

ORDINANCE NO. 21-001

**CITY OF MONMOUTH
WARREN COUNTY, ILLINOIS**

**APPROVING THE
REDEVELOPMENT PLAN AND PROJECTS**

for the

**MONMOUTH MAIN STREET
TAX INCREMENT FINANCING DISTRICT**

**APPROVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS
ON THE 19TH DAY OF JANUARY, 2021.**

ORDINANCE NO. 21-001
CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS
APPROVING THE REDEVELOPMENT PLAN AND PROJECTS FOR THE
MONMOUTH MAIN STREET TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Monmouth, Warren County, Illinois, (the "City") 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 Redevelopment Plan and Projects for the proposed Monmouth Main Street Tax Increment Financing ("TIF") District within the municipal boundaries of the City of Monmouth and within the Redevelopment Project Area (the "Area") as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

WHEREAS, on August 7, 2020 due notice in respect to a Public Meeting for the proposed Monmouth Main Street TIF District was given pursuant to Section 11-74.4-6(e) of the Act, such notice being given to taxing districts having real property in the Area, interested parties, taxpayers who own property in the Redevelopment Project Area and residents in the Area; and

WHEREAS, pursuant to Section 11-74.4-6(e) of the Act, on August 24, 2020, the City held a Public Meeting for the proposed Monmouth Main Street TIF District to advise the public, taxing districts having real property in the Redevelopment Project Area, taxpayers who own property in the Redevelopment Project Area, and residents of the Area as to the City's possible intent to prepare a Redevelopment Plan and designate a Redevelopment Project Area and to receive public comment; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on December 9, 2020, the City convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the City Council approve the Monmouth Main Street TIF District Redevelopment Project Area, Plan and Projects; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on January 4, 2021 the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Monmouth City Hall, 100 E. Broadway Street, Monmouth, Illinois; and

WHEREAS, due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given on November 18, 2020 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on December 3, 2020 by certified mail to Taxpayers and by regular mail to Residents in the Area; on December 9, 2020 by regular U.S. mail to all residences within 750 feet of the Redevelopment Project Area and all registrants on the Interested Parties Registry; and by publication in the *Review Atlas* on December 16, 2020 and December 23, 2020; and

WHEREAS, the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the proposed Redevelopment Project Area and the City Council 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 terms "Blighted Area, Conservation Area and Combination of Blighted and

Conservation Areas" are used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment within 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 benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has further determined that the implementation of the Redevelopment Plan will increase the City's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the Redevelopment Project, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and

WHEREAS, the City Council has reviewed the proposed Redevelopment Plan and Projects, Land Use 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 Ordinances of the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS, THAT:

1. The City Council of the City of Monmouth hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area for the Monmouth Main Street TIF District in the City of Monmouth, Illinois, is described in **Exhibit A** (Legal Description) and **Exhibit B** (Boundary Map) of this Ordinance.
 - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area to be designated as a "Combination of Blighted and Conservation Areas" 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 Projects conform to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
 - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance approving the Redevelopment Plan and Projects is adopted.
 - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District,

whichever occurs first.

- g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area.
 - h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
 - i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.
 - j. In addition, the City has reviewed the following material:
 - (1) Land Use Applicable Zoning Map and Ordinances.
 - (2) Impact on other Taxing Districts.
 - (3) Findings and Recommendations of the Joint Review Board.
2. The Redevelopment Plan and Projects are hereby adopted and approved. A copy of the Redevelopment Plan and the Projects is attached hereto as **Exhibit C** 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 City of Monmouth, Illinois, on the 19th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Justin Thomas	X		
Tony Cook	X		
Susan Twomey (remotely)	X		
Brian Daw	X		
Juan Pinedo	X		
Dan Heatherlly	X		
Mary Kelly	a		
Rod Davies, Mayor			
TOTAL VOTES:	6		

APPROVED: *Paul Davies*
Mayor

Date: 1-19-21



ATTEST: *Susan S. Kervan*
City Clerk

Date: 1-19-21

Exhibit (A) Attached, Monmouth Main Street TIF District Legal Description

Exhibit (B) Attached, Monmouth Main Street TIF District Boundary Map

Exhibit (C) Attached, Monmouth Main Street TIF District Redevelopment Plan and Projects

