

VILLAGE OF WASHBURN
134 N. Jefferson Street, P.O. Box 292
Washburn, Illinois 61570

July 14, 2022

Village of Washburn
Attn: Mr. Steve Forney, President
134 N. Jefferson Street
P.O. Box 292
Washburn, IL 61570

Pursuant to the Illinois Municipal Code [65 ILCS 5/11-74.4-5(c)], the Village of Washburn, Woodford County, Illinois, hereby gives notice of an amendment to the Village of Washburn Tax Increment Financing (TIF) District Redevelopment Project Area by reducing the size of the Area.

Ordinance No. 22-2 was adopted by the Mayor and Village Board of Trustees on July 11, 2022, Providing for and Approving the Second Amendment to the Washburn TIF District Redevelopment Project Area, Plan and Projects. The Second Amendment removes the five (5) parcels listed in Exhibit A from the Redevelopment Project Area, as shown in Exhibit B of the enclosed Ordinance.

If you have any questions regarding the Second Amendment to the Washburn TIF District, please contact Mayor Steve Forney at (309) 248-7222.

Sincerely,

Linda Justice
Village Clerk

Enclosure

ORDINANCE NO. 22-2

**VILLAGE OF WASHBURN
WOODFORD COUNTY, ILLINOIS**

**PROVIDING FOR AND APPROVING
THE
SECOND AMENDMENT
TO THE
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS
FOR THE
WASHBURN TAX INCREMENT FINANCING DISTRICT**

**APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF
TRUSTEES OF THE VILLAGE OF WASHBURN,
WOODFORD COUNTY, ILLINOIS
ON THE 11TH DAY OF JULY, 2022.**

ORDINANCE NO. 22-2

**VILLAGE OF WASHBURN, ILLINOIS
AN ORDINANCE PROVIDING FOR AND APPROVING
THE SECOND AMENDMENT TO THE
REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS
FOR THE WASHBURN TIF DISTRICT**

WHEREAS, on June 16, 1999 the Village of Washburn, Woodford County, Illinois (“Village”) by its duly elected President and Village Board hereto approved a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to Illinois Revised Statutes Chapter 24, Division 11-74.4-1 et. seq. (now 65 ILCS 5/11-74.4-1) (the “Act”) known as the Washburn Tax Increment Financing District (the “TIF District”); and

WHEREAS, on August 12, 2013, by its duly elected President and Village Board and pursuant to the TIF Act, the Village approved the First Amendment to the Washburn TIF District Redevelopment Project Area, Plan & Projects; and

WHEREAS, the TIF District was legislatively extended for twelve (12) years from the date of original termination of the TIF District for a total of thirty-five (35) years, as authorized by the Illinois Legislature in SB2052 (Public Act 101-0647), signed by the Governor of the State of Illinois on June 26, 2020 and approved by the Village Board on July 13, 2020; and

WHEREAS, the Village desires to further amend the Redevelopment Project Area, Plan and Projects (the “Second Amendment”) for its TIF District pursuant to the TIF Act, by reducing the size of the Redevelopment Project Area; and

WHEREAS, the Redevelopment Project Area is hereby amended to remove the parcels listed in Exhibit A from the TIF District, thus reducing the size of the TIF District; and

WHEREAS, the proposed Second Amendment does not add additional parcels of property to the Redevelopment Project Area; affect the general land uses established pursuant to the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; increase the total estimated Redevelopment Project Costs set out in the Redevelopment Plan by more than 5% after an adjustment for inflation from the date the Plan was adopted; add additional Redevelopment Project Costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan; or increase the number of inhabited residential units to be displaced from the Redevelopment Project Area to a total of more than ten (10), as measured from the time of creation of the Area; and

WHEREAS, the proposed Second Amendment is consistent with the Plan and Projects and has been reviewed by the President and the Village Board is generally informed of this Amendment.

