

ORDINANCE NO. 629

**VILLAGE OF BELLEVUE, ILLINOIS**

**APPROVING A  
SECOND AMENDMENT  
to the  
BELLEVUE TAX INCREMENT FINANCING DISTRICT II  
REDEVELOPMENT PLAN AND PROJECTS**

**ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF  
THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS  
ON THE 26<sup>TH</sup> DAY OF JANUARY, 2009.**

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**WHEREAS**, the statutes of the State of Illinois by the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the "TIF Act," provide for municipalities to create within their corporate boundaries tax increment financing redevelopment areas and to amend such areas; and

**WHEREAS**, the Village of Bellevue, Peoria County, Illinois by its duly elected President and Village Board heretofore adopted a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to the TIF Act known as the Village of Bellevue Tax Increment Financing District II on the 14<sup>th</sup> day of July, A.D., 2005; and

**WHEREAS**, the Village of Bellevue, Peoria County, Illinois by its duly elected President and Village Board and pursuant to the TIF Act approved the First Amendment to Bellevue TIF District II on the 10<sup>th</sup> day of April, A.D., 2006; and

**WHEREAS**, the Village of Bellevue desires to further implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended, for the proposed Second Amendment to the Redevelopment Plan and Redevelopment Projects within the municipal boundaries of the Village of Bellevue and within the Amended Redevelopment Project Area as described in Section 1(a) of this Ordinance; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on December 17, 2008 the Village of Bellevue convened a Joint Review Board to consider the proposed Second Amendment and the Joint Review Board met on said date and recommends that the Village Board approve and adopt the Amendment; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on January 12, 2009 the Village Board caused a Public Hearing to be held relative to the Second Amendment to the Redevelopment Plan and Projects and a designation of an Amended Redevelopment Project Area at the Bellevue Village Hall, 320 Main Street, Bellevue, Illinois; and

**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, by publication on December 24, 2008 and December 30, 2008; by certified mail to Taxpayers on December 12, 2008; by regular U.S. mail on December 12, 2008, to all residential addresses within 750 feet of the Amended Redevelopment Area; and by regular U.S. mail on December 12, 2008 to the registrants, if any, on the Interested Parties Registry; and

**WHEREAS**, the Second Amendment to the Redevelopment Plan and Projects set forth the factors constituting the need for redevelopment of blighted and conservation areas in the proposed Amended Redevelopment Project 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 Amended Redevelopment Project Area as said terms “Blighted Area, Conservation Area, or a combination of Blighted and Conservation Areas” are used in the Act; and

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

**WHEREAS**, the Village Board has further determined that the implementation of the Amended Redevelopment Plan will help promote and protect the health, safety, morals, and welfare of the public, further aid in the reduction of unemployment, create new jobs, eliminate blighted structures, create new retail and commercial properties, and provide infrastructure necessary for further enhancement of the tax base of the taxing districts that extend into the Amended Redevelopment Project Area; and

**WHEREAS**, the Village Board has reviewed the proposed Second Amendment to the Redevelopment Plan and Projects and the Comprehensive Plan and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed amended Redevelopment Plan and Projects conform to the Comprehensive Plan and Ordinances of the municipality.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS, THAT:**

1. The Village Board of the Village of Bellevue hereby makes the following findings:
  - a. The area constituting the proposed Amended Redevelopment Project Area in the Village of Bellevue, Illinois, is described in the attached Exhibit A (Amended Legal Description) and Exhibit B (Amended Boundary Map) and in the attached Exhibit C (Second Amendment to the Bellevue TIF District II Redevelopment Plan and Projects).
  - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area added by the Second Amendment to be designated as a “Blighted Area” as defined in Section 11-74.4-3 of the Act.
  - c. The proposed Amended 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 Second Amendment to the Redevelopment Plan.
  - d. The Second Amendment to the Redevelopment Plan and Projects conforms to the Comprehensive Plan and Ordinances for the development of the municipality as a whole.
  - e. The estimated date for final completion of the Redevelopment Projects is the date of the termination of Bellevue TIF District II.
  - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall not be later than twenty (20) years from the effective date of this Ordinance or the termination of the TIF District by operation of law, whichever comes first.
  - g. Such incremental revenues will be used for the development of the original and Amended Redevelopment Project Area as well as any future contiguous TIF Districts.
  - h. The Amended Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
  - i. In addition, the Village reviewed the following material: 1) Current Land Uses and Subdivision Ordinances; 2) Impact on other Taxing Districts; and 3) Findings of the Joint Review Board.

