

ORDINANCE NO. _____

CITY OF PEORIA, ILLINOIS

**ORDINANCE TO ADOPT
TAX INCREMENT ALLOCATION FINANCING**

for the

**PROPOSED MEDINA PLAINS-ALLEN RD BUSINESS PARK
TAX INCREMENT FINANCING (TIF) DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS,
ON THE 14TH DAY OF FEBRUARY, 2023.**

ORDINANCE NO. _____

CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

ORDINANCE TO ADOPT
TAX INCREMENT ALLOCATION FINANCING
for the
PEORIA MEDINA PLAINS-ALLEN RD BUSINESS PARK
TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Peoria, Peoria County, Illinois, a Home Rule Municipality (the “City”), desires to adopt Tax Increment Allocation 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”; and

WHEREAS, the City has adopted and approved the Redevelopment Plan and Projects, and designated a Redevelopment Project Area known as the “Peoria Medina Plains-Allen Rd Business Park TIF District” pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

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

1. The City of Peoria, Peoria County, Illinois, hereby adopts Tax Increment Financing for: (i) the Peoria Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan and Projects as approved by Ordinance No. _____; and (ii) the Redevelopment Project Area as designated by Ordinance No. _____ and further described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map), both of which are attached hereto and made part of this Ordinance.
2. After the equalized assessed valuation of each tract of taxable real property in the Redevelopment Project Area exceeds the initial equalized assessed value of each tract of taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Redevelopment Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the

manner required by law in the absence of the adoption of tax increment allocation financing.

- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the lower of the current equalized assessed value or the initial equalized assessed value of each parcel of property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called the "Special Tax Allocation Fund" for the Redevelopment Project Area of the municipality for the purpose of paying the Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.
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.

(The remainder of this page is intentionally left blank.)

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Peoria, Peoria County, Illinois, on the 14th day of February, A.D., 2023, and deposited and filed in the Office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Denise Jackson				
Chuck Grayeb				
Tim Riggerbach				
Andre W. Allen				
Denis Cyr				
Dr. Kiran Velpula				
Elizabeth Jensen				
John L. Kelly				
Zachary M. Oylar				
Sid Ruckriegel				
Rita Ali, Mayor				
TOTALS:				

APPROVED: _____ Date: _____
 Rita Ali, Mayor

ATTEST: _____ Date: _____
 Stefanie Tarr, City Clerk

EXAMINED
 AND APPROVED: _____ Date: _____
 Patrick Hayes, Corporation Counsel

ATTACHMENTS:

Exhibit A: Medina Plains-Allen Rd Business Park TIF District Legal Description

Exhibit B: Medina Plains-Allen Rd Business Park TIF District Boundary Map

EXHIBIT A
MEDINA PLAINS-ALLEN RD BUSINESS PARK TIF DISTRICT
LEGAL DESCRIPTION



MEDINA PLAINS-ALLEN RD BUSINESS PARK TIF DISTRICT
LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 36 TOWNSHIP 10 NORTH, RANGE 7 EAST;

PART OF SECTION 1 TOWNSHIP 9 NORTH, RANGE 7 EAST;

PART OF THE SOUTH HALF OF SECTION 31, PART OF THE SOUTHWEST QUARTER OF SECTION 32 BOTH IN TOWNSHIP 10 NORTH, RANGE 8 EAST;

PART OF SECTION 6, PART OF THE WEST HALF OF SECTION 5, PART OF THE NORTH HALF OF SECTION 7 AND PART OF THE NORTH HALF OF SECTION 8 ALL IN TOWNSHIP 9 NORTH, RANGE 8 EAST.