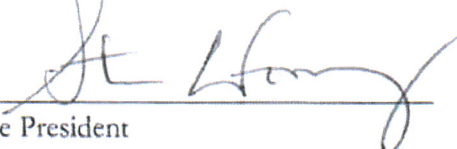
NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF WASHBURN, WOODFORD COUNTY, ILLINOIS, THAT:

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Redevelopment Project Area is hereby amended to remove the parcels listed in **Exhibit A** and shown in **Exhibit B** (Amended Boundary Map), thereby reducing the size of the TIF District.
3. The Washburn TIF District Amended Boundary Map (**Exhibit B**) and Amended Legal Description (**Exhibit C**) attached hereto are hereby approved.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.
5. All ordinances and parts of ordinances in conflict herewith are repealed.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Washburn, Woodford County, Illinois, on the 11th day of July, 2022, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT & TRUSTEES	AYE	NAY	ABSTAIN	ABSENT	RECUSE
Randy Knoblauch	X				
Becky Schupp	X				
Kevin Burdette	X				
Ed Grebner	X				
Ginger Humphrey	X				
Alvin Grebner			X		
Steve Forney, President					
TOTAL VOTES:	5		1		

APPROVED:


 Village President

ATTEST:

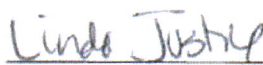

 Village Clerk

EXHIBIT A

WASHBURN TIF DISTRICT SECOND AMENDMENT

Parcels Removed from the TIF District:

Parcel No: 03-01-109-006
Street Location: 314 Walnut St, Washburn, IL
Legal Description: Lot 3A of Lot 3 in Block 2 of Black's Addition

Parcel No: 03-01-109-011
Street Location: 219 E Chestnut St, Washburn, IL
Legal Description: Lots 3 & 4 in Block 3 of Black's Addition

Parcel No: 03-01-111-015
Street Location: 106 Garfield St, Washburn, IL
Legal Description: Part of the West Side of Block 6 in Black's Addition

