

**ORDINANCE NO. 1249-060324**

**CITY OF OGLESBY  
LA SALLE COUNTY, ILLINOIS**

**APPROVING  
THE FIRST AMENDMENT**

**TO THE**

**REDEVELOPMENT PLAN AND PROJECTS  
for  
OGLESBY TAX INCREMENT FINANCING DISTRICT VI**

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF OGLESBY, LASALLE COUNTY, ILLINOIS  
ON THE 3<sup>RD</sup> DAY OF JUNE, 2024.**

**ORDINANCE NO. 1249-060324**  
**CITY OF OGLESBY, LA SALLE COUNTY, ILLINOIS**  
**APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN AND**  
**PROJECTS FOR OGLESBY TAX INCREMENT FINANCING DISTRICT VI**

**WHEREAS**, the City of Oglesby, LaSalle 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 First Amendment to Oglesby Tax Increment Financing (“TIF”) District VI within the municipal boundaries of the City of Oglesby 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**, pursuant to Section 11-74.4-4.2 of the Act, on March 19, 2018 the City approved Ordinance No. 1008-031918 to establish an "Interested Parties Registry" for Oglesby TIF District VI and adopt Registration Rules for the registry; and

**WHEREAS**, on February 16, 2024 due notice in respect to a Public Meeting for the proposed First Amendment to Oglesby TIF District VI 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 Amended Area, interested parties, taxpayers who own property in the Amended Area and residents in the Amended Area; and

**WHEREAS**, pursuant to Section 11-74.4-6(e) of the Act, on March 4, 2024 the City held a Public Meeting for the proposed First Amendment to Oglesby TIF District VI to advise the public, taxing districts having real property in the Amended Redevelopment Project Area, taxpayers who own property in the Amended Redevelopment Project Area, and residents of the Amended Area as to the City's possible intent to prepare an Amendment to the Redevelopment Plan and designate an Amended Redevelopment Project Area and to receive public comment; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on April 10, 2024 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 First Amendment to the Redevelopment Project Area, Plan and Projects; and

**WHEREAS**, pursuant to Section 11-74.4-5 and 6 of the Act, due notice in respect to a Public Hearing was given on March 20, 2024 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on April 2, 2024 by certified mail to Taxpayers and by regular mail to Residents in the Amended Area; on April 16, 2024 by regular U.S. mail to all residences within 750 feet of the Redevelopment Project Area and registrants on the Interested Parties Registry; and by publication in the *NewsTribune* on April 17, 2024 and April 24, 2024; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on May 6, 2024 the City Council caused a Public Hearing to be held relative to the First Amendment to the Redevelopment Plan and Projects and the designation of an Amended Redevelopment Project Area at the Oglesby City Hall, 110 E. Walnut Street, Oglesby, Illinois; and

**WHEREAS**, the First Amendment to 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” 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 Amended Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Amended Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

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

**WHEREAS**, the City Council has reviewed the proposed First Amendment to the 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 Amended Redevelopment Plan and Projects conforms to the Ordinances of the municipality.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OGLESBY, LA SALLE COUNTY, ILLINOIS, THAT:**

1. The City Council of the City of Oglesby hereby makes the following findings:
  - a. The area constituting the Amended Redevelopment Project Area as amended by the First Amendment in the City of Oglesby, Illinois, is described in *Exhibit A* (Amended Legal Description) and *Exhibit B* (Amended Boundary Map) of this Ordinance.
  - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the First Amendment to 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 Amended 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 First Amendment to the Redevelopment Plan.
  - d. The First Amendment to 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 First Amendment to 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 (23<sup>rd</sup>) calendar year after the year in which the Ordinance approving the Redevelopment Plan and Projects was 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 Amended Redevelopment Project Area.
  - h. The Amended 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 First Amendment to the Redevelopment 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 First Amendment to the Redevelopment Plan and Projects are hereby adopted and approved. A copy of the First Amendment to 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 Oglesby, Illinois, on the 3<sup>rd</sup> day of June, A.D., 2024, and deposited and filed in the Office of the City Clerk of said City on that date.

| MAYOR & COMMISSIONERS | AYE VOTE | NAY VOTE | ABSTAIN/ABSENT |
|-----------------------|----------|----------|----------------|
| Terry Eutis           |          |          |                |
| Gregory McDermott     |          |          |                |
| Tony Stefanelli       |          |          |                |
| Rich Baldrige         |          |          |                |
| Jason Curran, Mayor   |          |          |                |
| <b>TOTAL VOTES:</b>   |          |          |                |

