

**ORDINANCE NO. 17-15**

**CITY OF SULLIVAN  
MOULTRIE COUNTY, ILLINOIS**

**ADOPTING  
TAX INCREMENT ALLOCATION FINANCING**

**for**

**SULLIVAN  
TAX INCREMENT FINANCING DISTRICT IV**

**APPROVED BY THE MAYOR AND CITY COUNCIL OF THE  
CITY OF SULLIVAN, MOULTRIE COUNTY, ILLINOIS  
ON THE 22<sup>ND</sup> DAY OF MAY, 2017.**

**ORDINANCE NO. 17-15  
CITY OF SULLIVAN, MOULTRIE COUNTY, ILLINOIS**

**ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR  
SULLIVAN TAX INCREMENT FINANCING DISTRICT IV**

**WHEREAS**, the City of Sullivan, Moultrie County, Illinois, (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 a Redevelopment Plan and Projects, and designated a Redevelopment Project Area known as "Sullivan TIF District IV" 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 SULLIVAN, MOULTRIE COUNTY, ILLINOIS, THAT:**

1. The City of Sullivan, Moultrie County, Illinois, hereby adopts Tax Increment Financing for: (i) the Sullivan TIF District IV Redevelopment Plan and Projects as approved by Ordinance No. 17-13; and (ii) the Redevelopment Project Area as designated by Ordinance No. 17-14 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.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Sullivan, Illinois on the 22<sup>nd</sup> day of May, A.D., 2017, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & ALDERMEN	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Mike Mossman	x		
Jerry Risley	x		
Mike Kirk	x		
Grant Wade	x		
Ann Short, Mayor	x		
<b>TOTAL VOTES:</b>	<b>5</b>		

APPROVED: Ann G. Short Date: 5/22/17  
 Mayor

ATTEST: Monte A. Johnson Date: 5/22/17  
 City Clerk

Exhibit (A) Attached, Sullivan TIF District IV Legal Description  
 Exhibit (B) Attached, Sullivan TIF District IV Boundary Map

**EXHIBIT A**

**SULLIVAN TIF DISTRICT IV  
LEGAL DESCRIPTION**

BEGINNING at the intersection of the West Right-of-Way line of Hamilton Street and the South Right-of-Way line of Jackson Street in the City of Sullivan;  
Thence, North to the intersection of the West Right-of-Way line of Jackson Street and the South Right-of-Way line of Scott Street;  
Thence, East to the intersection of the South Right-of-Way line of Scott Street and the East Right-of-Way line of Van Buren Street;  
Thence, South along the East Right-of-Way line of Van Buren Street, to the North line of the South 90.00 feet of the West Half of Block 4 of Freelands First Addition;  
Thence, East along the North line of the South 90.00 feet of the West Half of Block 4 of Freelands First Addition, to the East line of the West Half of said Block 4;  
Thence, North along the West line of the East Half of said Block 4, to the Northwest corner of the Southeast Quarter of said Block 4;  
Thence, East along the North line of the Southeast Quarter of said Block 4 extended, to the East Right-of-Way line of Main Street;  
Thence, South to the intersection of the East Right-of-Way line of Main Street and the North line of the South Three Fifths, of the Southwest Quarter of Block 3 of Freelands First Addition;  
Thence, East to the Northeast corner of the South Three Fifths, of the Southwest Quarter of Block 3 of Freelands First Addition;  
Thence, South to the North Right-of-Way line of Jackson Street;  
Thence, East to the Southwest corner of the South Half, of the East Half, of the East Half of Block 2 of Freelands First Addition;  
Thence, North to the Northwest corner of the South Half, of the East Half, of the East Half of Block 2 of Freelands First Addition;  
Thence, East to the West Right-of-Way line of Madison Street;  
Thence, North to the South Right-of-Way line of Scott Street;  
Thence, West to the West Right-of-Way line of Washington Street;  
Thence, North along the West Right-of-Way line of Washington Street, to the North line of the South 75.00 feet of the East Half of Block 3 of Freelands Third Addition;  
Thence, West to the Northwest corner of the South 75.00 feet of the East Half of Block 3 of Freelands Third Addition;  
Thence, North to the South Right-of-Way line of Strain Street;  
Thence, West to the West Right-of-Way line of Main Street;  
Thence, South to the South Right-of-Way line of Blackwood Street;  
Thence, West to the West Right-of-Way line of Graham Street;  
Thence, North to the North Right-of-Way line of Strain Street;  
Thence, East to the West Right-of-Way line of Van Buren Street;  
Thence, North to the South Right-of-Way line of Hunter Street;  
Thence, West to the East Right-of-Way line of Pierce Street;  
Thence, South along the East Right-of-Way line of Pierce Street, to the intersection of the East Right-of-Way line of Pierce Street and the South line of the North 50.00 feet, of the South 100.00 feet of Lots 1 and 2 of Block 9 of Elizabeth Titus Addition;  
Thence, West to the Southwest corner of the North 50.00 feet, of the South 100.00 feet of Lots 1 and