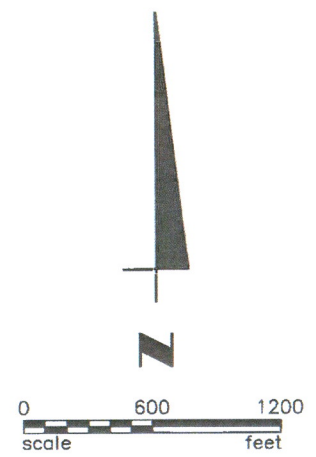
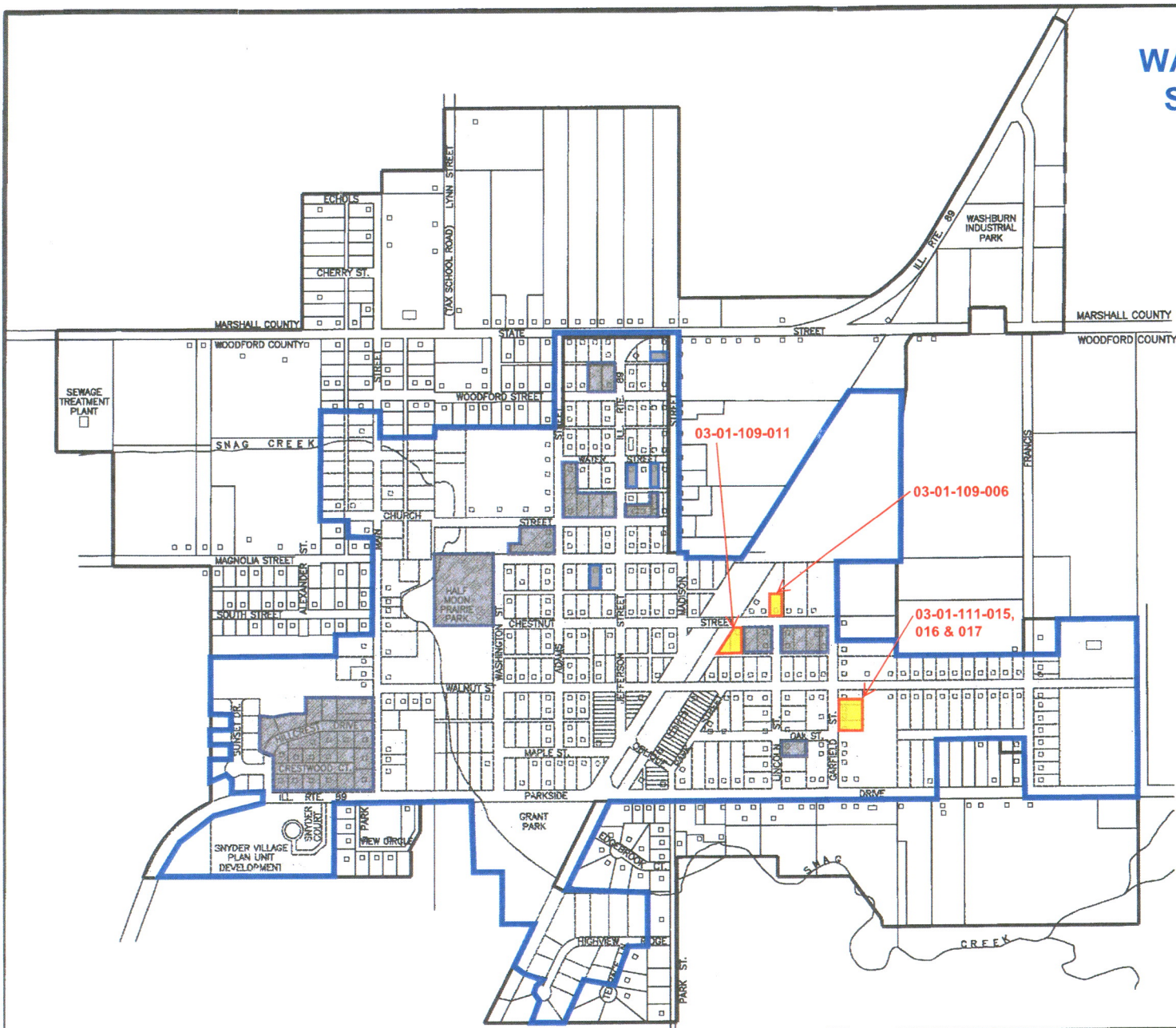
Parcel No: 03-01-111-016
Street Location: 108 Garfield St, Washburn, IL
Legal Description: Part of the West Side of Block 6 in Black's Addition

Parcel No: 03-01-111-017
Street Location: 112 Garfield St, Washburn, IL
Legal Description: Part of the Southwest corner of Block 6 in Black's Addition