**APPROVED:** \_\_\_\_\_  
Mayor

**Date:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
City Clerk

**Date:** \_\_\_\_\_

- Exhibit ( A ) Attached, Oglesby TIF District VI Amended Legal Description
- Exhibit ( B ) Attached, Oglesby TIF District VI Amended Boundary Map
- Exhibit ( C ) Attached, First Amendment to the Oglesby TIF District VI Redevelopment Project Area, Plan and Projects

**EXHIBIT A**

**OGLESBY TIF DISTRICT VI FIRST AMENDMENT  
AMENDED LEGAL DESCRIPTION**

That part of the City of Oglesby, LaSalle County, Illinois, described as follows:

Beginning at the intersection of the West line of the Northwest Quarter of Section 26, Township 33 North, Range 1 East of the Third Principal Meridian and the North right of way line of Mormon Street in the City of Oglesby; thence East along said North right of way line to the East right of way line of Interstate Route 39; thence South along said East right of way line to the North line of the Southwest Quarter of said Section 26; thence East along said North line to the Northwest corner of Lot 2 in Oakwood Estates Third Addition; thence South along the West line of said Oakwood Estates Third Addition to the South line of said Oakwood Estates Third Addition; thence East along the South line of said Oakwood Estates Third Addition to the Southeast corner of the West 80 feet of Lot 17 of said Oakwood Estates Third Addition; thence North along the East line of said West 80 feet to the South line of Lot 18 of said Oakwood Estates Third Addition; thence East along said South line to the Southeast corner of said Lot 18; thence North along the East line of said Lot 18 and the West line of said Lot 17 to the Northwest corner of said Lot 17; thence Easterly along the Northerly line of said Lot 17 to the Northeast corner of said Lot 17; thence Southeasterly along the Easterly line of said Lot 17 to the Southeast corner of said Lot 17 and the North line of Lot 54 of Heritage Fields Subdivision, First Addition; thence East along the North line of said Lot 54 to the Northeast corner of said Lot 54; thence Southeasterly, Northeasterly, Southeasterly, Southwesterly, Southeasterly and Southerly along the Easterly line of said Lot 54 to the Southeast corner of said Lot 54; thence West along the South line of Lot 54 to the Southwest corner of said Lot 54; thence South along the West line of said Heritage Fields Subdivision, First Addition and the Southerly extension thereof to the South right of way line of Roebuck Street and the Northwest corner of Lot 5 of said Heritage Fields Subdivision, First Addition; thence South along the West line of Lot 5 of said Heritage Fields Subdivision, First Addition to the Northwest corner of Lot 2 of said Heritage Fields Subdivision, First Addition; thence East along the North line of said Lot 2 and Lot 3 and the South line of Lot 7 of said Heritage Fields Subdivision, First Addition to the Southeast corner of said Lot 7; thence North along the East line of said Lot 7 to the Northeast corner of said Lot 7 and the South right of way line of Sunset Blvd.; thence East along said South right of way line to the Northwest corner of Lot 8 of said Heritage Fields Subdivision, First Addition; thence South along the West line of said Lot 8 to the Southwest corner of said Lot 8 and the Northerly line of said Lot 4; thence Northeasterly along the Northerly line of said Lot 4 to the Northeast corner of said Lot 4; thence Southerly along the East line of said Lot 4 to the Northwest corner of Lot A in Oglesby Senior Housing Subdivision; thence East along the North line of said Lot A to the Northeast corner of said Lot A; thence East along the South line of Lot B of said Oglesby Senior Housing Subdivision to the West line of Lot C of said Oglesby Senior Housing Subdivision; thence North along said West line to the Northwest corner of said Lot C; thence East along the North line of said Lot C to the Southeast corner of Lot B of said Oglesby Senior Housing Subdivision; thence North along said East line to the Northeast corner of said Lot B; thence Westerly 248 feet on the North line of said Lot B; thence Northerly 60 feet along a line 416 feet West of the East line of said Section 26 to the Northerly right of way line of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Easterly 27 feet along the Northerly right of way line of said abandoned Railroad; thence Northerly parallel with the East line of said Section 26 to the South line of Parcel #3 of Document No. 2000-30225; thence Easterly along said South line to the East line of said parcel; thence

