

**VILLAGE OF MT. ZION  
MACON COUNTY, ILLINOIS**

Ordinance No.  
2021-5

AN ORDINANCE PROVIDING FOR AND APPROVING THE SECOND AMENDMENT TO THE  
MT. ZION GUSTIN & NELSON TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS

**CERTIFICATE**

State of Illinois    )  
                          )  
                          )  
County of Macon    )

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2021-5, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on January 19, 2021.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 19<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Dawn Reynolds, Village Clerk



**ORDINANCE NO. 2021-5**

**VILLAGE OF MT. ZION  
MACON COUNTY, ILLINOIS**

**AN ORDINANCE PROVIDING FOR AND  
APPROVING THE SECOND AMENDMENT  
TO THE  
MT. ZION GUSTIN & NELSON  
TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS,  
ON THE 19<sup>TH</sup> DAY OF JANUARY, 2021.**

## ORDINANCE NO. 2021-5

### VILLAGE OF MT. ZION, ILLINOIS

#### AN ORDINANCE PROVIDING FOR AND APPROVING THE SECOND AMENDMENT TO THE MT. ZION GUSTIN & NELSON TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS

**WHEREAS**, on December 30, 1986, the Village of Mt. Zion, Macon County, Illinois (“Village”), by its duly elected President and Board of Trustees hereto approved a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) (the “Act”) for the **“Mt. Zion Gustin & Nelson Tax Increment Financing (TIF) District”** (the “TIF District”); and

**WHEREAS**, on May 19, 2008, the Village adopted Ordinances to approve the First Amendment to the Redevelopment Plan and Projects, designate an Amended Redevelopment Project Area and adopt Tax Increment Financing for the First Amendment to the Mt. Zion Gustin & Nelson TIF District; and

**WHEREAS**, the Village desires to further amend the Redevelopment Project Area, Plan and Projects (“Second Amendment”) for the TIF District pursuant to the TIF Act, by removing the fifty-five (55) parcels described in **Exhibit A** from the Redevelopment Project Area thereby reducing the size of the Redevelopment Project Area; and

**WHEREAS**, the Mt. Zion Gustin & Nelson TIF District Redevelopment Project Area as amended is legally described in the Amended Legal Description attached hereto as **Exhibit B** and shown in the Amended Boundary Map attached hereto as **Exhibit C**; and

**WHEREAS**, the Second Amendment does not add additional parcels of property to the Redevelopment Project Area; substantially affect the general land uses established in the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; increase the total estimated Redevelopment Project Costs set out in the Redevelopment Plan; 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 10, as measured from the time of creation of the Area; and

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

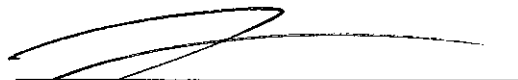
**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS:**

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Mt. Zion Gustin & Nelson TIF District Redevelopment Project Area, Plan and Projects is hereby amended to remove the fifty-five (55) parcels described in **Exhibit A**, thereby reducing the size of the TIF District.
3. The Mt. Zion Gustin & Nelson TIF District Amended Legal Description (**Exhibit B**) and Amended Boundary Map (**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 Mt. Zion, Macon County, Illinois on the 19<sup>th</sup> day of January, 2021, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT AND BOARD OF TRUSTEES	AYE	NAY	ABSTAIN	ABSENT	RECUSE
Ellen Ritchie	X				
Mike Mose				X	
Chris Siudyla	X				
Donna Scales	X				
Wendy Kernan				X	
Kevin Fritzsche	X				
Lucas Williams, President					
<b>TOTAL VOTES:</b>	4			2	

**APPROVED:**

  
 Village President

**ATTEST:**

  
 Village Clerk

**EXHIBITS (ATTACHED):**

EXHIBIT A: PARCELS REMOVED BY SECOND AMENDMENT  
 EXHIBIT B: AMENDED LEGAL DESCRIPTION  
 EXHIBIT C: AMENDED BOUNDARY MAP