2 of Block 9 of Elizabeth Titus Addition;  
Thence, North to the South Right-of-Way line of Hunter Street;  
Thence, West to the West Right-of-Way line of Graham Street;  
Thence, North to the South Right-of-Way line of Magill Street;  
Thence, West to the East Right-of-Way line of Seymour Street;  
Thence, South to the South Right-of-Way line of Strain Street;  
Thence, West to the East Right-of-Way line of Lincoln Street;  
Thence, South to the North Right-of-Way line of Scott Street;  
Thence, West along the North Right-of-Way line of Scott Street, to the intersection of the East line of Lot 5 of Meekers Addition and the North Right-of-Way line of Scott Street;  
Thence, South to the South Right-of-Way line of Jackson Street;  
Thence, East to the Northeast corner of Lot 3 of Block 4 of Camfields Railroad Addition;  
Thence, South to the Northeast corner of Lot 10 of Block 4 of Camfields Railroad Addition;  
Thence, West to the East Right-of-Way line of the Union Pacific Railroad;  
Thence, Northerly along the East Right-of-Way line of the Union Pacific Railroad, to the North line of Parcel K of Meekers Addition;  
Thence, East along the North line of Parcel K of Meekers Addition, to the West Right-of-Way line of Camfield Street;  
Thence, North to the North Right-of-Way line of Hunter Street;  
Thence, East to the West Right-of-Way line of Grant Street;  
Thence, North along the extension of the West Right-of-Way line of Grant Street, being the West line of Lots 9 and 10 of the Northwest Quarter, of the Northeast Quarter of Section 2, Township 13 North, Range 5 East, of the Third Principal Meridian, Moultrie County, Illinois, to the Northwest corner of Lot 9 of the Northwest Quarter, of the Northeast Quarter of said Section 2;  
Thence, East to the West Right-of-Way line of McClellan Street;  
Thence, North to the North Right-of-Way line of Hagerman Street;  
Thence, East along the North Right-of-Way line of Hagerman Street, a distance of 372.00 feet;  
Thence, North, a distance of 218.00 feet;  
Thence, West to the East Right-of-Way line of the Union Pacific Railroad;  
Thence, Northeasterly along the East Right-of-Way line of the Union Pacific Railroad, to the West line of the East Half, of the Southeast Quarter of Section 35, Township 14 North, Range 5 East, of the Third Principal Meridian, Moultrie County, Illinois;  
Thence, South along the West line of the East Half, of the Southeast Quarter of said Section 35, a distance of 505.00 feet;  
Thence, East to the West Right-of-Way line of Main Street;  
Thence, North to the North Right-of-Way line of Park Drive;  
Thence, East to the West line of the Southwest Quarter of Section 36, Township 14 North, Range 5 East, of the Third Principal Meridian, Moultrie County, Illinois;  
Thence, South to the Southwest corner of the Southwest Quarter of said Section 36;  
Thence, East along the South line of the Southwest Quarter of said Section 36, to the intersection of the South line of the Southwest Quarter of said Section 36 and the East Right-of-Way line of Cottontail Lane;  
Thence, South to the Northwest corner of Lot 5, Block D of Cottontail Lane and Nortons Second Subdivision;  
Thence, West to the Northwest corner of Lot 5, Block E of Cottontail Lane and Nortons Second Subdivision;  
Thence, Southerly along the West line of Cottontail Lane and Nortons Second Subdivision, to the South

line of the North 85.20 feet of Lot 3 of Cottontail Lane and Nortons Second Subdivision;

