

ORDINANCE 800

**ORDINANCE ADOPTING AND APPROVING AN AMENDED ASSUMPTION TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED AMENDED REDEVELOPMENT PROJECT AREA OF THE CITY OF ASSUMPTION, CHRISTIAN COUNTY, ILLINOIS**

**WHEREAS**, pursuant to a series of ordinances (Ordinance Nos. 718, 719, 720), adopted December 6, 2017 (the "TIF Ordinances") in connection with the Assumption Tax Increment Financing Redevelopment Project Area (the "Redevelopment Project Area"), the Mayor and City Council (the "Corporate Authorities") of the City of Assumption, Christian County, Illinois (the "Municipality") adopted the Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan") and related projects (the "Redevelopment Projects"), designated the Redevelopment Project Area and authorized tax increment finance ("TIF") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "Act"); and

**WHEREAS**, the Municipality, acting through its Corporate Authorities and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the approval of a Tax Increment Financing Redevelopment Plan as Amended (the "Amended Redevelopment Plan") including the related redevelopment projects described therein (the "Redevelopment Projects"), for the Redevelopment Project Area, as proposed to be amended to include additional parcels of property thereto (the boundaries of which are more particularly described in the Amended Redevelopment Plan and in the Boundary Description attached hereto as Exhibit A, collectively, the "Amended Redevelopment Area") all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "Act"); and

**WHEREAS**, pursuant to Ordinance No. 796, adopted June 7, 2023, the Corporate Authorities set 6:30 p.m. on Wednesday, August 2, 2023, at City Hall, 229 N. Chestnut Street, Assumption, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ASSUMPTION, ILLINOIS, that:**

**Section 1.** Under the Act, the Municipality hereby adopts and approves the Amended Redevelopment Plan, as attached hereto as Exhibit B, including the related Redevelopment Projects, for the Amended Redevelopment Project Area and hereby ratifies, confirms, adopts, and approves as true, complete, and correct all findings and certifications made in such Amended Redevelopment Plan.

**Section 2.** The Amended Redevelopment Plan shall be in the form presented to and before the Corporate Authorities at the meeting at which this Ordinance is adopted. The Amended Redevelopment Plan, as so adopted and approved, shall be on file with this Ordinance in the records of the City Clerk (but any failure to file it shall not abrogate, diminish, or impair its effect).

**Section 3.** The City Clerk shall file or cause to be filed a certified copy of this Ordinance and a copy of the Amended Redevelopment Plan with the County Clerk of Christian County, Illinois.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the City of Assumption, Illinois, at a regular meeting of the Corporate Authorities on the 6<sup>th</sup> day of September, 2023, upon a roll call vote as follows:

"Ayes" D. Walden, K. Smith, R. Workman, S. Reed  
T. Sullivan

"Nays" G. Nelsen

"Absent" Ø

PASSED this 6<sup>th</sup> day of September, 2023.

James Waller  
City Clerk

APPROVED this 6<sup>th</sup> day of September, 2023.

[Signature]  
Mayor

Recorded in the Municipality's Records on September 6, 2023.







LINE OF COUNTY HIGHWAY NO. 6 (LEAFLAND STREET); THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 6 TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 25 OF DEMPSEY RESUBDIVISION; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 25 OF SAID DEMPSEY RESUBDIVISION; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 3 IN BLOCK 25 OF DEMPSEY RESUBDIVISION; THENCE SOUTHEASTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N. COLLEGE STREET, SAID POINT BEING 10 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY ALONG A LINE 10 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION TO THE EASTERLY LINE OF SAID LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID LOT 9 IN BLOCK 23 OF MALHOITS ADDITION; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 23 OF MALHOITS ADDITION; SOUTHEASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 9 IN BLOCK 23 OF MALHOITS ADDITION; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 23 OF SAID MALHOITS ADDITION; SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 2 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 2 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 2 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID LOT 7 IN BLOCK 2 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 7 IN BLOCK 2 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 1 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 1 OF SAID ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE EASTERLY LINE OF SAID 24 IN BLOCK 1 OF THE ORIGINAL TOWN OF ASSUMPTION TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 (LEAFLAND STREET) THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 TO THE NORTHEASTERLY EXTENSION OF THE OF THE EASTERLY RIGHT OF WAY LINE OF N. OAK STREET; THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF N. OAK STREET TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 5 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION EXTENDED EASTERLY TO THE WESTERLY LINE OF LOT 10 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 12 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION EXTENDED EASTERLY TO THE EASTERLY RIGHT OF WAY LINE OF N. LOCUST STREET, THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF N. LOCUST STREET TO THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 1 OF TACUSAH ADDITION, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF N. POPLAR STREET; THENCE NORTHEASTERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF N. POPLAR STREET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-214-009-00; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-02-214-009-00); THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-02-214-009-00); THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-214-008-00; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL (TAX PIN NO. 01-20-02-214-008-00) EXTENDED NORTHERLY TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 3 OF SAID DRENNAN AND COLEGROVES ADDITION; THENCE WESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 3 IN BLOCK 3 OF DRENNAN AND COLEGROVES ADDITION; THENCE NORTHERLY TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 OF SAID DRENNAN AND COLEGROVES ADDITION; THENCE EASTERLY TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-214-020-00, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF N. COLLEGE AVENUE (U.S. BUSINESS 51); THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF N. COLLEGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-100-001-00; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-01-100-001-00); THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-100-001-00) EXTENDED TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 (LEAFLAND STREET); THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-002-01; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-005-00; THENCE EASTERLY TO THE NORTHWEST CORNER OF PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-006-01; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-01-101-006-01); THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-101-006-01) TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY TO THE NORTHEAST CORNER OF A PARCEL WITH A TAX PIN NO. 01-20-01-101-004-00; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-101-004-00) TO THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 6; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 6 TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-100-004-00; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-100-004-00) TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF FAP 322 (U.S. ROUTE 51); THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY OF FAP 322 TO THE PLACE OF BEGINNING.