Northerly along said East line to the North line of said parcel; thence Westerly 70 feet along the North line of said parcel; thence North to the South line of Lot 15 of Crestwood Second Addition to the City of Oglesby; thence Easterly along said line and the Easterly extension thereof to a line 153 feet East of and parallel with the East line of said Section 26; thence Southerly 25 feet, more or less, along said East line; thence Easterly to the East right of way line of Columbia Avenue and the West line of the Assessor's Subdivision of the Southwest Quarter and part of the Northwest Quarter of Section 25, Township 33 North, Range 1 East; thence Southerly along said East right of way line to the North right of way line of Porter Street; thence Easterly along said North right of way line to the Northerly extension of the East line of property conveyed to Dirk W. Swords and Diane Swords as per Document Nos. 2015-12107 and 2015-12108; thence South along said Northerly extension and East line to the North line of property conveyed to Jordan Van DeWyngaerde as per Document No. 2021-17998; thence East on said North line and its Easterly extension to the West line of Lot 4, Block 27 in Receiver's Subdivision of Lot L; thence South along said West line to the Southwest corner of said Lot 4; thence East along the South line of said Lot 4 to the West line of Lot 18, Block 27 in said Receiver's Subdivision; thence South along said West line to the South line of said Lot 18; thence East along said South line of said Lot 18 and Easterly extension of said South line to the East right of way line of School Avenue; thence South along the East right of way line of said School Avenue to the South line of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad; thence West along said South line to the East line of property conveyed to Ebner's Platinum Builders, Inc. as per Document No. 2019-17952; thence South along said East line and Southerly extension of said East line to the South right of way line of Florence Street; thence West along said South right of way line to the East line of Lot 8 in Block 3 of Bent's Subdivision of the South 15.77 acres of the West Half of the Southwest Quarter of Section 25, Township 33 North, Range 1 East in the City of Oglesby; thence South along said East line to the North right of way line of the East-West alley of said Block 3; thence East along said North right of way line to the West right of way line of School Avenue; thence North along said West right of way line to the Westerly extension of the North line of Lot 3 in Block 1 of said Bent's Subdivision; thence East along said Westerly extension, the North line of said Lot 3 and the Easterly extension thereof to the West line of Lot 10 in Block 1 of Bent's Subdivision of the East 3/4 of Section 25, Township 33 North, Range 1 East and Lot 1 of Cox & Keefe's Subdivision; thence South along said West line to the North line of Lot 9 in said Block 1; thence East along said North line and Easterly extension thereof to the East right of way line of Woodland Avenue; thence South along said East right of way line to the North line of Lot 4 in Block 6 of said Bent's Subdivision; thence East along said North line to the West right of way line of Church Street; thence North to the Westerly extension of the North line of property conveyed to Oglesby Union Church as per Document No. 668471; thence East on said Westerly extension and the North line of said Church property to the East line of said Church property; thence South along said East line to North line of property conveyed to the City of Oglesby per Document No. 2001-09463; thence East along said North line to the Southerly extension of the East line of Lot 3 in Block 7 of Bent's Subdivision of Part of the East 3/4 of Section 25, Township 33 North, Range 1 East of the Third Principal Meridian; thence North to the Westerly extension of the South line of Lot 24 of Bent's Subdivision of the North Half of Blocks 7 and 8 of Part of the East 3/4 of Section 25, Township 33 North, Range 1 East; thence East along said South line and the Easterly extension thereof to the West right of way line of Spring Street; thence North along said West right of way line and the Northerly extension thereof to the North right of way line of Florence Street; thence East on said North right of way line to the Northerly extension of the East line of Lot 27 in Block 8 of said Subdivision; thence South on said Northerly extension and East line to the South line of Lot 27 in said Subdivision; thence East along the South line of said Subdivision and South line extended Easterly thereof to the East right of way Line of Field Avenue; thence East along the South line of property conveyed to Henry Klieber