Thence, South along the West line of Cottontail Lane and Nortons Second Subdivision, a distance of 29.00 feet;

Thence, West, a distance of 163.50 feet;

Thence, South to the North Right-of-Way line of Illinois Route 121;

Thence, East along the North Right-of-Way line of Illinois Route 121, to the intersection of the North Right-of-Way line of Illinois Route 121 and the West line of Lot 1 of S.T. Millers Addition;

Thence, South to the Southwest corner of Lot 1 of S.T. Millers Addition;

Thence, East to the Southeast corner of S.T. Miller Addition;

Thence, North to the South line of Lot 2 of S.T. Millers Addition;

Thence, East to the Southeast corner of Lot 4 of S.T. Millers Addition;

Thence, North to the Northeast corner of Lot 4 of S.T. Millers Addition;

Thence, Northerly to a point being 88.00 feet East of the Southeast corner of Lot 1 of Block A of Cottontail Lane and Nortons Second Subdivision;

Thence, North, a distance of 232.00 feet;

Thence, West to the East line of Cottontail Lane and Nortons Second Subdivision;

Thence, North along the East line of Cottontail Lane and Nortons Second Subdivision, to the North line of the Southeast Quarter, of the Northwest Quarter of Section 1, Township 13 North, Range 5 East, of the Third Principal Meridian, Moultrie County, Illinois;

Thence, East to the Northeast corner of Lot 1 of Eastview Place Section 3;

Thence, South along the East line of Eastview Place, to the South line of the Northeast Quarter of said Section 1;

Thence, West to a point being 350.00 feet East of the Northeast corner of Lot 25 of Bonair Height Subdivision;

Thence, South, a distance of 684.51 feet;

Thence, West, to the East line of Bonair Subdivision, a distance of 350.00 feet;

Thence, South to the Southeast corner of Greenhill Cemetery;

Thence, West along the South line of Greenhill Cemetery, to the center of ASA Creek;

Thence, Southerly along the center of ASA Creek, to the North Right-of-Way of Lebanon Street;

Thence, Northwesterly along the North Right-of-Way line of Lebanon Street, to the South line of the Southwest Quarter of said Section 1;

Thence, West to the centerline of Lebanon Street;

Thence, Southeasterly along the centerline of Lebanon Street, to the East line of the City of Sullivan Waste Water Treatment Plant, reference made to Book 131, Page 390, in the Moultrie County Recorder's Office, Moultrie County, Illinois;

Thence, South to the North Right-of-Way line of the Canadian National Railroad;

Thence, Northwesterly along the North Right-of-Way line of the Canadian National Railroad, to the Southwest corner of said City of Sullivan Waste Water Treatment Plant;

Thence, Southwesterly to the South Right-of-Way line of the Canadian National Railroad, said point being 440.50 feet Southwesterly of the centerline of Patterson Road;

Thence, Southwesterly perpendicular to the South Right-of-Way line of the Canadian National Railroad, a distance of 25.00 feet;

Thence, Southeasterly parallel to the South Right-of-Way line of the Canadian National Railroad, a distance of 460.00 feet;

Thence, Northeasterly to the Southerly Right-of-Way line of the Canadian National Railroad, a distance of 25.00 feet;

Thence, Southeasterly along the Southerly Right-of-Way line of the Canadian National Railroad, to the centerline of ASA Creek;

Thence, Southwesterly along the centerline of ASA Creek, to the North line of the Southeast Quarter, of the Southeast Quarter, of the Northwest Quarter of Section 12, Township 13 North, Range 5 East, of the Third Principal Meridian, Moultrie County, Illinois;

Thence, West to the Northwest corner of the Southeast Quarter, of the Southeast Quarter, of the Northwest Quarter of said Section 12;

Thence, South to the Southwest corner of the Southeast Quarter, of the Southeast Quarter, of the Northwest Quarter of said Section 12;

Thence, East to the Southeast corner of the Northwest Quarter of said Section 12;

Thence, South to the Southeast corner of the Southwest Quarter of said Section 12;

Thence, West to the centerline of Illinois Route 32;

Thence, South along the centerline of Illinois Route 32, to the North line of the South 17 acres of the Northwest Quarter, of the Northeast Quarter of Section 14, Township 13 North, Range 5 East of the Third Principal Meridian, Moultrie County, Illinois;

