

ORDINANCE NO. 837

VILLAGE OF BELLEVUE, ILLINOIS

**ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
RELATING TO THE DESIGNATION OF A BUSINESS DISTRICT, THE
APPROVAL OF A BUSINESS DISTRICT REDEVELOPMENT PLAN AND THE IMPOSITION
OF A RETAILERS OCCUPATION TAX AND SERVICE
OCCUPATION TAX IN CONNECTION THEREWITH**

WHEREAS, the Village of Bellevue, Illinois (the "Village") desires to redevelop a certain area of the Village along and adjacent to Plank Road which is legally described on Exhibit A attached hereto and made a part hereof (the "Business District"), pursuant to the proposed Village of Bellevue Business District Redevelopment Plan (the "Plan"); and

WHEREAS, it appears that the Business District cannot be redeveloped without the creation of a business district, the adoption of a business district redevelopment plan and the imposition of a retailers occupation tax and a service occupation tax in connection therewith, all pursuant to the Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq.) (the "Act"); and

WHEREAS, the proposed boundaries of the Business District are set forth in the Plan; and

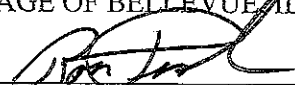
WHEREAS, pursuant to the Act, a public hearing must be held prior to the creation of a business district, the approval of a business district redevelopment plan and the imposition of a retailers occupation tax and a service occupation tax in connection therewith.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Bellevue that a public hearing on the creation of the Business District, the approval of the Plan and the imposition of a retailers occupation tax and a service occupation tax in connection therewith shall be held at 5:30 p.m. on Tuesday, August 13, 2024 at the Village of Bellevue Village Hall, 414 S. Main St., Bellevue, Illinois 61604. Further, the Village staff is directed to see to the publication of the appropriate notice of such public hearing pursuant to the Act.

PASSED AND APPROVED THIS 9th DAY OF July, 2024.

| | |
|--------|----------|
| AYES | <u>5</u> |
| NAYS | <u>0</u> |
| ABSENT | <u>0</u> |

VILLAGE OF BELLEVUE, ILLINOIS

By: 
Ross Pesch, President

ATTESTED and RECORDED and published in pamphlet form this 9th day of July, 2024.


Susan Pesch, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

Beginning at the Southwest corner of PIN 17-10-326-015 also being the East Right-of-Way line of Maxwell Road, Thence Northerly, along said East Right-of-Way line to the Northwest corner of said PIN 17-10-326-015; Thence East, along the North line of said PIN 17-10-326-015 to the Southwest corner of PIN 17-10-326-012; Thence North, along the West line of said PIN to the Northwest corner of said PIN 17-10-326-012, also being the South Right-of-Way line of Plank Road, (IL. Rte. 116); Thence West, along said South Right-of-Way line to the West Right-of-Way line of Maxwell Road, extended South; Thence North, along the West Right-of-Way line of said Maxwell Road to the North line of Lot 1 of Peoria County Business Park, extended West; Thence East, along said North line extended to the Northeast corner of Lot 8 in said Peoria County Business Park; Thence North to the Northwest corner of PIN 17-10-100-020; Thence East, along the North Line of said PIN to the East line of said Peoria County Business Park; Thence North, along said East line and said Line extended to the North Right-of-Way line of F.A. Route 9; Thence Easterly, along said North Right-of-Way line to the West line of Farm Belle Subdivision; Thence South, along the West line of said Subdivision, also being the Northerly Right-of-Way line of said F.A. Route 9 to the Southwest corner of Lot 28 in said Farm Belle Subdivision; Thence East to the Southeast corner of said Lot 28; Thence Northeasterly, along the Westerly Right-of-Way line of F.A.I. Route 474 to the Northeast corner of Lot 11 in Bartell Height's Subdivision; Thence Easterly to the Northwest corner of PIN 17-02-327-002; Thence Easterly, to the Northeast corner of said PIN 17-02-327-002; Thence South, along the East line of said PIN and said line extended to the Northwest corner of PIN 17-02-103-012; Thence East to the Northeast corner of said PIN; Thence South, along the East line of said PIN to the Southeast corner of said PIN 17-02-103-012, also being the Northerly Right-of-Way line of Farmington Road; thence West, along the South line of said PIN to the West line of Fernwood 2nd Addition, extended North; thence South, along said West line and said line extended to the Southwest corner of Lot 76 in said Fernwood 2nd Addition; Thence East, along the South line of said Fernwood 2nd Addition to the Southeast corner of Lot 63 in said subdivision; Thence North, along the East line of said subdivision to the Southeast corner of Lot 1 in said Fernwood 2nd Addition; Thence Northwesterly, along the South line of Lots 1 thru 7 in said subdivision to the East Right-of-Way line of Fernwood Circle; Thence Northwesterly to the Southeast corner of Lot 29 in said Fernwood 2nd Addition; Thence Southwesterly to the Southwest corner of Lot 30 in said subdivision; Thence Northwesterly to the Northwest corner of said Lot 30, also being on the Southerly Right-of-Way line of Farmington Road; Thence Easterly, along said Southerly Right-of-Way line to the Northwest corner of PIN 17-02-451-010; Thence Southerly to the Southwest corner of said PIN; Thence Easterly to the Southeast corner of said PIN 17-02-451-010; Thence Northerly to the Northeast corner of said PIN, also being the Southerly Right-of-Way line of said Farmington Road; Thence Easterly, along said Southerly Right-of-Way line to the Northeast corner of PIN 17-02-451-055, also being the West Right-of-Way line of Sunset Drive; Thence South, along said Right-of-Way line to the Southeast corner of said PIN 17-02-451-055; Thence Northwesterly, along the South line of said PIN to the East line of PIN 17-02-451-046; Thence Southerly, along the East line of said PIN to the North line of PIN 17-11-201-006; Thence East to the Northeast corner of said PIN; Thence South to the Northwest corner of PIN 17-11-201-005; Thence East, along the North line of said PIN to the West Right-of-Way line of Hilltop Road; Thence North, along said West Right-of-Way line to the South Right-of-Way line of Prairie Lane; Thence East to the Northeast corner of Lot 76 in Crest View Subdivision; Thence South to the North line of High Orchard Place, subdivision; Thence East, along said North Line to the Northeast corner of Lot 17 in said High Orchard Place; Thence South, along the East line of said High Orchard Place and said line extended to the South Right-of-Way line of the proposed F.A. Route 9; Thence Westerly, along said South Right-of-Way line to the Easterly Right-of-Way line F.A.I Route 474; Thence Southerly, along said Easterly Right-of-Way line to the Northwest corner of PIN 17-11-326-003; Thence Easterly, along the north line of said PIN to the Northeast corner of said PIN 17-11-326-003; Thence South, along the East line of said PIN to the