EXHIBIT A

MONMOUTH MAIN STREET TIF DISTRICT LEGAL DESCRIPTION

BEGINNING AT THE CENTER LINE INTERSECTION OF SOUTH MAIN STREET AND 180TH AVENUE; THENCE WEST ALONG THE CENTER LINE OF 180TH AVENUE TO THE WEST LINE OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS, SAID WEST LINE OF SECTION 32 IS ALSO THE WEST LINE OF PROPERTY LOCATED AT 710 180TH AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 32 AND PROPERTY LOCATED AT 710 180TH AVENUE AND ALSO THE WEST LINES OF PROPERTIES AT 1348, 1314, 1308 AND 1226 SOUTH MAIN STREET TO THE SOUTH LINE OF LOT 3 IN BLOCK 2 OF MORGAN'S SUMMERDALE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS, RECORDED IN VOLUME 106, PAGE 28 IN THE WARREN COUNTY ILLINOIS RECORDER'S OFFICE; THENCE EAST ALONG SAID SOUTH LINE TO THE CENTER LINE OF VACATED SOUTH A STREET PER SAID PLAT OF MORGAN'S SUMMERDALE SUBDIVISION; THENCE NORTH ALONG SAID CENTER LINE OF VACATED SOUTH A STREET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 11TH AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST 11TH AVENUE TO THE EAST LINE OF PROPERTY LOCATED AT 1001 WEST 11TH AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, WEST TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 67 /34; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE CENTER LINE OF SAID WEST 11TH AVENUE; THENCE EAST, ALONG SAID CENTER LINE TO THE INTERSECTION OF SAID CENTER LINE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH SUNNY LANE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH SUNNY LANE TO THE SOUTH LINE OF PROPERTY LOCATED AT 630 SOUTH SUNNY LANE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF SAID SOUTH SUNNY LANE, ALONG SAID SOUTH LINE OF 630 SOUTH SUNNY LANE, WEST TO THE WEST LINE OF SAID 630 SOUTH SUNNY LANE, SAID POINT IS ALSO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 34/67; THENCE LEAVING SAID SOUTH LINE, ALONG THE WESTERLY LINES OF PROPERTIES ALONG SAID SOUTH SUNNY LANE, ALSO THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAYS 34/67 TO THE SOUTH LINE OF SUNNY LANE FIELD OWNED BY THE MONMOUTH-ROSEVILLE SCHOOL DISTRICT; THENCE EAST, ALONG SAID SOUTH LINE OF SUNNY LANE FIELD TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH SUNNY LANE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTH RIGHT-OF-WAY LINE OF WEST 3RD AVENUE; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF SOUTH G STREET; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID SOUTH G STREET TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 OF WEST PARK ADDITION TO THE CITY OF MONMOUTH; THENCE EAST, ALONG THE SOUTH LINE OF THE ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 3 AND 4 IN BLOCK 1 OF WEST PARK ADDITION TO THE CITY OF MONMOUTH, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 4 TO THE NORTH RIGHT-OF-WAY LINE OF WEST 1ST AVENUE; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY OF WEST 1ST AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD IN BLOCK 12 OF COBURN'S ADDITION TO THE CITY OF MONMOUTH; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 1ST AVENUE; THENCE EAST ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD IN SAID BLOCK 12 OF COBURN'S ADDITION TO THE CITY OF