as per Document No. 2019-12281 to the East line of said Klieber property; thence North along said East line and northerly extension thereof to the North line of property conveyed to Jason T. Pruitt and Staci Pruitt as per Document No. 2020-12005; thence West along said North line and the Westerly extension thereof to the East line of Field Avenue; thence North along said East right of way line to the South right of way line of Florence Street; thence West along said South right of way line to the Southerly extension of the West line of Lot 32 in Block 11 of Assessor's Plat of a Portion of Section 25, Township 33 North, Range 1 East of the Third Principal Meridian; thence North along said Southerly extension and the West line of said Lot 32 to the North line of said Lot 32 and the South right of way line of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad; thence West along the South right of way line of said abandoned Railroad to the Northeast corner of Lot 1 in Block 11 in the Assessor's Plat; thence North along the Northerly extension of said Lot 1 for a distance of 120 feet to the Southerly right of way line of Oak Street; thence Northeasterly along said Southerly right of way line to the Northwest corner of property conveyed to Michael C. Benjamin as per Document No. 2005-08841; thence Southeasterly along the Westerly line of said Benjamin property to the Southwest corner of said Benjamin property; thence Northeasterly along the Southerly line of said Benjamin property to the Southeast corner of said Benjamin property and the Southwest corner of property conveyed to Dorothy Bassetti as per Document No. 694652; thence Northeasterly and Easterly along the South line of said Bassetti property to the Southeast corner of said Bassetti property and the West line of the Southeast Quarter of said Section 25; thence Northerly along the West line of the Southeast Quarter of said Section 25 to the Northerly right of way line of Porter Street; thence Easterly along the Northerly right of way line of said Porter Street to the Westerly right of way line of California Avenue; thence Northerly along the meandering Westerly right of way line of said California Avenue to the Southwesterly right of way line of the Marquette Company Railroad (former Illinois Central Gulf Railroad); thence due East to the Northeasterly right of way line of said Railroad; thence due North to the centerline of the Vermillion River; thence Easterly, Northerly and Southeasterly along the meandering centerline of said Vermillion River to the Easterly right of way line of Ed Hand Highway; thence Southerly along the Easterly right of way of the said Ed Hand Highway to the South right of way line of Walnut Street; thence East along the South right of way line of said Walnut Street and its Easterly extension to the centerline of the Vermillion River; thence Southerly, Southwesterly and Southerly along the meandering centerline of said Vermillion River to the South line of Section 36, Township 33 North, Range 1 East of the Third Principal Meridian; thence West along the South line of said Section 36 to the Westerly right of way line of Marquette Company Railroad (former Illinois Central Gulf Railroad); thence Northeasterly along said Westerly right of way line to the South line of Timberfield Addition to the City of Oglesby; thence West along the South line of said Timberfield Addition and its Westerly extension to the East right of way line of Columbia Avenue (Illinois Route 351); thence South along said East right of way line to the Easterly extension of the North line of property conveyed to Samuel J. Childers as per Document No. 2014-22387; thence West along said Westerly extension and the North line of said Childers property to the Northwest corner of said Childers property; thence South 65 feet along the West line of said Childers property; thence Southwest 103.44 feet along said West line; thence West 34.27 feet along said West line; thence South 144 feet along said West line to the Southwest corner of said Childers property; thence East along the South line of said Childers property and its Easterly extension to the East right of way line of said Columbia Avenue (Illinois Route 351); thence Southwesterly along said East right of way line to the South line of the North half of Section 2, Township 32 North, Range 1 East of the Third Principal Meridian; thence West along said South line to the East right of way line of Illinois Route 251; thence Northwesterly along said East right of way line and the East right of way line of Interstate Route 39 to the South right of way line of North 24th Road; thence West along the Westerly extension of said South right of way line to the West right of way



line of said Interstate Route 39; thence continuing Westerly along the meandering South right of way line of said North 24th Road to the Northeasterly right of way line of Illinois Route 251; thence Northwesterly along said Northeasterly right of way line to the West right of way line of Mallick Road (East Fourth Road); thence North along said West right of way line to the South line of the Northeast Quarter of the Southeast Quarter of Section 34, Township 33 North, Range 1 East of the Third Principal Meridian; thence West along said South line to the Southwesterly right of way line of said Illinois Route 251; thence Northwesterly along said Southwesterly right of way line to the West line of the Northeast Quarter of the Southeast Quarter of said Section 34; thence North along said West line and the West line of the East Half of the Northeast Quarter of said Section 34 to the South line of the North 120 acres of the Northeast Quarter of said Section 34; thence West along said South line and it's Westerly extension to the West right of way line of East 350th Road; thence Northerly along said West right of way line to the North line of the South Half of the Northwest Quarter of said Section 34; thence East along said North line to the Easterly right of way line of said Illinois Route 251; thence Northwesterly along said Easterly right of way line to the Westerly extension of the North right of way line of Richard Moyle Sr. Highway; thence Easterly along said North right of way line to West line of the West Half of the Southeast Quarter of Section 27, Township 33 North, Range 1 East of the Third Principal Meridian; thence North along said West line to the South line of the North 650.51 feet of the West Half of the Southeast Quarter of said Section 27; thence East along said South line to the West line of the Northeast Quarter of the Southeast Quarter of said Section 27; thence North along said West line and the West line of the Southeast Quarter of the Northeast Quarter of said Section 27 and its Northerly extension to the North right of way line of the aforesaid Mormon Street; thence East along said North right of way line to the Point of Beginning.

**EXCEPTING THEREFROM THE FOLLOWING TRACTS:**

**EXCEPTION 1:** The Southeast Quarter of the Southeast Quarter of Section 27, Township 33 North, Range 1 East of the Third Principal Meridian in the City of Oglesby, LaSalle County, Illinois.

