerly from the center of said Section 2; thence northerly to a point which is 60.00 feet normal distant north from the centerline of Farmington Road; thence southwesterly parallel and 60.00 feet normal distant northerly from the centerline of Farmington Road to a point which is 35.00 feet normal distant west from the previous described northerly line, said point also being the southeasterly corner of parcel having tax I.D. 17-02-326-004; thence northerly along the east line of said parcel having tax I.D. 17-02-326-004 a distance of 895.46 feet to the south line of parcel having tax I.D. 17-02-326-002; thence easterly along the south line of said parcel having tax I.D. 17-02-326-002 a distance of 35.00 feet; thence northerly for a distance of 738 feet to a point on the north line of the Southwest Quarter of said Section 2, said point being 1065 feet westerly from the center of said Section 2; thence westerly along said north line, a distance of 165 feet to a point 1225 feet from the center of said Section 2; thence northerly 40.08 feet to a point, said point being 1227.41 feet west of the east line of said Northwest Quarter of said Section 2; thence east parallel with the south line of said Northwest Quarter, a distance of 127.41 feet; thence north parallel with the east line of said Northwest Quarter, a distance of 1874 feet; thence east and parallel with the south line of said Northwest Quarter, a distance of 1100 feet to the east line of said Northwest Quarter; thence south along the east line of said Northwest Quarter, a distance of 1914 feet to the center of said Section 2; thence west along the south line of said Northwest Quarter, a distance of 519.6 feet; thence directly south 1517 feet to a point on the north line of Farmington Road; thence southwesterly along said north line to its intersection with the northerly extension of the west line of Fernwood 2nd Addition Subdivision, thence southerly along the west line of said Fernwood 2nd Addition, and its northerly extension, to the south line of said Fernwood 2nd Addition; thence southerly a distance of 68.40 feet to the northeast corner of Lot 51 in Westward Winds 1st Extension Subdivision (now vacated), said corner also being on the easterly Right-of-Way line of Interstate 474; thence southerly along the east line of said Westward Winds 1st Extension to the south corner of Lot 80 in said Westward Winds 1st Extension; thence continuing southerly along the southerly extension of said east line of Westward Winds 1st Extension a distance of 311.1 feet to the southeasterly Right-of-Way line of Interstate 474; thence southwesterly along said Right-of-Way line 564.52 feet to the easterly Right-of-Way line of said Interstate 474; thence southerly along said easterly Right-of-Way line 261.26 feet; thence southerly along said easterly Right-of-Way line 400.57 feet; thence southerly along said easterly Right-of-Way line 200.00 feet to the south line of said Northwest Quarter of Section 11; thence westerly along said south line to its intersection with the southerly Right-of-Way line of Illinois Route 116 (Plank Road); thence westerly along said Right-of-Way line to its intersection with the east line of parcel having tax I.D. 17-11-301-002; thence southerly along the east line of parcel having tax I.D. 17-11-301-002, a distance of 308.7 feet to the southeast corner of said parcel; thence westerly along the south line of parcels having tax I.D. 17-11-301-002 and 17-11-301-001 and their westerly extension to the west line of said Southwest Quarter of Section 11; thence southerly along said west line to its intersection with the easterly extension of the southerly line of Hi-Vue Lane in Bellevue Acres 1st Addition; thence westerly along said southerly line of Hi-Vue Lane, and its westerly extension, to the westerly line of Bellevue Court in said Bellevue Acres 1st Addition; thence northerly along said westerly line to the southerly Right-of-Way line of said Illinois Route 116 (Plank Road); thence westerly along said southerly Right-of-Way line to its intersection with the southerly extension of the west line of parcel having tax I.D. 17-10-253-003; thence northerly on said southerly extension and the west line of said parcel having tax I.D. 17-10-253-002 to the northwest corner of said parcel; thence easterly along the north line of parcels having tax I.D.'s 17-10-253-003, 004, 018, 019 to the northeast corner of said parcel having tax I.D. 17-10-253-019; thence southerly along the east line of said parcel having tax I.D. 17-10-253-019 to the southwest corner of parcel having tax I.D. 17-10-253-006; thence easterly along the southerly line of parcel having tax I.D. 17-10-253-006 to the east line of said parcel; thence northerly along the east line of said parcel to the north line of said parcel; thence westerly along the north line of said parcel to a point on the west line of said parcel, said point also being on the west line of parcel having tax I.D. 17-10-253-008; thence northerly along said west line of parcel having tax I.D. 17-10-253-008 to the north line of said parcel; thence northerly along the north line of said parcel to the northeast corner of said parcel, said northeast corner also being the northwest corner of Lot 8 in Eisele Place; thence southerly along the west line of said Eisele Place to the southwest corner of Lot 3 in said Eisele Place; thence easterly along the south line of said Lot 3, and its easterly extension to a point on the easterly line of Eisele Drive in said Eisele Place subdivision, said point also being on the southwesterly line of Lot 15 in said Eisele Place subdivision; thence southeasterly along said southwest line to the southwest corner of said Lot 15; thence easterly along the south line of said Lot 15 to the east line of said Eisele Place subdivision; thence northerly along the east line of said Eisele Place subdivision to the northeast corner of Lot 9 in said Eisele Place subdivision; thence westerly along the north line of said Lot 9 and its westerly extension to the southeast corner of Lot 1 in Lulay Subdivision, said corner also being on the west line of Eisele Drive; thence northerly along the east line of said lot 1, a distance of 125.16 feet to the northeast corner of said Lot 1; thence northerly to the southeast corner of Lot 4 in said Lulay Subdivision; thence westerly along the south lines of Lots 4 and 3 in Lulay Subdivision to the southwest corner of said Lot 3; thence northerly along the west line of said Lot 3 to the northwest corner of said Lot 3, said northwest corner of Lot 3 also being on the west line of parcel having tax I.D. 17-10-276-001; thence northerly along the westerly line of said parcel having tax I.D. 17-10-276-001 to the southerly line of Interstate Route 474; thence westerly along said southerly line of Interstate 474 to the west line of said Northeast Quarter of Section 10; thence northerly along said west line to the Place of Beginning.

EXHIBIT B

VILLAGE OF BELLEVUE

TIF DISTRICT II BOUNDARY MAP

EXHIBIT C
VILLAGE OF BELLEVUE
TIF DISTRICT II REDEVELOPMENT PLAN



TIF BOUNDARY BELLEVUE, ILLINOIS

LEGEND

--- TIF BOUNDARY

FEBRUARY 25, 2005

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