EXHIBIT B

**WASHBURN TIF DISTRICT SECOND AMENDMENT
AMENDED BOUNDARY MAP**

WASHBURN TIF DISTRICT SECOND AMENDMENT BOUNDARY MAP



- TIF BOUNDARY
- TIF EXCLUSIONS
- PARCELS REMOVED BY 2ND AMENDMENT

TIF BOUNDARY MAP
VILLAGE OF
WASHBURN, ILLINOIS

EXHIBIT C

WASHBURN TIF DISTRICT SECOND AMENDMENT AMENDED LEGAL DESCRIPTION

A part of Sections 1 and 2 of Township 28 North, Range 2 West of the Third Principal Meridian, located within the corporate limits of the Village of Washburn, Woodford County, Illinois, with references to Parcel Identification Numbers shown on the Spring 1995 Tax Assessor's Maps and to the 1998 Corporate Limits, and more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 1; thence Westerly along the South line of the said Northeast Quarter of Section 1, and the South line of the Northwest Quarter of said Section 1, a distance of 570 feet, more or less, to the intersection of said South line of the Northwest Quarter of Section 1, with the extension of the West right-of-way line of Frances Street; thence Northerly, along the said West right-of-way line of Francis Street a distance of 309 feet, more or less, to the Northeast corner of Lot 20, Block 2 in Peachey's Addition to the Village of Washburn and the South line of Oak Street; thence Westerly along said South line of Oak Street a distance of 500 feet, more or less, to a point 50 feet West of the Northwest corner of Lot 15, Block 2 in Peachey's Addition; thence Southerly a distance of 305 feet to the South line of said Northeast Quarter of Section 1; thence Westerly along the South line of the Northeast Quarter of said Section 1 a distance of 250 feet to the center of said Section 1; thence Westerly along the North line of the Southwest Quarter of said Section 1 to the Easterly line of the former G. M. & O. Railroad right-of-way; thence Southwesterly, along said Easterly line of the former Railroad right-of-way a distance of 617.2 feet to the Southwest corner of Lot 5 of Edgebrook Addition; thence Easterly along the South line of said Edgebrook Addition a distance of 428.8 feet to the Northeast corner of Lot 2 in Highview Terrace; thence Southerly, along the East line of said Lot 2 and the extension of said East line, a distance of 302.2 feet to the South right-of-way line of Highview Ridge; thence Westerly along said South right-of-way line, a distance of 100 feet, to the intersection of said South right-of-way line of Highview Ridge and the East right-of-way line of Terrace Lane; thence Southerly along said East right-of-way line of Terrace Lane, a distance of 245.5 feet to the Southwest corner of Lot 9 of Highview Terrace; thence Northwesterly a distance of 50 feet, more or less, to the Southeast corner of Lot 14 of Highview Terrace; thence Northwesterly, a distance of 142.98 feet, to the Southwest corner of said Lot 14; thence Southwesterly a distance of 264.88 feet to the Southeast corner of Lot 20 of Highview Terrace Extended; thence Westerly a distance of 172.91 feet to the Southwest corner of said Lot 20; thence Northeasterly a distance of 119.7 feet to the Northwest corner of said Lot 20; thence Northerly, along a curve, concave to East, having a radius of 50 feet, being the right-of-way line of Highview Ridge, an arc distance of 130.9 feet; thence Northeasterly along the right-of-way line of Highview Ridge, a distance of 36.21 feet, to the Southeast corner of Lot 23 of Highview Terrace Extended; thence Westerly a distance of 128.79 feet to the Southwest corner of said Lot 23; thence Westerly along an existing property line a distance of 80 feet to the West line of the former G. M. & O. Railroad right-of-way; thence Northeasterly along the said former Railroad right-of-way line 260 feet, more or less, to the Southeast corner of Grant Ireland Memorial Park; thence Westerly along a South line of said Park, a distance of 199 feet; thence Northerly along a West line of said Park, a distance of 306.25 feet; thence Westerly along a South line of said Park, a distance of 189 feet; thence Northerly along a West line of said Park, a distance of 392.26 feet to the South right-of-way line of State Route 89; thence Westerly along said South right-of-way line of State Route 89 a distance of 770 feet, more or less, to the Northwest corner of Lot 3 in Peabody's Addition; thence Southerly a distance of 503.13 feet to the Southeast corner of a 7.5 acre tract, being Parcel Number 03-02-403-001 (formerly 03-02-500-012); thence Westerly a distance of 1,056.47 feet to the Southwest corner of said 7.5 acre tract; thence Northeasterly along the Southeast right-of-way line of State Route 89 a distance