**EXCEPTION 2:** Part of the Northwest Quarter of Section 35, Township 33 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 00 degrees 21 minutes 43 seconds West along the West line of said Northwest Quarter a distance of 77.09 feet; thence South 89 degrees 38 minutes 17 seconds East a distance of 66.10 feet to a point on the State of Illinois right of way for FA Route 412 as per Document Number R83-07364 dated September 15, 1983, said point being the Point of Beginning; thence South 80 degrees 38 minutes 47 seconds East along said right of way a distance of 666.66 feet; thence South 33 degrees 51 minutes 03 seconds East along said right of way a distance of 860.65 feet; thence South 01 degree 42 minutes 35 seconds East along said right of way a distance of 8.43 feet; thence North 89 degrees 38 minutes 17 seconds West a distance of 1,173.79 feet, more or less, to a point on a line 35.00 feet East of and parallel to the West line of said Northwest Quarter; thence North 00 degrees 21 minutes 43 seconds East along said parallel offset line a distance of 598.99 feet; thence North 08 degrees 13 minutes 07 seconds East 227.49 feet, more or less, to the Point of Beginning, all being situated in the City of Oglesby, LaSalle County, Illinois.

**EXCEPTION 3:** Part of the Northwest Quarter of Section 35, Township 33 North, Range 1 East of the Third Principal, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 00 degrees 21 minutes 43 seconds West along the West line of said Northwest Quarter 1,395.53 feet; thence South 88 degrees 47 minutes 26 seconds East 35.00 feet to the Point of

Beginning; thence continuing South 88 degrees 47 minutes 26 seconds East 619.11 feet; thence South 88 degrees 56 minutes 45 seconds East 573.26 feet to the West right of way line for Interstate Route 39 (FA Route 412) as per Document Number R83-07364 dated September 15, 1983; thence South 01 degree 42 minutes 35 seconds East along said right of way line 510.23 feet; thence South 85 degrees 27 minutes 45 seconds West 1,215.15 feet; thence North 00 degree 21 minutes 43 seconds East 629.76 feet to the Point of Beginning.

**EXCEPTION 4:** The West Quarter of the West Half of the West Half of the Southeast Quarter of Section 35, Township 33 North, Range 1 East of the Third Principal Meridian in LaSalle County, Illinois.

**EXCEPTION 5:** Beginning at the Northwest corner of Lot 1 in Oglesby Industrial Park Subdivision, Phase I, to the Northeast corner of said Lot 1; thence South along the East line of said Lot 1 to the Westerly extension of the North line of Lot 10 in said Oglesby Industrial Park Subdivision, Phase I; thence East along said Westerly extension to the Northeast corner of said Lot 10; thence South along the East line of said Lot 10 to the Southeast corner of Lot 9 in said Oglesby Industrial Park Subdivision, Phase I; thence Southeasterly from its point of intersection of the North line of Lot 2 in Oglesby Industrial Park Subdivision, Phase II to the Northeast corner of said Lot 2; thence North along the West line of property conveyed to Illinois Power Company as per Document Number 447163 to the North line of property conveyed to Marshall B. Brennan III as per Document Number 2021-01912; thence East along said North line to the West right of way line of Columbia Avenue; thence South along said West right of way line to the Westerly extension of the North line of property conveyed to Neil D. Durre as per Document Number 2016-14202; thence East along said North line extended to the Northeast corner of said Durre property; thence South along the East line of said property extended to the Southeast corner of Lot 3 in Patricia's Subdivision; thence West along the Westerly extension of the South line of said Lot 3 to the West right of way line of Columbia Avenue; thence South along said West right of way line to the Southeast corner of Lot 1 in Creekside Subdivision Unit 1; thence West along the South line of said Lot 1 extended westerly to the Southwest corner of Lot 29 in Creekside Subdivision Unit 1; thence North along the West line of said Lot 29 extended Northerly to the Southeast corner of Lot 2 in Oglesby Industrial Park Subdivision, Phase II; thence West along the South line of said Lot 2 to the Southwest corner of said Lot 2; thence North along the West line of said Lot 2 to the South terminus of Marquette Avenue; thence West to the West right of way line of said Marquette Avenue; thence North along said West right of way line to the Southeast corner of Lot 1 in Oglesby Industrial Park Subdivision, Phase I; thence West along the South line of said Lot 1 to the Southwest corner of said Lot 1; thence North along the West line of said Lot 1 to the Point of Beginning.