INCLUDING:

BEGINNING AT THE NORTHEAST CORNER OF THE NW ¼, NE ¼, SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD P.M. IN CHRISTIAN COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NW ¼, NE ¼, SECTION 1 TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-008-01; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL (PIN NO. 01-20-01-101-008-01) TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL (PIN NO. 01-20-01-101-008-01) TO THE SOUTH LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-005-00; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL (PIN NO. 01-20-01-101-005-00) TO THE NORTH LINE OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH SECTION LINE TO THE NORTHEAST CORNER OF THE NW ¼, NE ¼, SECTION 1, TO THE PLACE OF BEGINNING.

INCLUDING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN BLOCK 22 OF MALHOITS ADDITION TO THE CITY OF ASSUMPTION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 IN BLOCK 22 OF MALHOITS ADDITION TO THE SOUTHERLY RIGHT OF WAY LINE OF E. FIRST STREET; THENCE NORTHWESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF E. FIRST STREET TO THE NORTHEAST CORNER OF LOT 16 IN BLOCK 21 OF MALHOITS ADDITION, SAID POINT BEING ON THE WESTERLY LINE OF A 30 FOOT WIDE ALLEY IN SAID BLOCK 22 OF MALHOITS ADDITION; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID ALLEY TO THE SOUTHERLY RIGHT OF WAY LINE OF E. NORTH STREET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF E. NORTH STREET TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 22 OF MALHOITS ADDITION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 IN BLOCK 22 OF MALHOITS ADDITION TO THE NORTH LINE OF LOT 5 IN BLOCK 22 OF MALHOITS ADDITION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 IN BLOCK 22 OF MALHOITS ADDITION TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 22 OF MALHOITS ADDITION TO THE PLACE OF BEGINNING.

INCLUDING:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF A 40 FOOT WIDE ALLEY IN BLOCK 23 OF MALHOITS ADDITION TO THE CITY OF ASSUMPTION AND THE NORTHERLY RIGHT OF WAY LINE OF W. LEAFLAND STREET; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF W. LEAFLAND STREET TO THE EASTERLY RIGHT OF WAY LINE OF N. HICKORY STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N. HICKORY STREET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-201-005-00; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 23 OF MALHOITS ADDITION TO THE WESTERLY RIGHT OF WAY OF SAID 40 FOOT WIDE ALLEY IN BLOCK 23 OF MALHOITS ADDITION; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF W. LEAFLAND STREET TO THE PLACE OF BEGINNING.

INCLUDING

PART OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION TWO (2) TOWNSHIP TWELVE (12) NORTH RANGE ONE (1) EAST OF THE THIRD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS; THENCE NORTH 00°02'46" EAST, 83.51 FEET TO AN IRON PIPE FOUND; THENCE NORTH 89°37'11" EAST, 1269.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF BUSINESS ROUTE 51; THENCE SOUTH 00°24'23" WEST, 440.03 FEET ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89°37'11" WEST, 1266.36 FEET; THENCE NORTH 00°02'46" EAST, 356.49 FEET TO THE POINT OF BEGINNING, CONTAINING 12.80 ACRES MORE OR LESS.

EXCEPTING THEREFROM:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-015-00; THENCE NORTHERLY TO THE NORTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-01-101-015-00); THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-101-015-00) EXTENDED WESTERLY TO THE INTERSECTION WITH

THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF S. MAPLE STREET; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID S. MAPLE STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF E. SECOND STREET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E. SECOND STREET TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 1 OF BURTON AND MITCHELLS ADDITION TO THE CITY OF ASSUMPTION; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF LOT 20 IN BLOCK 2 OF SAID BURTON AND MITCHELLS ADDITION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY OF E. ILLINOIS STREET TO THE EASTERLY RIGHT OF WAY OF SAID S. MAPLE STREET; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF S. MAPLE STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET TO THE PLACE OF BEGINNING.

**EXHIBIT B  
REDEVELOPMENT PLAN & PROJECT**