of 860 feet, more or less, to the intersection of said Southeast right-of-way line of State Route 89 and the extension of the West right-of-way line of Hill Crest Drive; thence Northerly along the said extension of the West right-of-way line of Hill Crest Drive a distance of 100 feet, more or less, to the Southeast corner of Lot 1 of Sunset Knolls; thence Westerly a distance of 198.5 feet to the Southwest corner of Lot 13 of Sunset Knolls 1st Extension; thence Northeasterly a distance of 88.07 feet to the Northeast corner of Lot 14 of said Sunset Knolls 1st Extension; thence Northwesterly along a curve concave to the Northeast, being the right-of-way line of Sunset Drive, to the Southeast corner of Lot 15 of Sunset Knolls 1st Extension; thence Southwesterly a distance of 111.34 feet to the Southwest corner of said Lot 15; thence Northerly a distance of 110 feet to the Northwest corner of said Lot 15; thence Easterly a distance of 124.41 feet to the Southeast corner of Lot 16 of Sunset Knolls 1st Extension; thence Northerly a distance of 90 feet to the Northeast corner of said Lot 16; thence Westerly a distance of 123.47 feet to the Northwest corner of said Lot 16; thence Northerly a distance of 90 feet to the Southwest corner of Lot 18 of Sunset Knolls 1st Extension; thence Easterly a distance of 122.5 feet to the Southeast corner of said Lot 18; thence Northerly along the West right-of-way line of Sunset Drive a distance of 155 feet to the Southeast corner of the North half of Lot 19 in Sunset Knolls 1st Extension, being Parcel Number 03-02-205-029; thence Westerly a distance of 120 feet, more or less, to the West line of the East half of the Northeast Quarter of said Section 2; thence Northerly along said West line of the East half of the Northeast Quarter of Section 2 to the Southwest corner of Parcel Number 03-02-205-035; thence Easterly a distance of 768.89 feet to the Southwest corner of Tract 3-T, being Parcel Numbers 03-02-205-041 and 03-02-205-042 (formerly 03-02-205-035); thence Northerly a distance of 132 feet to the Northwest corner of said Tract 3-T; thence Easterly a distance of 175 feet to the Northeast corner of said Tract 3-T and the West right-of-way line of Main Street; thence Northerly along said West right-of-way line of Main Street a distance of 528 feet, more or less, to the Northeast corner of Parcel Number 03-02-202-030, being part of Lot 2 in Block 5 of the Original Town of Washburn; thence Westerly along the North line of said Parcel and said North line extended a distance of 155 feet to the West line of the North-South alley in said Block 5; thence Northerly a distance of 130 feet to the Northeast corner of Lot 4 of Block 5 of the Original Town of Washburn; thence Westerly a distance of 135 feet to the Northwest corner of said Lot 4; thence Northerly a distance of 645 feet to the Southwest corner of Lot 8 of Block 7 of the Original Town of Washburn; thence Easterly a distance of 340 feet to the Southwest corner of Lot 8 of Block 2 of the Original Town of Washburn; thence Southerly along the East right-of-way line of Main Street a distance of 150 feet to the Southwest corner of Lot 6 in Block 2 of the Original Town of Washburn; thence Easterly a distance of 320 feet along the South lines of Lot 6 and 3 of said Block 2 to the East line of Howard Street; thence Northerly along the West line of the Northwest Quarter of said Section 1, to the intersection with the extension of the South line of Lots 1, 2, 3 and 4 of Block 5 of R.C. McCulloch's First Addition to the Town of Washburn; thence Easterly along the South line of Blocks 5 and 6 of said R.C. McCulloch's First Addition a distance of 690 feet to the West right-of-way line of Adams Street; thence Northerly along said West right-of-way line a distance of 557 feet, more or less, to the North line of the Northwest Quarter of said Section 1; thence Easterly along said North line of the Northwest Quarter of Section 1 a distance of 715 feet to the East right-of-way line of Madison Street; thence Southerly along said East right-of-way line to the Southwest corner of Parcel Number 03-01-108-026; thence Easterly 403.65 feet to the Southeast corner of said Parcel 03-01-108-026; thence Northerly along the Westerly line of the former C. B. & O. Railroad right-of-way 1,150 feet, more or less, to the intersection of said Westerly line with the Westerly extension of the North line of Lot 2 in Block 1 of Junker's Addition to the Village of Washburn; thence Easterly along said North line of said Lot 2 to the intersection of said North line with the East line of the Northwest Quarter of Section 1; thence Southerly along said East line a distance of 1,044 feet, more or less, to the Northeast corner of Parcel Number 03-01-109-010; thence Westerly 330 feet to the Northwest corner of said Parcel 03-01-109-010; thence Southerly 450 feet to the Northwest corner of Parcel Number 03-01-109-028; thence Easterly 330 feet to the Northeast corner of said Parcel 03-01-109-028; thence Southerly 80 feet, more or less, to the Northwest corner of Lot 10 in Block 1 of Peachey's