MONMOUTH; THENCE NORTH, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID FORMER RAILROAD TO THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 1ST AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY OF SAID WEST 1ST AVENUE TO THE EAST RIGHT-OF-WAY LINE OF SOUTH "E" STREET; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY TO THE NORTH RIGHT-OF-WAY OF WEST 5TH AVENUE; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY TO THE WEST RIGHT-OF-WAY LINE OF SOUTH "C" STREET; THENCE NORTH, ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF WEST 4TH AVENUE; THENCE EAST, ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF SOUTH "B" STREET; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF WEST 2ND AVENUE; THENCE EAST, ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 2ND STREET; THENCE NORTH, ALONG SAID WEST LINE TO THE SOUTH LINE RIGHT-OF-WAY LINE OF EAST BROADWAY; THENCE WEST, ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 21 OF THE O.T.P. OF MONMOUTH; THENCE NORTH TO THE NORTHWEST CORNER OF LOT 5 OF BLOCK 11 OF THE O.T.P. OF MONMOUTH; THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF NORTH 1ST STREET; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF EAST ARCHER AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE NORTH, ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF EAST BOSTON AVENUE; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTH A STREET; THENCE NORTH, ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FRANKLIN AVENUE; THENCE WEST, ALONG SAID RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE NORTH, ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF WEST GIRARD AVENUE; THENCE EAST ALONG SAID RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD; THENCE NORTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD TO THE WEST RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY LOCATED IN BLOCK 1 OF STERNER'S ADDITION TO THE CITY OF MONMOUTH TO THE SOUTHEAST CORNER OF LOT 4 OF SAID BLOCK 1 OF STERNER'S ADDITION; THENCE EAST, ALONG THE SOUTH LINE OF LOT 14 OF SAID STERNER'S ADDITION TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD; THENCE NORTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTH B STREET; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 OF SAID STERNER'S ADDITION; THENCE WEST, ALONG THE SOUTH LINES OF SAID LOT 12 AND LOT 2 OF SAID STERNER'S ADDITION TO THE EAST RIGHT-OF-WAY LINE OF NORTH C STREET; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT WHERE THE SOUTH LINES OF LOTS 3 AND 4 OF BRODINE'S ADDITION TO THE CITY OF MONMOUTH INTERSECT WITH THE SAID EAST RIGHT-OF-WAY LINE OF NORTH C STREET; THENCE WEST, ALONG SAID LINE TO THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 30 OF SIPHER'S ADDITION TO THE CITY OF MONMOUTH; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST, ALONG THE NORTH LINE OF LOT 3 TO THE EAST RIGHT-OF-WAY LINE OF NORTH E STREET; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH E STREET TO A POINT WHERE THE SOUTH LINE OF LOTS 3 AND 4 IN BLOCK 29 OF SAID SIPHER'S ADDITION INTERSECTS WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH E STREET; THENCE WEST, ALONG THE SOUTH LINES OF SAID LOTS 3 AND 4 OF SIPHER'S TO THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE SOUTH, ALONG SAID WEST LINE TO NORTH LINE OF LOT 2 IN BLOCK 28 OF SAID SIPHER'S ADDITION; THENCE WEST, ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 28; THENCE SOUTH, ALONG WEST LINE OF LOTS 2 AND 5 IN BLOCK 28 OF SAID SIPHER'S ADDITION TO THE NORTH LINE OF LOT 7 IN SAID BLOCK 28;