**EXCEPTION 6:** Part of the Northeast Quarter of Section 35, Township 33 North, Range 1 East of the Third Principal Meridian, in LaSalle County, Illinois, more particularly described as follows:

Commencing at the Northeast corner of said Section 35; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Section 35 for a distance of 782.74 feet to a chiseled cross in a public roadway which point marks the Point of Beginning of a tract of land to be described; thence continuing North 90 degrees 00 minutes 00 seconds West along the North line of said Section 35 for a distance of 555.86 feet to a chiseled cross on the former East right of way line of the former Chicago, Milwaukee and St. Paul Railroad; thence South 00 degrees 50 minutes 00 seconds East along the former East right of way line of said railroad for a distance of 470 feet to the Northwest corner of a tract of land conveyed to the City of Oglesby as per Warranty Deed recorded as Document Number 549975

in the Recorder's Office of LaSalle County; thence North 90 degrees 00 minutes 00 seconds East along the North line of the aforesaid tract of land and its Easterly extension for a distance of 556 feet to an iron pipe; thence North 00 degrees 51 minutes 00 seconds West for a distance of 470 feet to the Point of Beginning.

EXCEPTING THEREFROM the right of way of Richard Moyle Sr. Highway (Walnut Street) along the North line of the above-described parcel.

**EXCEPTION 7:** Part of the Southeast Quarter of Section 35, Township 33 North, Range 1 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 89 degrees 14 minutes 33 seconds West along the South line of said Southeast Quarter, 533.93 feet to the Point of Beginning; thence continuing North 89 degrees 14 minutes 33 seconds West along said South line, 806.57 feet to the Easterly right of way line of the Railroad; thence North 0 degrees 00 minutes 11 seconds West along said Railroad right of way, 315.00 feet; thence South 89 degrees 14 minutes 33 seconds East, 806.42 feet; thence South 0 degrees 01 minutes 49 seconds East, 315.00 feet to the Point of Beginning, containing 5.832 acres, more or less, all being situated in LaSalle County, Illinois.

**EXCEPTION 8:** Beginning at the Northwest corner of Lot 11 in Gascoyne's Subdivision; thence East along the North Line of Lots 11 and 14 in said Gascoyne's Subdivision (a part of Lot 14 also being Lots 1 through 6 of Rigazio's Subdivision) to the West line of Lot 2 in Block 1 of Blee's Subdivision; thence North along said West line to the South right of way line of the adjacent East-West alley; thence East along said South right of way line to the East line of Lot 4 in Block 2 of Snedden's Subdivision; thence North along the East line extended of said Lot 4 to the South line of Lot 1 in Block 2 of said Snedden's Subdivision; thence Easterly along said South line extended 4.00 feet to the West line of property conveyed to the Oglesby Public Library District as per Document Number 1993-02286; thence South along said East line extended to the South right of way line of First Street; thence West along said South right of way line to the East line of Snedden's Second Subdivision and Snedden's Third Subdivision; thence South along said East line to the South line of said Snedden's Third Subdivision; thence West along said South line and continuing West on the South line of Barto's Subdivision and Roda's Subdivision of Part of Gascoyne's Subdivision to the West line of Lot 12 in said Roda's Subdivision; thence North along said West line to the South right of way line of Third Street extended Westerly; thence East along said South right of way line extended to its point of intersection with the West terminus of Third Street; thence North from said point extended to the South line of Lot 6 in Mayer's Subdivision of Part of Lot 17 and all of Lots 18 and 19 in Gascoyne's Subdivision; thence East on said South line to the West line of Lot 7 in said Mayer's Subdivision; thence North along said West line extended to the South right of way line of Second Street; thence West along said South right of way line to the East right of way line of Columbia Avenue (IL Rte. 351); thence North along said East right of way line to the Point of Beginning.

**EXCEPTION 9:** Beginning at the Northwest corner of property conveyed to Kylan R. Benson as per Document Number 2023-10346; thence East along the North line of said Benson property to the East line of said Benson property; thence South along said East line to the North line of property conveyed to Michael L. Windsor, Sr. and Jean A. Windsor as per Document Number 2003-28537; thence East along said North line extended Easterly to the West line of Lot 42 in Dale's Subdivision of part of the West 22 acres of the East 30 acres of the North Half of the Northwest Quarter of Section 36, Township 33, Range 1, LaSalle County, Illinois; thence North along said West line to the North line of said Lot 42; thence East on the North line of said Lot 42 extended Easterly to the East line of Lot 12 in said