ALL OF THE ABOVE PARTS BEING IN THE FOURTH PRINCIPAL MERIDIAN AND THE COUNTY OF PEORIA, STATE OF ILLINOIS. SAID TIF DISTRICT BOUNDARY BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 6 TO A POINT ON THE FORMER SOUTH RIGHT OF WAY LINE OF THE C & NW RAILROAD; THENCE WEST ALONG A LINE AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF THE SAID FORMER SOUTH RIGHT OF WAY LINE TO A POINT ON THE FORMER EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHERLY ALONG THE SAID FORMER EAST RIGHT OF WAY LINE TO A POINT ON THE FORMER NORTH RIGHT OF WAY LINE OF THE C & NW RAILROAD; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT AND EAST ALONG SAID NORTH RIGHT OF WAY LINE OF THE C & NW RAILROAD TO A POINT ON THE WEST RIGHT OF WAY LINE OF RADNOR ROAD; THENCE NORTH ALONG THE SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 7 EAST; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 668 FEET; THENCE NORTH A DISTANCE OF 337 FEET; THENCE EAST A DISTANCE OF 668 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RADNOR ROAD; THENCE NORTH ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 60 FEET; THENCE WEST A DISTANCE OF 667 FEET; THENCE NORTH TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 6; THENCE EASTERLY ALONG THE SAID CURVED SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 6 TO A POINT AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF RADNOR ROAD AND ILLINOIS ROUTE 6; THENCE SOUTH ALONG THE SAID WEST RIGHT OF WAY LINE TO A POINT 517 FEET SOUTH OF THE CENTERLINE OF SAID ILLINOIS ROUTE 6; THENCE EAST TO A POINT ON THE EAST RIGHT OF WAY LINE OF RADNOR ROAD; THENCE NORTHEASTERLY TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 6; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 10 IN MEDINA PLAINS CORPORATE PARK SECTION ONE; THENCE SOUTH ALONG THE EAST LINE OF LOTS 10

Crawford, Murphy & Tilly

Centered in Value

203 Harrison Street Peoria, Illinois 61602 PHONE 309.637.1890 FAX 309.637.1891 cmtengr.com Engineers and Consultants

AND 9 IN MEDINA PLAINS CORPORATE PARK SECTION ONE TO THE SOUTHEAST CORNER OF SAID LOT 9 IN MEDINA PLAINS CORPORATE PARK SECTION ONE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE NORTHEAST CORNER OF LOT 8 IN MEDINA PLAINS CORPORATE PARK SECTION ONE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF LOT 6 IN MEDINA PLAINS CORPORATE PARK SECTION ONE TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF SAID LOT 6 ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WEST TOWNLINE ROAD; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WEST TOWNLINE ROAD AND THE WEST RIGHT OF WAY LINE OF NORTH ALLEN ROAD ALSO BEING THE SOUTHEAST CORNER OF LOT 3 IN MENARD SUBDIVISION; THENCE NORTH ALONG THE EAST LINES OF LOT 3 AND 2 IN THE SAID MENARD SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE EAST TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH ALLEN ROAD; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN VONACHEN SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3 ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WEST VISCO DRIVE; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY OF WEST VISCO DRIVE TO THE NORTHEAST CORNER OF LOT 2 IN VONACHEN SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 AND SOUTH RIGHT OF WAY LINE OF WEST VISCO DRIVE TO THE NORTHWEST CORNER OF SAID LOT 2 SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF NORTH ALLEN ROAD; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN PARK 74 SUBDIVISION ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WEST PARK 74 DRIVE; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 3 IN PARK 74 SUBDIVISION; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 30 FEET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WEST PARK 74 DRIVE A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SAID PARK 74 SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE EAST TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH INDUSTRIAL ROAD; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE TO A POINT ON THE FORMER NORTH RIGHT OF WAY LINE OF THE C & NW RAILROAD; THENCE EAST ALONG THE SAID FORMER NORTH RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD; THENCE NORTHWESTERLY ALONG THE SAID FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 10 NORTH, RANGE 8 EAST; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD; THENCE SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF THE FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 9 NORTH, RANGE 8 EAST; THENCE SOUTH ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST PIONEER PARKWAY; THENCE WEST ALONG THE SAID SOUTH RIGHT OF WAY LINE TO THE INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF NORTH HARKER DRIVE; THENCE NORTH ALONG THE SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 1 OF HARKER COMMERCIAL PARK SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF LOTS 2, 3, 4 AND 5 OF SAID HARKER COMMERCIAL PARK SUBDIVISION TO THE SOUTHERLY RIGHT OF WAY OF WEST ALTORFER DRIVE