THENCE WEST, ALONG SAID NORTH LINE OF LOT 7, TO THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET; THENCE SOUTH, ALONG SAID EAST LINE TO A POINT WHERE THE SOUTH RIGHT-OF-WAY LINE OF WEST GIRARD AVENUE INTERSECTS WITH THE EAST LINE OF NORTH G STREET; THENCE WEST, ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 15 IN NORTHBROOK ADDITION TO THE CITY OF MONMOUTH; THENCE NORTH, TO THE NORTH RIGHT-OF-WAY LINE OF WEST GIRARD AVENUE; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 50 OF NORTHBROOK ADDITION TO THE CITY OF MONMOUTH; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 50 TO THE NORTHEAST CORNER OF SAID LOT 50, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 51; THENCE WEST, ALONG THE SOUTH LINE OF LOT 51; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WEST HARLEM AVENUE; THENCE WEST, ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTH SUNNY LANE; THENCE NORTH, ALONG THE WEST LINE OF PROPERTY LOCATED AT 100 WEST HARLEM TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 34/67; THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT WHERE THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. 34/67 INTERSECTS WITH THE WEST LINE OF PROPERTY LOCATED AT 1198 NORTH MAIN STREET PROJECTED SOUTH; THENCE NORTH, ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF PROPERTY LOCATED AT 1198 NORTH MAIN STREET; THENCE EAST, ALONG THE NORTH LINE OF SAID PROPERTY LOCATED AT 1198 NORTH MAIN STREET SAID NORTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MAPLE CITY DRIVE, TO THE CENTER LINE OF U.S. 67; THENCE SOUTH, ALONG SAID CENTER LINE OF U.S. 67 TO A POINT WHERE THE SOUTH LINE OF PROPERTY LOCATED AT 1201 NORTH MAIN STREET INTERSECTS WITH SAID CENTER LINE OF U.S. 67; THENCE EAST, LEAVING SAID CENTER LINE, ALONG THE SOUTH LINE OF PROPERTY LOCATED AT 1201 NORTH MAIN STREET TO THE EAST LINE OF SAID PROPERTY, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THE FORMER RAILROAD; THENCE NORTHEASTERLY, ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF TRACT 2 OF MONMOUTH PROFESSIONAL PARK SUBDIVISION, (PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2014R-1512); THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 2 TO THE EAST RIGHT-OF-WAY LINE OF U.S. 67; THENCE NORTH, ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT 2 TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE NORTH ALONG THE EAST LINE OF TRACT 1 OF SAID MONMOUTH PROFESSIONAL PARK SUBDIVISION, TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WEST, ALONG THE NORTH LINE OF SAID TRACT 1 TO THE EAST RIGHT-OF-WAY LINE OF U.S. 67; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY TO THE NORTHWEST POINT OF A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2014R-1596, (SAID PLAT OF SURVEY IS FOR THE RIGHT-OF-WAY FOR CLOVERLEAF DRIVE); THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, TO THE NORTH RIGHT-OF-WAY LINE OF CLOVERLEAF DRIVE; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CLOVERLEAF DRIVE TO THE WEST LINE (EXTENDED NORTH) OF PROPERTY LOCATED AT 1 CLOVERLEAF DRIVE, AS SHOWN BY A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2016R-0326, ALSO IN PLAT CABINET 4, SLIDE 38B; THENCE SOUTH, ALONG THE WEST LINE OF PROPERTY LOCATED AT 1 CLOVERLEAF DRIVE TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE EAST, ALONG THE SOUTH LINE OF SAID PROPERTY TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD; THENCE NORTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID FORMER RAILROAD TO THE NORTH LINE (EXTENDED WEST) OF PROPERTY LOCATED AT 1220 NORTH 6TH STREET; THENCE ALONG SAID NORTH LINE, EAST TO THE CENTER LINE OF NORTH 6TH STREET; THENCE SOUTH, ALONG SAID CENTER LINE OF NORTH 6TH STREET, TO THE NORTH LINE OF PROPERTY LOCATED AT 1291 NORTH 6TH STREET (AS SHOWN ON PLAT AS DOCUMENT NUMBER 464220); THENCE EAST, ALONG

SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING, EAST ALONG THE NORTH LINE OF THE MONMOUTH MUNICIPAL AIRPORT TO THE WEST LINE OF SAID AIRPORT; THENCE NORTHEASTERLY, ALONG THE WEST LINE OF SAID AIRPORT TO THE CENTER LINE OF 210TH AVENUE; THENCE EAST, ALONG SAID CENTER LINE, TO THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF NORTH 11TH STREET; THENCE SOUTH WESTERLY, ALONG SAID CENTER LINE OF NORTH 11TH STREET TO THE SOUTH LINE OF MEMORIAL PARK CEMETERY; THENCE LEAVING SAID CENTER LINE, ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 11TH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 11TH STREET, TO A POINT WHERE THE SOUTH RIGHT-OF-WAY LINE OF EAST HARLEM AVENUE WOULD INTERSECT WITH THE EAST RIGHT-OF-WAY LINE OF NORTH 11TH STREET; THENCE IN A WESTERLY DIRECTION, ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST HARLEM AVENUE TO THE WEST RIGHT-OF-WAY LINE OF NORTH 9TH STREET; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF PROPERTY LOCATED AT 820 NORTH 9TH STREET, BEING LOT ONE OF BREWERY HILL SUBDIVISION TO THE CITY OF MONMOUTH; THENCE WEST, ALONG THE NORTH LINE OF PROPERTIES LOCATED AT 820 NORTH 9TH STREET, 805 NORTH 8TH STREET BEING LOTS 1, 2 AND 3 OF BREWERY HILL SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH, ALONG THE WEST LINES OF LOTS 4, 9, 10 AND 15 OF SAID BREWERY HILL SUBDIVISION TO THE CITY OF MONMOUTH; THENCE WEST, ALONG THE NORTH LINES OF PROPERTIES LOCATED AT 714 NORTH 8TH STREET, 715 NORTH 6TH STREET AND 614 NORTH 6TH STREET TO THE WEST RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF EAST GIRARD AVENUE; THENCE WEST, ALONG SAID SOUTH LINE, TO THE WEST LINE (EXTENDED SOUTH) OF PROPERTY OWNED BY THE CITY OF MONMOUTH (BEING THE EAST 132 FEET OF ORIGINAL LOT 1 & ALL OF ORIGINAL LOTS 2 & 3 IN BLOCK 2 OF QUINBY & LAWRENCE ADDITION TO THE CITY OF MONMOUTH), THENCE NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF EAST HARLEM AVENUE; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EAST HARLEM AVENUE TO THE EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET; THENCE SOUTH, ALONG SAID EAST LINE, TO THE NORTH RIGHT-OF-WAY LINE OF EAST CLINTON AVENUE; THENCE EAST, ALONG SAID NORTH LINE, TO THE EAST RIGHT-OF-WAY LINE OF NORTH 3RD STREET; THENCE SOUTH, ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF EAST ARCHER AVENUE; THENCE EAST, ALONG SAID NORTH LINE TO THE EAST LINE (EXTENDED) OF PROPERTY LOCATED AT 400 EAST BROADWAY BEING THE WEST 67 FEET OF BLOCK 14 OF THE OTP OF THE CITY OF MONMOUTH; THENCE SOUTH, ALONG SAID EAST LINE, TO THE NORTH RIGHT-OF-WAY LINE OF EAST BROADWAY; THENCE EAST, ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 5TH STREET; THENCE SOUTH, ALONG SAID EAST LINE, TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 1ST AVENUE; THENCE WEST, ALONG SAID SOUTH LINE, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 4TH STREET; THENCE SOUTH, ALONG SAID EAST LINE, TO THE NORTH RIGHT-OF-WAY LINE OF EAST 5TH AVENUE; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE ALLEY THAT RUNS THROUGH BLOCK 5 OF CLARK'S 1ST ADDITION TO THE CITY OF MONMOUTH AND SAID NORTH RIGHT-OF-WAY LINE OF EAST 5TH AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 6TH AVENUE; THENCE WEST TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 6TH STREET; THENCE SOUTH, ALONG SAID EAST LINE, TO A POINT WHERE THE NORTH LINE OF BLOCK 7 (EXTENDED EAST) OF THE SOUTH ADDITION TO THE CITY OF MONMOUTH INTERSECTS WITH THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 6TH STREET; THENCE NORTHWEST, ALONG SAID NORTH LINE OF SAID BLOCK 7, TO THE NORTHWEST CORNER OF SAID BLOCK 7 OF THE SOUTH ADDITION TO THE CITY OF MONMOUTH, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF

SOUTH 5TH STREET; THENCE SOUTH, ALONG SAID EAST LINE, TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 8TH AVENUE; THENCE WEST, ALONG SAID SOUTH LINE, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 1ST STREET; THENCE SOUTH, ALONG SAID EAST LINE, TO THE NORTH RIGHT-OF-WAY LINE OF EAST 11TH AVENUE; THENCE EAST, ALONG SAID NORTH LINE, TO THE SOUTHWEST CORNER OF BLOCK 19 OF THE SOUTH ADDITION TO THE CITY OF MONMOUTH; THENCE SOUTH, ALONG THE EAST LINE OF LOT 5 OF THE WNUK SUBDIVISION TO THE CITY OF MONMOUTH RECORDED AS DOCUMENT NUMBER 2008R-3056 IN THE WARREN COUNTY ILLINOIS RECORDER'S OFFICE, TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE CONTINUING SOUTH, ALONG THE EAST LINE OF A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2010R-1801 TO THE SOUTHEAST CORNER OF SAID PLAT OF SURVEY; THENCE CONTINUING SOUTH, ALONG THE EAST LINE OF PROPERTY LOCATED AT 1305 SOUTH MAIN STREET TO A POINT, THENCE EAST TO A POINT, THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID PROPERTY LOCATED AT 1305 SOUTH MAIN STREET SAID POINT ALSO BEING ON THE NORTH LINE OF TRACT 1 PER PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2007R-2636 IN THE WARREN COUNTY ILLINOIS RECORDER'S OFFICE; THENCE EAST, ALONG THE NORTH LINE OF TRACT 1 PER PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2007R-2636 IN THE WARREN COUNTY ILLINOIS RECORDER'S OFFICE TO THE NORTHEAST CORNER OF SAID PLAT TO THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH, ALONG THE EAST LINE OF SAID PLAT TO THE CENTER LINE OF 180TH AVENUE; THENCE WEST, ALONG SAID CENTER LINE TO THE POINT OF BEGINNING OF THE PROPOSED MONMOUTH MAIN STREET TIF DISTRICT REDEVELOPMENT PROJECT AREA

EXCEPTED THEREFROM:

EXCEPTION # 1 = PIN NO. 09-041-021-00, BEING PART OF TRACT III AS SHOWN BY A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 488639.