Addition; thence Easterly along the North line of said Block 1 a distance of 950 feet, more or less to a point being the Northeast corner of Lot 11 in Block 3 of said Peachey's Addition; thence North a distance of 198 feet, more or less, to the Northwest corner of said Block 1; thence Easterly on the North line of said Block 1 to the Northeast corner of said Block 1; thence South along the East line extended to its intersection with the South line of the Northeast Quarter of Section 1; thence West 80 feet, more or less, to the Point of Beginning.

Excepting therefrom the following described tracts:

1. Parcel No. 03-01-101-008, part of Lot 7 & Lot 8 in Block 2 of McCulloch's Addition;
2. Parcel Nos. 03-01-102-015 & 03-01-102-016, part of Outlot 5 in McCulloch's Addition;
3. Parcel Nos. 03-01-103-001, 03-01-103-005 & 03-01-103-006, part of Lot 4, Lots 5, 6, 7 & 8 in Block 10 of McCulloch's Addition;
4. Parcel Nos. 03-01-103-012 & 03-01-103-013, South part of Lots 5 & 6 and West part of Lot 7 in Block B of McCulloch's Addition;
5. Parcel No. 03-01-104-001, Block 5 of Freeman's 2nd Addition;
6. Parcel No. 03-01-109-012, Lots 1 & 2 in Block 3 of Black's Addition;
7. Parcel Nos. 03-01-109-019, 03-01-109-020, 03-01-109-021 & 03-01-109-022, Lots 1, 2, 3 & 4 in Block 4 of Black's Addition;
8. Parcel No. 03-01-111-007, part of Lot 5 in Block 8 of Black's Addition;
9. Parcel Nos. 03-02-206-001, 03-02-206-002, 03-02-206-003, 03-02-206-004, 03-02-206-005, 03-02-206-006, 03-02-206-007, 03-02-206-008, 03-02-206-009, 03-02-206-010, 03-02-206-011, 03-02-206-012, 03-02-206-013, 03-02-206-014, 03-02-206-015 & 03-02-206-016, Lots 1-16 of Crestview Addition;
10. Parcel Nos. 03-02-205-005 & 03-02-205-012, Outlot A of Sunset Knolls Subdivision; and
11. Parcel Nos. 03-02-205-008, 03-02-205-009, 03-02-208-010 & 03-05-208-011, Lots 3, 4, 5 & 6 of Sunset Knolls Subdivision.

Also Excepting therefrom:

Parcels Removed by First Amendment:

12. Parcel No. 03-01-101-011, the South half of Lots 1 & 2 in Block 1 of McCulloch's Addition.
13. Parcel No. 03-01-103-007, Lot 4 in Block 1 of McCulloch's Addition.
14. Parcel No. 03-01-103-009, part of Lot 2 in Block 9 of McCulloch's Addition.
15. Parcel No. 03-01-105-002, part of Lots 2 & 3 in Block 3 of Freeman's 2nd Addition.

AND

Parcels Removed by Second Amendment:

16. Parcel No. 03-01-109-006, Lot 3A of Lot 3 in Block 2 of Black's Addition.
17. Parcel No. 03-01-109-011, Lots 3 & 4 in Block 3 of Black's Addition.
18. Parcel No. 03-01-111-015, Part of the West Side of Block 6 in Black's Addition.
19. Parcel No. 03-01-111-016, Part of the West Side of Block 6 in Black's Addition.
20. Parcel No. 03-01-111-017, Part of the Southwest corner of Block 6 in Black's Addition.