WITH SAID POINT BEING ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVED RIGHT OF WAY AND THE WEST RIGHT OF WAY LINE OF WEST ALTORFER DRIVE TO THE SOUTHEAST CORNER OF THE SOUTH 270 FEET OF LOT 52 OF PIONEER INDUSTRIAL PARK SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTH 270 FEET OF LOT 52 AND ALSO BEING THE NORTH LINE OF LOT 1 OF PINE TREE CROSSING FIRST ADDITION TO THE NORTHWEST CORNER OF SAID LOT 1 BEING ON THE EAST RIGHT OF WAY LINE OF ALLEN ROAD; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING PARCELS

ALL OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF WALMART NORTH SUBDIVISION AND LOTS 8A AND 8B OF RE-SUBDIVISION OF LOT 8 OF WALMART NORTH SUBDIVISION.

ALL OF LOTS 1 AND 2 OF HOAGLAND KELCH PROPERTIES.

ALL OF LOTS 2, 3 AND 4 OF PIONEER INDUSTRIAL PARK.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF PIONEER INDUSTRIAL PARK; THENCE SOUTH A DISTANCE OF 350 FEET THENCE WEST A DISTANCE OF 370 FEET; THENCE NORTH A DISTANCE OF 350 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST ALTORFER DRIVE; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370 FEET TO THE POINT OF BEGINNING.

THE WEST 530 FEET OF LOT 50 OF PIONEER INDUSTRIAL PARK.

ALL OF LOTS 51 AND LOT 52 OF PIONEER INDUSTRIAL PARK.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST, FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER LOT 51, THENCE EAST 900 FEET, THENCE SOUTH 700 FEET, THENCE WEST 319 FEET, THENCE NORTH 330 FEET, THENCE WEST 581 FEET, THENCE NORTH 370 FEET TO POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST, FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 51 PIONEER INDUSTRIAL PARK; THENCE SOUTH 370 FEET TO THE POINT OF BEGINNING; THENCE EAST 581 FEET; THENCE SOUTH 330 FEET; THENCE WEST 581 FEET; THENCE NORTH 330 FEET TO THE POINT OF BEGINNING.

ALL OF LOTS 11, 12, 13, 14 AND 15 AND THE EAST 60 FEET OF LOT 16 AND THE EAST 60 FEET OF THE SOUTH 50 FEET LOT 17 AND THE SOUTH 200 FEET OF LOTS 19 AND 20 AND THE SOUTH 156 FEET OF THE WEST 130 FEET OF LOT 21 AND THE WEST 60 FEET OF LOT 10 AND THE WEST 130 FEET OF EASEMENT AREA 5 ALL IN PIONEER INDUSTRIAL PARK.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 954.68 WEST AND 51.96 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER SECTION 6; THENCE NORTH 803.93 FEET; THENCE EAST 215.67 FEET; THENCE SOUTH 803.87 FEET; THENCE WEST 215.67 FEET TO THE POINT OF BEGINNING (EXCEPT THE EAST HALF OF HARKER DRIVE)

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 440 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE WEST 300 FEET; THENCE NORTH 864.9 FEET; THENCE EAST 100 FEET; THENCE SOUTH 404.9 FEET; THENCE EAST 200; THENCE SOUTH TO POINT OF BEGINNING (EXCEPT THE EAST 20 FEET OF THE SOUTH 260 FEET THEREOF; (ALSO, EXCEPT THE SOUTH 60 FEET THEREOF)