Thence, West to the West line of the Northeast Quarter of said Section 14;

Thence, North to the Southwest corner of Sullivan Development Subdivision, referenced made to Volume 9 of Plats, Page 136, in the Moultrie County Recorder's Office, Moultrie County, Illinois;

Thence, North, along the West line of Sullivan Development Subdivision, a distance of 1286.61 feet;

Thence, East to the Northwest corner of Lot 16 of Sullivan Development Subdivision;

Thence, North to the South line of Hydro Gear Drive;

Thence, East along the South line of Hydro Gear Drive, to a point being 191.47 feet West of the East line of the West Half, of the Southeast Quarter of Section 11, Township 13 North, Range 5 East, of the Third Principal Meridian, Moultrie County, Illinois;

Thence, South parallel to the East line of Lot 11 of Sullivan Development Subdivision, to the North line of Lot 24 of Sullivan Development Subdivision;

Thence, West to the Northwest corner of the East 400.00 feet of Lot 24 of Sullivan Development Subdivision;

Thence, South to the Southwest corner of the East 400.00 feet of Lot 24 of Sullivan Development Subdivision;

Thence, East to the East Right-of-Way line of Illinois Route 32;

Thence, North to the Southwest corner of Lot 6 of Hawthornes First Addition;

Thence, East to the Southeast corner of Lot 6 of Hawthornes First Addition;

Thence, North to the Southwest corner of Lot 22 of Hawthornes Second Addition;

Thence, East to the West Right-of-Way line of Courtyard Boulevard;

Thence, South along the West Right-of-Way line of Courtyard Boulevard, to the Southeast corner of Lot 2 of Hawthornes Second Addition;

Thence, East to the Northeast corner of the Southeast Quarter, of the Southeast Quarter of said Section 11;

Thence, North parallel to the South Right-of-Way line of Hawthorne Lane;

Thence, Northwesterly to the intersection of the North Right-of-Way line of Hawthorn Lane and the East Right-of-Way line of Worth Street;

Thence, North along the West Right-of-Way line of Worth Street, a distance of 120.00 feet;

Thence, East, a distance 570.00 feet;

Thence, North, a distance 334.00 feet;

Thence, East to a point being 190.00 feet West of the centerline of Patterson Road;

Thence, South, a distance of 230.00 feet;

Thence, West, a distance of 20.00 feet;  
Thence, South, a distance of 60.00 feet;  
Thence, Southeasterly to a point being 140.00 feet West of the centerline of Patterson Road, a distance of 242.00 feet;  
Thence, East to the centerline of Patterson Road;  
Thence, North to the Northeast corner of the Northwest Quarter, of the Southwest Quarter of said Section 12;  
Thence, West to the West Right-of-Way line of Patterson Road;  
Thence, North to the Northeast corner of Lot 1 of Richardson First Addition;  
Thence, West to the centerline of Worth Street;  
Thence, North along the centerline of Worth Street to the intersection of the centerline of Worth Street and the North Right-of-Way line of Mattox Street;  
Thence, East to the West Right-of-Way line of Patterson Road;  
Thence, North, along the West Right-of-Way line of Patterson Road, to the Southeast corner of Lot 17 of Rhodes Fourth Addition;  
Thence, West to the Southwest corner of Lot 17 of Rhodes Fourth Addition;  
Thence, North to the Northwest corner of Lot 17 of Rhodes Fourth Addition;  
Thence, North to the Northwest corner of Lot 16 of Rhodes Fourth Addition;  
Thence, Northwesterly along the South Right-of-Way line of Sunshine Drive, to the intersection of the South Right-of-Way line of Sunshine Drive and the East line of Lot 4 of Rhodes Fourth Addition;  
Thence, Northeasterly to the Northeast corner of Lot 4 Rhodes Fourth Addition;  
Thence, Northwesterly to the Northwest corner of Lot 10 Rhodes Fourth Addition;  
Thence, North to the North Right-of-Way line of the Canadian National Railroad;  
Thence, North to the South Right-of-Way line of Lebanon Street;  
Thence, East; a distance of 1110.00 feet;  
Thence, Northwesterly, a distance of 495.34 feet;  
Thence, North, a distance of 113.58 feet;  
Thence, West to the West Right-of-Way line of Lebanon Street;  
Thence, North to the intersection of the West Right-of-Way line of Lebanon Street and the South line of Greenhill Cemetery;  
Thence, East to the East Right-of-Way line of Lebanon Street;  
Thence, North to the North Right-of-Way line of Water Street;  
Thence, West to the East Right-of-Way line of Calhoun Street;  
Thence, North, a distance of 200.00 feet;  
Thence, East, a distance of 166.00 feet;  
Thence, North, a distance of 198.00 feet;  
Thence, East, a distance of 9.00 feet;  
Thence, North, a distance of 239.00 feet;  
Thence, West to the East Right-of-Way line of Calhoun Street;  
Thence, North, a distance of 135.50 feet;  
Thence, East, a distance of 250.00 feet;  
Thence, North to the South line of W.A. Steeles Re-survey, a distance of 166.10 feet;  
Thence, East to the East end of W.A. Steeles Re-survey;  
Thence, North to the Northeast corner of W.A. Steeles Re-survey;  
Thence, West to the West Right-of-Way line of Lebanon Street;  
Thence, North to the North Right-of-Way line of Lebanon Street;  
Thence, East to the East Right-of-Way line of Lebanon Street;