2. The Second Amendment to the Redevelopment Plan and Projects which was the subject matter of the Public Hearing held on January 12, 2009, is hereby adopted and approved. A copy of the Second Amendment to the Redevelopment Plan and Projects (Exhibit C) 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.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the Village of Bellevue, Peoria County, Illinois, on the 26<sup>th</sup> day of January, A.D., 2009, and deposited and filed in the Office of the Village Clerk of said Village on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
<del>CURTIS SAMPLE</del> Jim Anderson, Trustee	✓			
Mannie Eickmeier, Trustee	✓			
Bill Newton, Trustee	✓			
Bill Pierson, Trustee	✓			
Pam Hall, Trustee	✓			
<del>LARRY DEAN MERRIMAN</del>	✓			
Ralph Wilson, President				
<b>TOTAL VOTES:</b>	<b>6</b>			

**APPROVED:** Ralph E. Wilson  
Village President

Date: Jan 26-09

**ATTEST:** Carol S. Howard  
Village Clerk

Date: Jan. 26, 2009

**ATTACHMENTS:**

- EXHIBIT A: Bellevue TIF District II Amended Legal Description
- EXHIBIT B: Bellevue TIF District II Amended Boundary Map
- EXHIBIT C: Second Amendment to Bellevue TIF District II Redevelopment Plan and Projects

**EXHIBIT A**

**BELLEVUE TIF DISTRICT II  
AMENDED LEGAL DESCRIPTION**

**Village of Bellevue TIF District II Second Amendment**  
**Boundary Description as Amended**  
**Revised February 29, 2008**

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, Northeast 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 right-of-way line of Tower Road; thence northerly along said east right-of-way 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, said line also being the west right-of-way line of Anderson Lane, 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 on the south line of Outlot B of Stone Bridge Estates, Section One, (revised); thence westerly along south line of Outlot B and Outlot A and north line, a distance of 160 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 2<sup>nd</sup> Addition Subdivision, thence southerly along the west line of said Fernwood 2<sup>nd</sup> Addition, and its northerly extension, to the south line of said Fernwood 2<sup>nd</sup> Addition; thence southerly a distance of 68.40 feet to the northeast corner of Lot 51 in Westward Winds 1<sup>st</sup> 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 1<sup>st</sup> Extension to the south corner of Lot 80 in said Westward Winds 1<sup>st</sup> Extension; thence continuing southerly along the southerly extension of said east line of Westward Winds 1<sup>st</sup> 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 208.71 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 1<sup>st</sup> 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 1<sup>st</sup> 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 easterly 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 southwesterly line to the southwest corner of said Lot 15; thence easterly to a point on the east line of said Eisele Place subdivision, said point being 60 feet south from the northeast corner of said Lot 15; 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.

Excepting therefrom the following tracts:

P.I.N. # 17-11-101-013

P.I.N. # 11-17-327-002

P.I.N. # 11-17-327-003

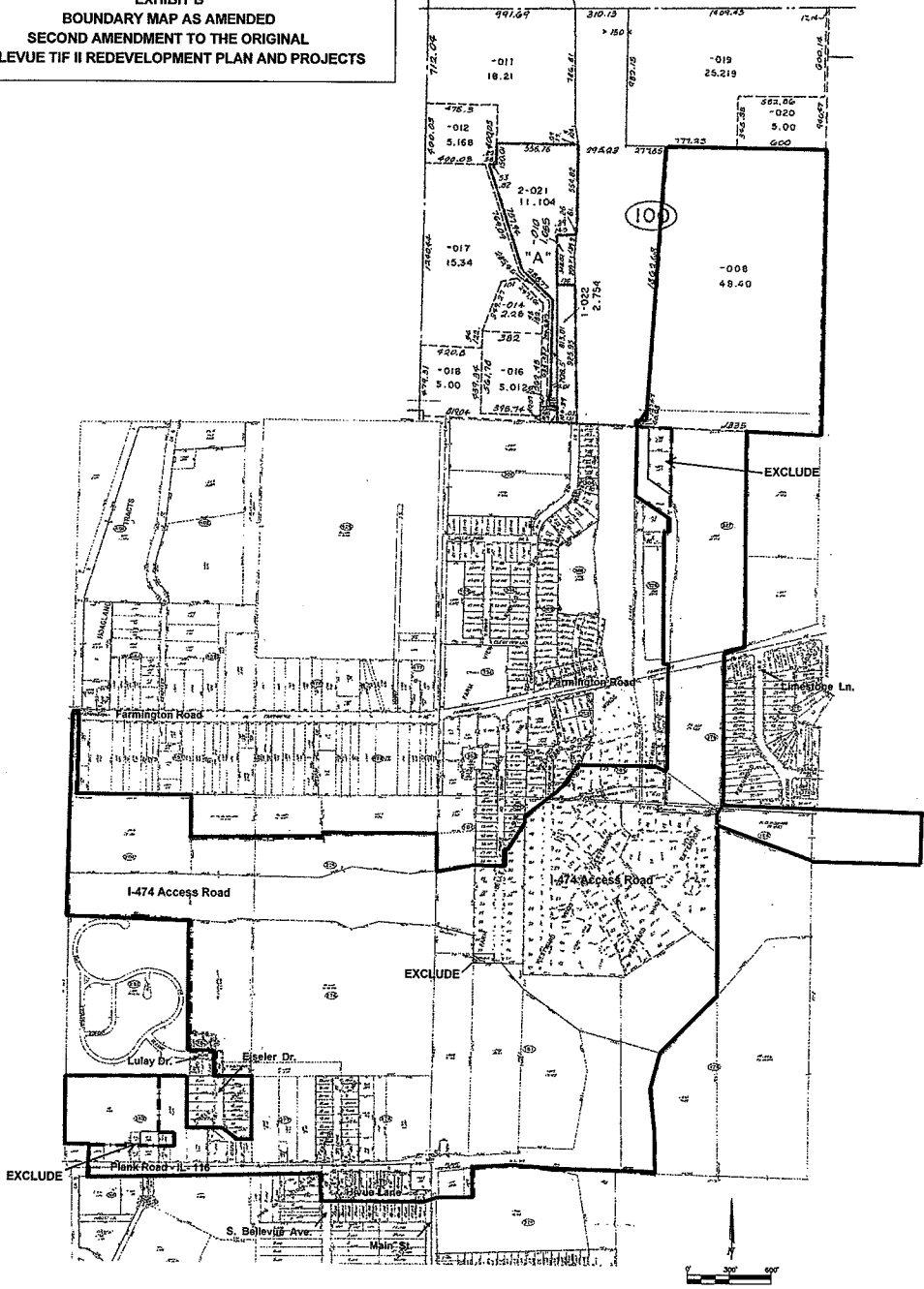
P.I.N. # 11-17-327-002



**EXHIBIT B**

**BELLEVUE TIF DISTRICT II  
AMENDED BOUNDARY MAP**

**EXHIBIT B  
BOUNDARY MAP AS AMENDED  
SECOND AMENDMENT TO THE ORIGINAL  
BELLEVUE TIF II REDEVELOPMENT PLAN AND PROJECTS**



**TIF BOUNDARY  
BELLEVUE, ILLINOIS**

**LEGEND**  
- - - - - TIF BOUNDARY

**SC STS CONSULTANTS**  
111 N. Bellevue Ave.  
Peoria, Illinois 61602  
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E. Design Firm Reg. No. 184-001518

**EXHIBIT C**

**SECOND AMENDMENT TO  
BELLEVUE TIF DISTRICT II  
REDEVELOPMENT PLAN AND PROJECTS**