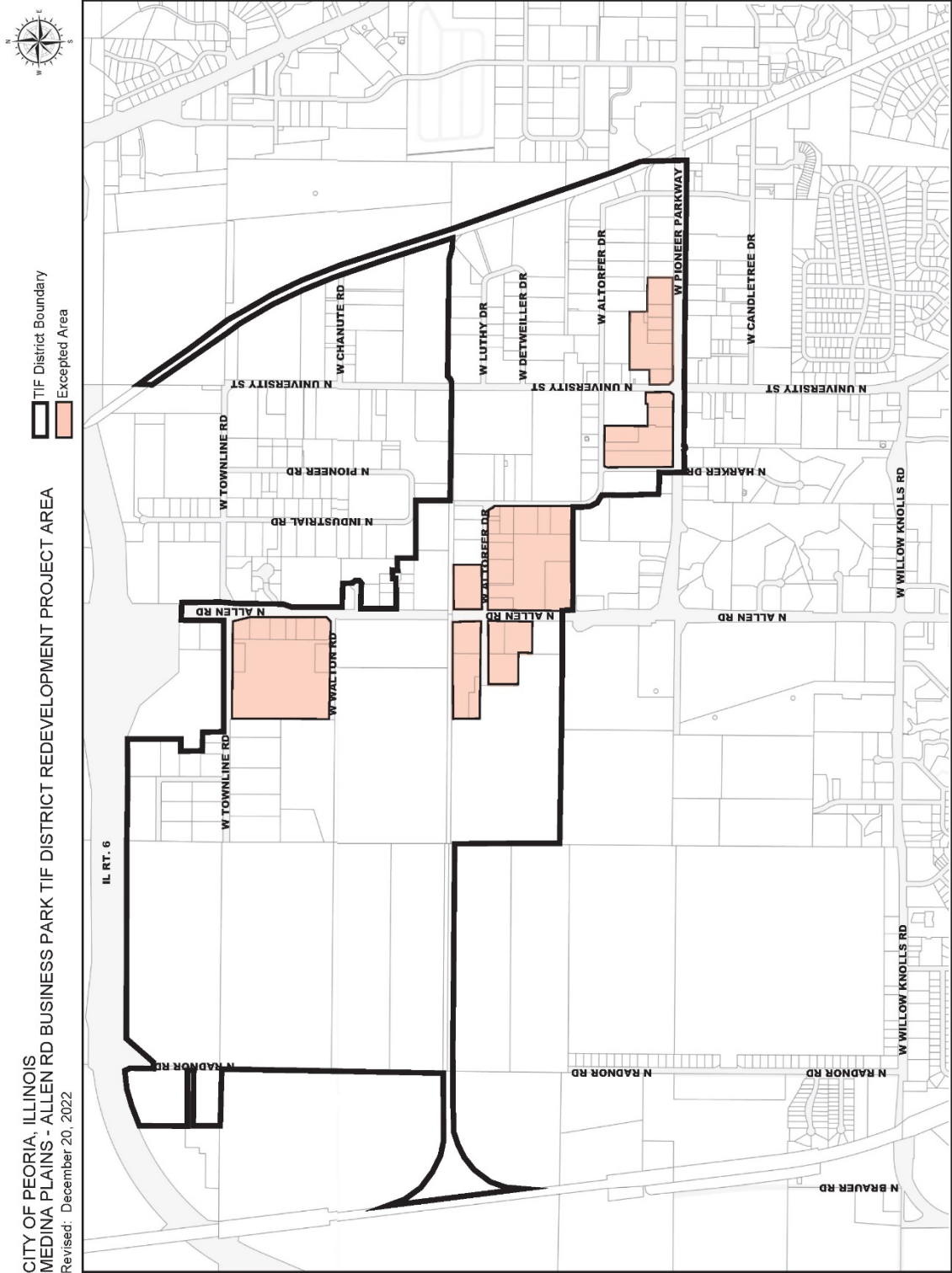
PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 440 FEET WEST AND 460 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE WEST 200 FEET; THENCE NORTH 404.9 FEET; THENCE EAST 200 FEET; THENCE SOUTH 404.9 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 460 FEET WEST AND 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 200 FEET; THENCE EAST 20 FEET; THENCE NORTH 100 FEET; THENCE EAST 208 FEET; THENCE SOUTH 300 FEET; THENCE WEST 228 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 375 FEET; THENCE WEST 40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 235 FEET; THENCE SOUTHWEST 61 FEET; THENCE SOUTHWEST 26 FEET; THENCE WEST 165 FEET; THENCE NORTH 300 FEET; THENCE EAST 52 FEET; THENCE NORTH 15 FEET; THENCE EAST E 140 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