Dale's Subdivision; thence South along said East line to the Westerly extension of the South line of property conveyed to Thomas Argubright and Kevin Henry as per Document Number 2021-10506; thence East along said Westerly extension to the West line of said Argubright / Henry property; thence North along said West line to the South right of way line of the adjacent East-West alley; thence East along said South right of way line extended Easterly to the West line of Lot 28 in Murphy's Subdivision of the West Part of the North Part of Outlot A of Murphy's Subdivision of the West 28 acres of the Northwest Quarter of Section 36, Township 33 North, Range 1 East of the Third Principal Meridian; thence North along said West line to the South right of way line of an adjacent East-West alley; thence East along said South right of way line to the East line of Lot 17 in said Murphy's Subdivision; thence South along said East line and Southerly extension to the South right of way line of First Street; thence East along said South right of way line to the East right of way line of Magnall Avenue; thence North along said East right of way line to the South line of Lot 4 in the Subdivision of the East 27.92 acres of the West 56 acres of the North Half of the Northeast Quarter of Section 36, Township 33 North, Range 1 East of the Third Principal Meridian; thence East along said South line to the East line of said Lot 4; thence North along said East line to the South right of way line of Walnut Street; thence East along said South right of way line to the West line of property conveyed to Kotecki's Service, Inc. as per Document Number 2021-14594; thence South along said West line to the South line of said Kotecki property; thence East along said South line to the West line of property conveyed to Karl Hince as per Document Number 2005-31564; thence South along said West line to the South line of said Hince property; thence Easterly along said South line and its Easterly extension to the East right of way line of Watson Avenue; thence North along said East right of way line to the South right of way line of an East-West alley in Watson Subdivision (unrecorded); thence East along said South right of way line to the Southerly extension of the East line of property conveyed to Todd Ruppert as per Document Number 2016-16358; thence Northerly along said Southerly extension and East line to the South right of way line of Walnut Street; thence Easterly along said South right of way line to the East right of way line of the former Illinois Central Gulf Railroad (Marquette Company Railroad); thence Northerly along said East right of way line to the North right of way line of Walnut Street; thence Easterly along said North right of way line to the East line of Lot 11 of Block 10 in Bent's Subdivision of Part of East 3/4 of Section 25, Township 33 North, Range 1 East; thence North along said East line and Northerly extension to a point 40.5 feet North of the South line of Lot 3 and on the West line thereof in said Bent's Subdivision and Block 10; thence East on a line 40.5 feet North of the South line of said Lot 3 to the West line of Lot 4 of said Block 10; thence South along said West line to the South line of said Lot 4; thence Easterly along said South line and Easterly extension to the Northerly extension of the West line of Lot 7 in said Block 10; thence Southerly along said West line to the North right of way line of Walnut Street; thence Easterly along said North right of way line to the Northerly extension of the East right of way line of Korter Avenue; thence Southerly along said East right of way line to the South Line of Cox-Keefe's Subdivision of East 20.96 acres of North Half of Northwest Quarter, Section 36, Township 33 North, Range 1 East; thence West along said South line to the Southwest corner of Lot 13 of said Cox-Keefe's Subdivision, also being a point on the North line of Marquette Company property; thence West along the North line of said Marquette Company property to the Southerly extension of the East line of Lot 77 in Murphy's Subdivision of the Southwest 9.95 acres of Outlot A of Murphy's Subdivision of the West 28 acres of the Northwest Quarter of the Northeast Quarter of Section 36; thence North for a distance of 10 feet, more or less, to the South right of way line of an East-West alley lying South of Lots 77 to 88 of said Murphy's Subdivision; thence West along said South right of way line to the East right of way line of Glen Avenue; thence South along said East right of way line to the Easterly extension of the South line of Dale's Subdivision of part of the West 22 acres of the East 30 acres of the North Half of the Northwest Quarter of Section 36, Township 33 North, Range