EXCEPTION #2 = PIN NO. 09-044-095-10, BEING SHOWN BY A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2015R-2326.

EXCEPTION #3, #4, #5, #6, #7 & #8 = LOTS #1 - #8 OF MELINGS SUBDIVISION AS SHOWN BY A PLAT OF SURVEY RECORDED IN PLAT BOOK 4, PAGE 137.

EXCEPTION #9 & #10 = PIN NO., 09-044-129-00 & 09-044-129-00, BEING PART OF LOT FOUR (4) IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS AND BEING SHOWN BY PLATS OF SURVEY RECORDED IN PLAT BOOK 2, PAGE 71 AND PLAT BOOK 3, PAGE 83.

EXCEPTION #12 = PIN NO. 09-044-137-00, BEING LOTS 1 & 2 OF THE DLO SUBDIVISION PLAT RECORDED IN BOOK 650, PAGE 478, ALSO DOCUMENT NUMBER 4533323.

EXCEPTION #13 = PIN NO. 09-044-146-10, BEING PART OF TRACT A, AS SHOWN BY PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 435172.

EXCEPTION #14 = PIN NUMBER 09-044-146-20, BEING PART OF TRACT A AND ALL OF TRACT B AS SHOWN BY PLATS OF SURVEY RECORDED AS DOCUMENT NUMBERS 435172 & 466881.

EXCEPTION #15 = PIN NUMBER 09-044-203-00, AS SHOWN BY A PLAT OF SURVEY RECORDED IN PLAT BOOK 1, PAGE 52A.

EXCEPTION #16 = ETAL, PIN NUMBER 09-044-203-00, AS SHOWN BY A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBERS 468140 & 333290.

EXCEPTION #17 = PIN NUMBER 09-205-128-00, BEING 5' OFF W SIDE EX 2' X 26.8' S PART LOT 6 & 2' X 22' PART W SIDE LOT 6 & ALL LOT 7 BLOCK 18 OTP MONMOUTH.

EXCEPTION # 18 = PIN NUMBER 09-205-130-00, BEING LOT 8 IN BLOCK 18 OTP MONMOUTH.
EXCEPTION #19 = PIN NUMBER 09-260-034-00, BEING LOT 1 IN BLOCK 6 OF HALEY'S ADDITION TO THE CITY OF MONMOUTH.

EXCEPTION #20 = PIN NUMBER 09-305-078-00, BEING LOT 1 IN BLOCK 13 OF MORGAN'S SECOND ADDITION TO THE CITY OF MONMOUTH.

EXCEPTION #21 = PIN NUMBER 09-305-080-00, BEING LOT 3 IN BLOCK 13 OF MORGAN'S SECOND ADDITION TO THE CITY OF MONMOUTH.

EXCEPTION #22 = PIN NUMBER 09-311-004-00, BEING LOT 4 IN DRYDEN'S ADDITION TO THE CITY OF MONMOUTH.