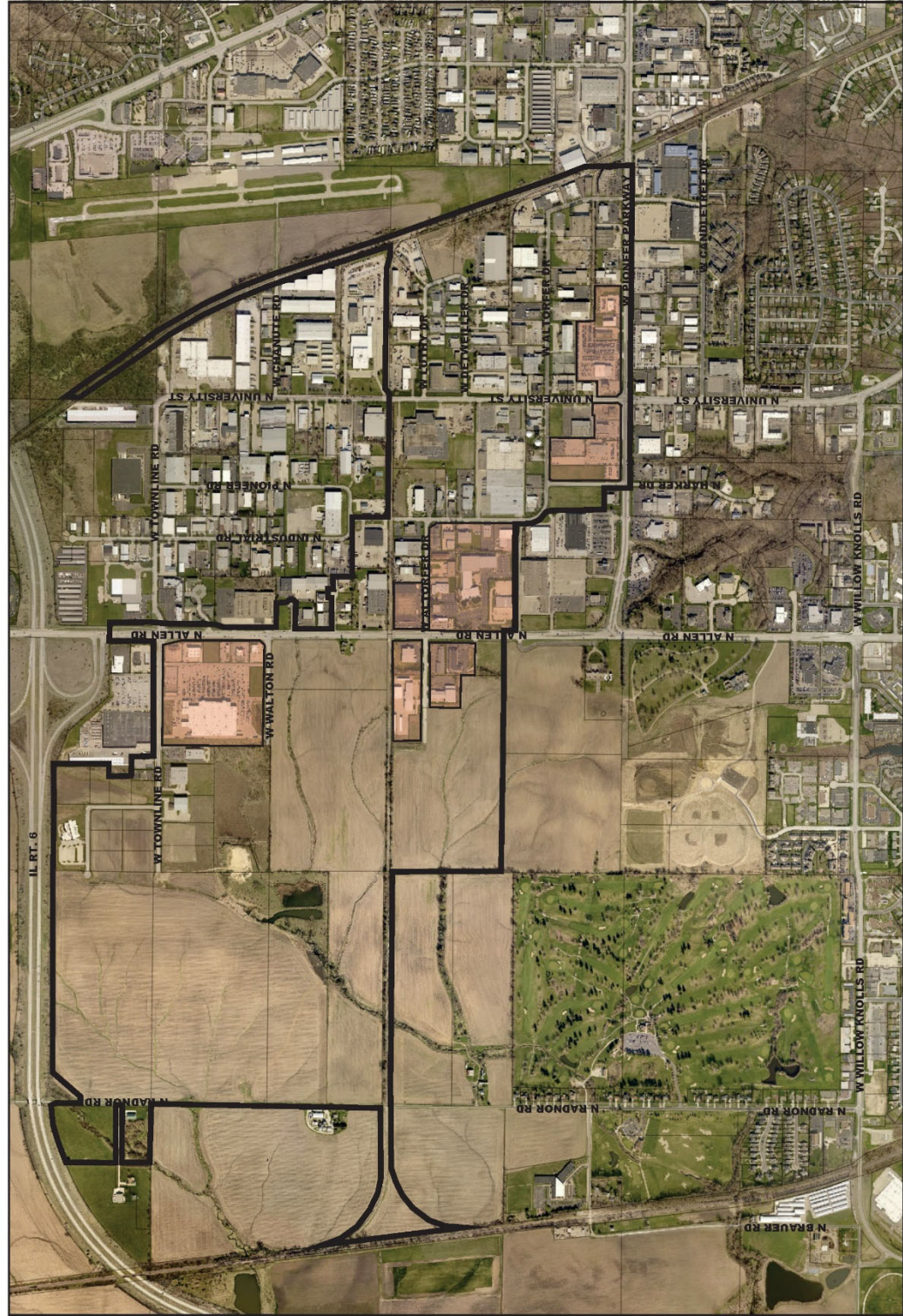
MEDINA PLAINS-ALLEN RD BUSINESS PARK TIF DISTRICT BOUNDARY MAP



CITY OF PEORIA, ILLINOIS
 MEDINA PLAINS - ALLEN RD BUSINESS PARK TIF DISTRICT REDEVELOPMENT PROJECT AREA
 Revised: December 20, 2022



 TIF District Boundary
 Excepted Area



Prepared for City of Peoria, Illinois by The Economic Development Group, Ltd. / www.fillinois.com