

THE CITY OF PEORIA

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE DESIGNATING THE  
UNIVERSITY/WAR PROJECT AREA**

**WHEREAS**, it is desirable and in the best interests of the citizens of the City of Peoria, Peoria County, Illinois (the “City”), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment plan and redevelopment project (the “Plan and Project”) within the boundaries of the City and within the proposed redevelopment project area (the “Area”) described in Section 1 of this Ordinance; and

**WHEREAS**, the mayor and City Council of the City (the “Council”) have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on the 25<sup>th</sup> of January, 2022, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Peoria, Peoria County, Illinois, as follows:

**Section 1. Area Designated.** The Area is legally described in the document attached hereto and incorporated herein as Exhibit “A” and identified on the map attached hereto and incorporated herein as Exhibit “B” as the Area; and the Area is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act as the University/War Project Area.

**Section 2. Invalidity of any Section.** If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

THE CITY OF PEORIA

**Section 3. Effective Date.** This ordinance shall be in full force and effect immediately upon its passage by the Council and approval as provided by law.

Presented to the City Council of the City of Peoria, Peoria County, Illinois, this 8th day of February, 2022, A.D.

Passed by the City Council of the City of Peoria, Peoria County, Illinois, this 8th day of February, 2022, A.D.

Denise Jackson (1) \_\_\_\_\_

Charles Grayeb (2) \_\_\_\_\_

Timothy Rikkenbach (3) \_\_\_\_\_

Andre Allen (4) \_\_\_\_\_

Dennis Cyr (5) \_\_\_\_\_

Beth Jensen (AL) \_\_\_\_\_

Zachary Oyler (AL) \_\_\_\_\_

Sid Ruckriegel (AL) \_\_\_\_\_

John Kelly (AL) \_\_\_\_\_

Kiran Velpula (AL) \_\_\_\_\_

Approved and signed by me as the Mayor of the City of Peoria, Peoria County, Illinois this 8<sup>th</sup> day of February, 2022, A.D.

\_\_\_\_\_  
Rita Ali, Mayor  
City of Peoria, Peoria County, Illinois

ATTEST:

\_\_\_\_\_  
Stefanie Tarr, City Clerk  
City of Peoria, Peoria County, Illinois

THE CITY OF PEORIA

**EXHIBIT “A” – PROJECT AREA LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 223 FEET TO THE NORTHWEST CORNER OF THE “SELBURG” TRACT OF LAND AS RECORDED IN BOOK 927 ON PAGE 280 IN THE PEORIA COUNTY RECORDER’S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID “SELBURG” TRACT, 322.8 FEET TO A POINT 75 FEET WEST OF THE NORTHEAST CORNER OF SAID “SELBURG” TRACT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID “SELBURG” TRACT, 196.21 FEET TO A LINE 210 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF FLORENCE AVE.; THENCE WEST ALONG SAID LINE 210 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF FLORENCE AVE., 321.79 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID WEST LINE, 243 FEET TO THE CENTER LINE OF SAID FLORENCE AVE.; THENCE EAST ALONG SAID CENTER LINE, 1027.43 FEET TO THE SOUTH EXTENSION OF THE WEST LINE OF FLORENCE COURT, A PART OF LOT 6 OF COMMISSIONER’S SUBDIVISION IN THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID SOUTH EXTENSION, SAID WEST LINE OF FLORENCE COURT AND THE NORTH EXTENSION THEREOF, 623.77 FEET, MORE OR LESS, TO THE CENTER LINE OF US 150 WAR MEMORIAL DR.; THENCE NORTHWEST CURVING ALONG SAID CENTER LINE, CROSS THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1040 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG SAID WEST LINE, 87.7 FEET TO THE POINT OF BEGINNING.

THE CITY OF PEORIA  
**EXHIBIT “B” – PROJECT AREA MAP**