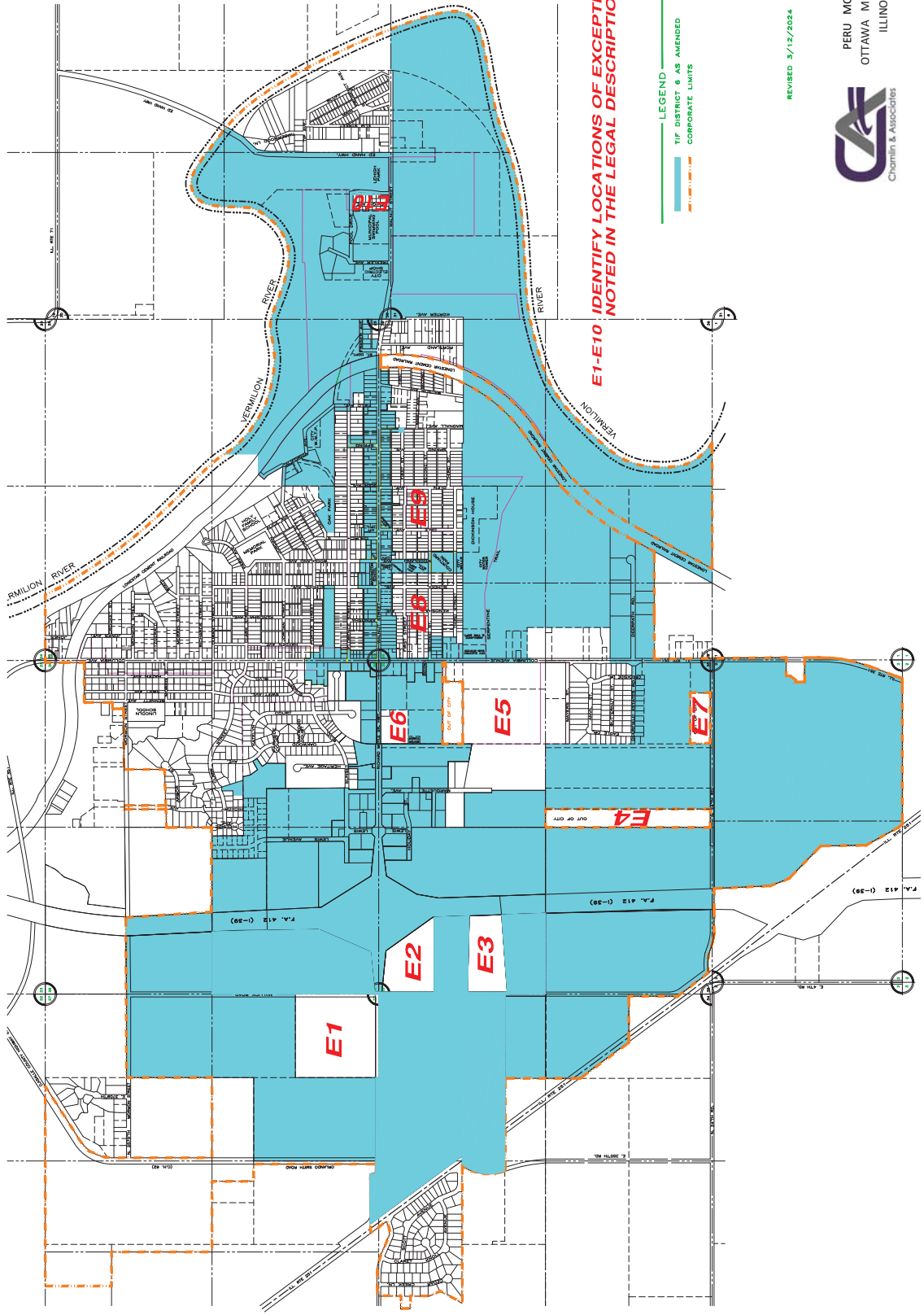
1 East; thence West along said Easterly extension to the Southeast corner of Lot 34 in said Dale's Subdivision; thence continuing West along the South line of said Dale's Subdivision and its Westerly extension to a point being 3 feet West of the Southwest corner of Lot 76 in said Dale's Subdivision, also being the Southeast corner of property conveyed to the City of Oglesby as per document recorded in Book 613, Page 532; thence North along the East line of said City of Oglesby property to the South right of way line of Third Street; thence Northeasterly to the Southwest corner of Lot 69 in Dale's Subdivision; thence Northerly along the West lines of Lots 69 and 68 in Dale's Subdivision and their Northerly extension to the North right of way line of Second Street; thence West along said North right of way line to the East right of way line of Woodland Avenue; thence Northerly along said East right of way line to the Point of Beginning

**EXCEPTION 10:** Lots 1 through 20, inclusive and Lehigh Avenue in Lehigh Memorial Subdivision in the City of Oglesby, LaSalle County, Illinois.

**EXHIBIT B**

**OGLESBY TIF DISTRICT VI FIRST AMENDMENT  
AMENDED BOUNDARY MAP**

# CITY OF OGLESBY, ILLINOIS TAX INCREMENT FINANCING (T.I.F.) NO. 6 (AS AMENDED)



E1-E10 IDENTIFY LOCATIONS OF EXCEPTIONS NOTED IN THE LEGAL DESCRIPTIONS

- LEGEND
- TIF DISTRICT & AS AMENDED
- CORPORATE LIMITS

REVISED 3/12/2024



PERU MORRIS  
OTTAWA MENDOTA  
ILLINOIS

**EXHIBIT C**

**FIRST AMENDMENT TO THE OGLESBY TIF DISTRICT VI  
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**