Thence, North, a distance of 90.00 feet;  
Thence, West, a distance of 58.00 feet;  
Thence, Northeasterly, a distance of 137.20 feet;  
Thence, West to the East Right-of-Way line of Worth Street;  
Thence, South to the South Right-of-Way line of Strain Street;  
Thence, West to the East Right-of-Way line of Madison Street;  
Thence, South to the North Right-of-Way line of Blackwood Street;  
Thence, East to the East Right-of-Way line of Worth Street;  
Thence, South, a distance of 255.00 feet;  
Thence, East to the West line of a North-South alley;  
Thence, South, a distance of 70.00 feet;  
Thence, West to the East line of Worth Street;  
Thence, South to the South Right-of-Way line of Jackson Street;  
Thence, West to the East Right-of-Way line of Madison Street;  
Thence, South to the North Right-of-Way line of Harrison Street;  
Thence, East, a distance of 70.00 feet;  
Thence, South to the South line of Lots 3 and 4 of Block 11 of the Original Town of Sullivan;  
Thence, West to the East Right-of-Way line of Madison Street;  
Thence, South to the South Right-of-Way line of Jefferson Street;  
Thence, West along the South Right-of-Way line of Jefferson Street, to the intersection of the West line of a North-South alley of Block 12 of the Original Town of Sullivan and the South Right-of-Way line of Jefferson Street;  
Thence, North to the South Right-of-Way line of Harrison Street;  
Thence, North to a point being 4.33 feet West of the Southeast corner of Lot 6 of Block 9 of the Original Town of Sullivan;  
Thence, East to the Southwest corner of Lot 8 of Block 9 of the Original Town of Sullivan;  
Thence, North to the Northwest corner of Lot 8 of Block 9 of the Original Town of Sullivan;  
Thence, West to the West Right-of-Way line of Washington Street;  
Thence, South to the North Right-of-Way line of Harrison Street;  
Thence, West to the Southeast corner of the West Half of Lot 7 of Block 8 of the Original Town of Sullivan;  
Thence, North to the Northeast corner of the West Half of Lot 7 of Block 8 of the Original Town of Sullivan;  
Thence, West to the Northwest corner of the West Half of Lot 7 of Block 8 of the Original Town of Sullivan;  
Thence, South to the South Right-of-Way line of Harrison Street;  
Thence, West to the West Right-of-Way line of Van Buren Street;  
Thence, North to the North Right-of-Way line of Monroe Street;  
Thence, East along the North Right-of-Way line of Monroe Street, to the West Right-of-Way line of Main Street;  
Thence, North along the West Right-of-Way line of Main Street, to the South Right-of-Way line of Jackson Street;  
Thence, West along the South Right-of-Way line of Jackson Street, to the POINT OF BEGINNING;  
and,  
EXCEPTING therefrom Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 23, 24, and 25 of White Heath Subdivision.

Prepared By: MILANO & GRUNLOH ENGINEERS, LLC

License #184-003108 January 31, 2017 Job #17218 jaw

**EXHIBIT B**  
**SULLIVAN TIF DISTRICT IV**  
**BOUNDARY MAP**

# CITY OF SULLIVAN TIF DISTRICT IV