Northerly Right-of-Way line of Plank Road; Thence Southeasterly, along said Northerly Right-of-Way line to the Southwest corner of PIN 17-11-426-001; Thence North to the Northwest corner of said PIN; Thence East to the Northeast corner of said PIN 17-11-426-001; Thence South, along the East line of said PIN to the Northwest corner of PIN 17-11-426-004; Thence East to the Northeast corner of said PIN; Thence North to the Southwest corner of PIN 17-12-301-001; Thence Easterly to the Southeast corner of said PIN; Thence North to the Northeast corner of said PIN 17-12-301-001; Thence Easterly, along the North line of PIN 17-12-301-009 and PIN 17-12-301-007 to the Westerly Right-of-Way line of the Burlington Northern & Santa Fe Railroad,(PIN 17-12-502-004); Thence Southwesterly, along said Westerly Right-of-Way line to the Northeast corner of PIN 17-12-376-001; Thence Northwesterly, along the Northerly line of said PIN to the Westerly Right-of-Way line of Kickapoo Creek Road; Thence Southerly, along said Westerly Right-of-Way line to the North line of PIN 17-12-352-004, extended East; Thence West, along the North line of said PIN and said line extended to the Southwesterly Right-of-Way line of Mine Hollow Road; Thence Southeasterly, along said Right-of-Way line to the Northeasterly Right-of-Way line of Hoffman Lane; Thence Southeasterly, along said Northeasterly Right-of-Way line to the Northerly Right-of-Way line of Airport Road, (SBI Route 8); Thence Northeasterly, along said Northerly Right-of-Way line to the Westerly Right-of-Way line of said Burlington Northern & Santa Fe Railroad; Thence Southwesterly, along said Westerly Right-of-Way line to the Northerly Right-of-Way line of Harmon Highway; Thence Easterly, along said Northerly Right-of-Way line to the Westerly Right-of-Way line of Coal Street in Hannah Szold's Subdivision; Thence Northerly, along said Westerly Right-of-Way line to the intersection of the Westerly Right-of-Way line of said Coal Street and the North Right-of-Way line of Tarp Avenue in said Hannah Szold's Subdivision; Thence East, along said North Right-of-Way line to the East Right-of-Way line of Hillsdale Avenue; Thence South, along said East Right-of-Way line to the Northwest corner of Lot 5 in said Subdivision; Thence East, along the North line of said Lot 5 to the Northeast corner of said Lot; Thence North, along the East line of said Hannah Szold's Subdivision to the Southwest corner of Lot 10 in Sarah Barnewolt Subdivision, Section Two; Thence East to the Northern most corner of Lot 7 in said Subdivision; Thence South to the Southwest corner of said Lot 7; Thence Southeasterly, along the Southerly line of said Sarah Barnewolt, Section Two, to the Northern most corner of Lot 8 in Sarah Barnewolt Subdivision No. 1; Thence South to the Northwest corner of Lot 6 in said Subdivision No. 1; Thence East to the Northeast Corner of said Lot 6; Thence South, along the East line of said Lot 6 and Lot 5 to the North Right-of-Way line of Harmon Highway; Thence East, along said North Right-of-Way line to the Southwest corner of PIN 17-12-452-014; Thence Southerly to the Northeast corner of Lot 4 in Mardell Subdivision, (PIN 17-12-454-027); Thence South to the Southeast corner of said Lot 4; Thence West, along the South line of said Lot 4 and said line extended to the Southwest corner of Lot 7 in said Mardell Subdivision; Thence North, along the West line of said Lot to the Southerly Right-of-Way line of said Harmon Highway; Thence Easterly, along said Southerly Right-of-Way line to the Northeast corner of PIN 17-12-454-001; Thence South, along the East line of Said PIN and said line extended to the South Right-of-Way line of Lincoln Avenue; Thence Westerly, along said South Right-of-Way line to the Southerly Right-of-Way line of said Harmon Highway; Thence Westerly, along said Southerly Right-of-Way line the West Right-of-Way line of said Burlington Northern & Santa Fe Railroad; Thence South, along said West Right-of-Way line to the Northeast corner of PIN 17-13-126-002; Thence West to a point on the Easterly line of PIN 17-13-102-001; Thence Southerly, along the Easterly line of said PIN to the Southern most corner of said PIN; Thence Northeasterly, along the Southerly line of said PIN to the Western most corner of said PIN 17-13-102-001, also being on the Southerly Right-of-Way line of Harmon Highway; Thence Northwesterly, along said Southerly Right-of-Way line to the Northeast corner of PIN 17-14-226-001; Thence West, along the North line of said PIN to the Southeast corner of Lot 14 in Briggs & Doelbar Subdivision, (PIN 17-11-452-030); Thence North, along the East line of said Lot 14 and said line extended to the Southern most corner of PIN 17-11-451-022; Thence Easterly and Northerly to the Northern most corner of said PIN, also being the Eastern most corner of Outlot "B" in Bellevue Heights Subdivision, (PIN 17-11-451-001); Thence Westerly, along the Southerly line of said Outlot "B" to the Northeast corner of Lot 14 in said Bellevue Heights Subdivision; Thence Northeasterly to the Southeast corner of Lot 20 in said subdivision; Thence Northeasterly to the