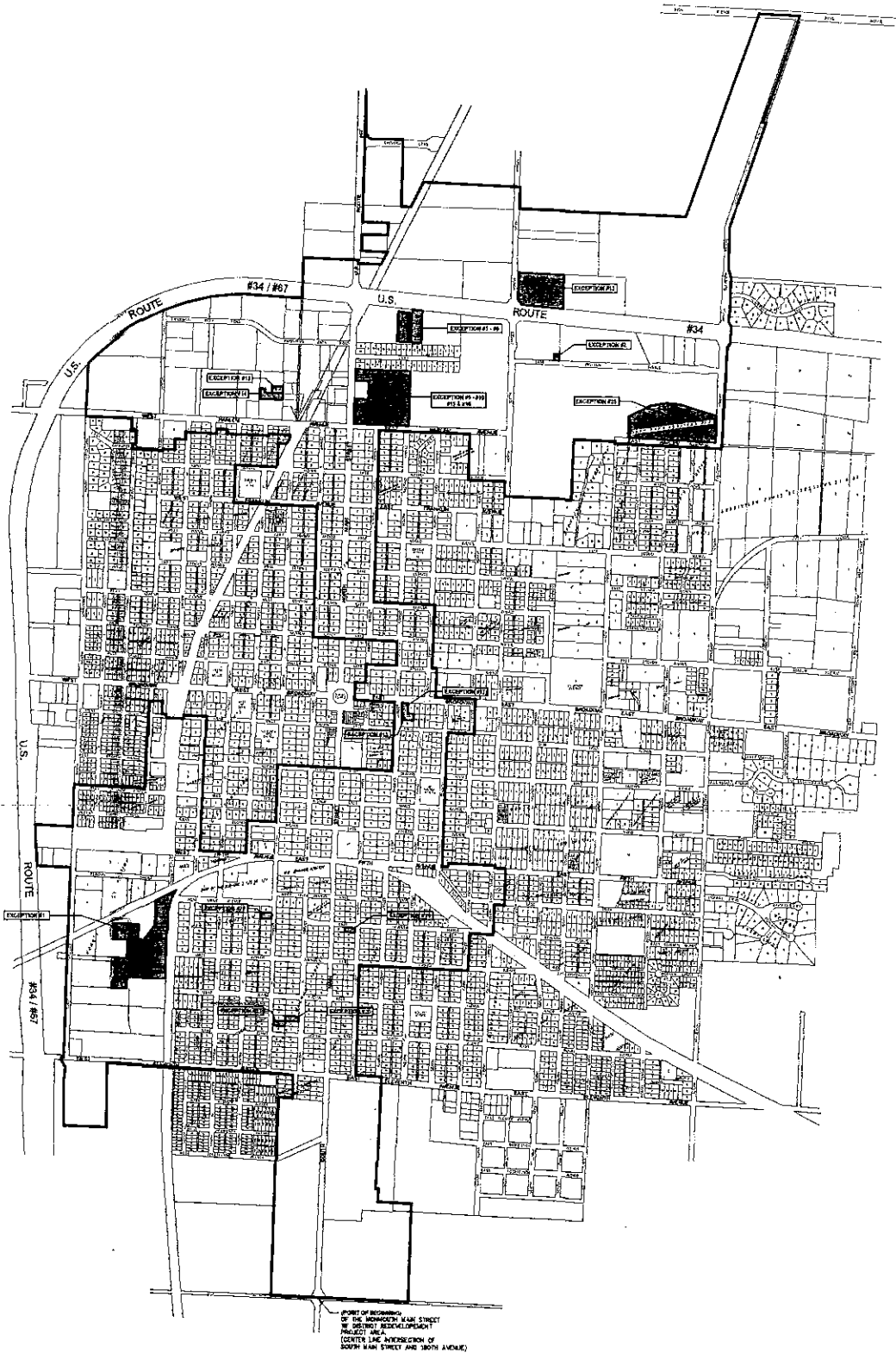
EXCEPTION #23 = PIN NUMBERS 09-560-002-00, 09-560-003-00, 09-560-004-00, 09-560-005-00, 09-560-006-00, 09-560-007-00, BEING LOTS 1-6 IN OAK PARK ADDITION NO. 2 TO THE CITY OF MONMOUTH.

*Prepared by The Jones Corporation, Consulting Engineer to City of Monmouth, Illinois
January 12, 2021*

EXHIBIT B
MONMOUTH MAIN STREET TIF DISTRICT
BOUNDARY MAP

PROPOSED CITY OF MONMOUTH MAIN STREET TIF DISTRICT REDEVELOPMENT AREA

NOT TO SCALE



DESIGNED BY: JLE
CHECKED BY: JLE/CF
DATE: 10/12/2020
JOB NO: 2020-199M
SHEET NUMBER: 1 OF 1



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www.thejonescorp.com

CITY OF MONMOUTH
 MAIN STREET TIF DISTRICT
 REDEVELOPMENT
 PROJECT AREA

CITY OF MONMOUTH
 100 EAST BROADWAY
 MONMOUTH, ILLINOIS 61462

REVISIONS	
NO.	DESCRIPTION

EXHIBIT C
MONMOUTH MAIN STREET TIF DISTRICT
REDEVELOPMENT PLAN & PROJECTS