Easterly most corner of said Lot 20; Thence Northwesterly to the Northern most corner of said Lot 20; Thence Southwesterly to the Easterly most corner of Lot 21 in said Bellevue Heights Subdivision; Thence Northwesterly to the Northern most corner of Lot 35 in said subdivision, (PIN 17-11-402-015); Thence South, along the West line of said Bellevue Heights and the East line of Bellevue Acres, 2nd and 3rd Addition to the Southeast corner of Lot 12 in said Bellevue Acres 3rd Addition, (PIN 17-14-126-015) also being the Northerly Right-of-Way line of the C & NW Transportation Company; Thence Westerly, along the Southerly line of said Bellevue Acres 3rd Addition also being said Northerly Right-of-Way line to the Southwest corner of Lot 4 in said 3rd Addition; Thence continuing Westerly, along said Northerly Right-of-Way line of the C & NW Transportation Company to the Southeast corner of PIN 17-14-101-001; Thence continuing Westerly, along the Southerly line of said PIN 17-14-101-001 and PIN 17-15-227-001, also being the Northerly Right-of-Way line of said C & NW Transportation Company to the Southwest corner of Lot 36 in Block "C" of Bellevue Acres Subdivision; Thence continuing Westerly, along said Northerly Right-of-Way line to the Southern most corner of PIN 17-10-401-010; Thence Northerly and Northwesterly, along said PIN 17-10-401-010 to the Southeastern corner of PIN 17-10-401-009; Thence Northeasterly to the Northeasterly most corner of said PIN; Thence Northwesterly, along the Northerly line of said PIN 17-10-401-009 and said line extended to the Southwest corner of Lot 1 in Enterprise Subdivision; Thence West to the Southeast corner of PIN 17-10-326-015; Thence West, along the South line of said PIN to the Southwest corner of said PIN, also being the point of beginning. (All PIN's are as of May 30, 2024)