EXHIBIT A

MT. ZION GUSTIN & NELSON TIF DISTRICT  
PARCELS REMOVED BY SECOND AMENDMENT

NO.	PARCEL NO.	SITE ADDRESS
1	12-17-03-102-034	1342 MT ZION PKWY
2	12-17-03-102-035	1338 MT ZION PKWY
3	12-17-03-102-036	1339 MT ZION PKWY
4	12-17-03-102-037	1343 MT ZION PKWY
5	12-17-03-102-038	1345 MT ZION PKWY
6	12-17-03-102-039	1349 MT ZION PKWY
7	12-17-03-102-040	1353 MT ZION PKWY
8	12-17-03-102-041	1355 MT ZION PKWY
9	12-17-03-102-042	1359 MT ZION PKWY
10	12-17-03-102-043	1363 MT ZION PKWY
11	12-17-03-102-048	1324 COMMUNITY DR
12	12-17-03-102-049	1328 COMMUNITY DR
13	12-17-03-102-050	1334 COMMUNITY DR
14	12-17-03-102-051	1338 COMMUNITY DR
15	12-17-03-102-052	1344 COMMUNITY DR
16	12-17-03-102-053	1348 COMMUNITY DR
17	12-17-03-102-054	1354 COMMUNITY DR
18	12-17-03-102-055	1358 COMMUNITY DR
19	12-17-03-102-056	1364 COMMUNITY DR
20	12-17-03-102-057	1368 COMMUNITY DR
21	12-17-03-102-058	1374 COMMUNITY DR
22	12-17-03-102-059	1378 COMMUNITY DR
23	12-17-03-102-060	1377-1389 MT ZION PKWY
24	12-17-03-102-061	1345 COMMUNITY DR
25	12-17-03-102-062	1355 COMMUNITY DR
26	12-17-03-102-063	1359 COMMUNITY DR
27	12-17-03-102-064	1365 COMMUNITY DR
28	12-17-03-102-065	1369 COMMUNITY DR
29	12-17-03-102-066	1375 COMMUNITY DR
30	12-17-03-102-067	1379 COMMUNITY DR
31	12-17-03-102-068	COMMUNITY DR
32	12-17-03-104-020	204 LEWIS PARK DR
33	12-17-03-104-021	345 E WOODLAND LN
34	12-17-03-104-025	LEWIS PARK DR.
35	12-17-03-104-031	342 WOODLAND LN

<b>NO.</b>	<b>PARCEL NO.</b>	<b>SITE ADDRESS</b>
36	12-17-04-229-011	1565 N STATE ROUTE 121
37	12-17-04-229-018	no address
38	12-17-04-230-010	no address
39	12-17-04-230-011	no address
40	12-17-04-231-006	no address
41	12-17-04-231-007	318 W WOODLAND LN
42	12-17-04-232-001	1505 N STATE ROUTE 121
43	12-17-04-232-002	1505 N STATE ROUTE 121
44	12-17-04-232-003	1445 N STATE ROUTE 121
45	12-17-04-232-004	1435 N STATE ROUTE 121
46	12-17-04-232-005	1425 N STATE ROUTE 121
47	12-17-04-232-007	1355 N STATE ROUTE 121
48	12-17-04-233-012	205 W WOODLAND LN
49	12-17-04-233-020	210 DEBBY DR
50	12-17-04-233-021	1225 N STATE ROUTE 121
51	12-17-04-233-022	1219 N STATE ROUTE 121
52	12-17-04-233-023	1215 N STATE ROUTE 121
53	12-17-04-233-024	100-170 W DEBBY DR
54	12-17-04-234-008	205 W DEBBY DR
55	12-17-04-234-009	1125 N ST RT 121 & 145-165 W DEBBY DR

## EXHIBIT B

### MT. ZION GUSTIN & NELSON TIF DISTRICT SECOND AMENDMENT AMENDED LEGAL DESCRIPTION

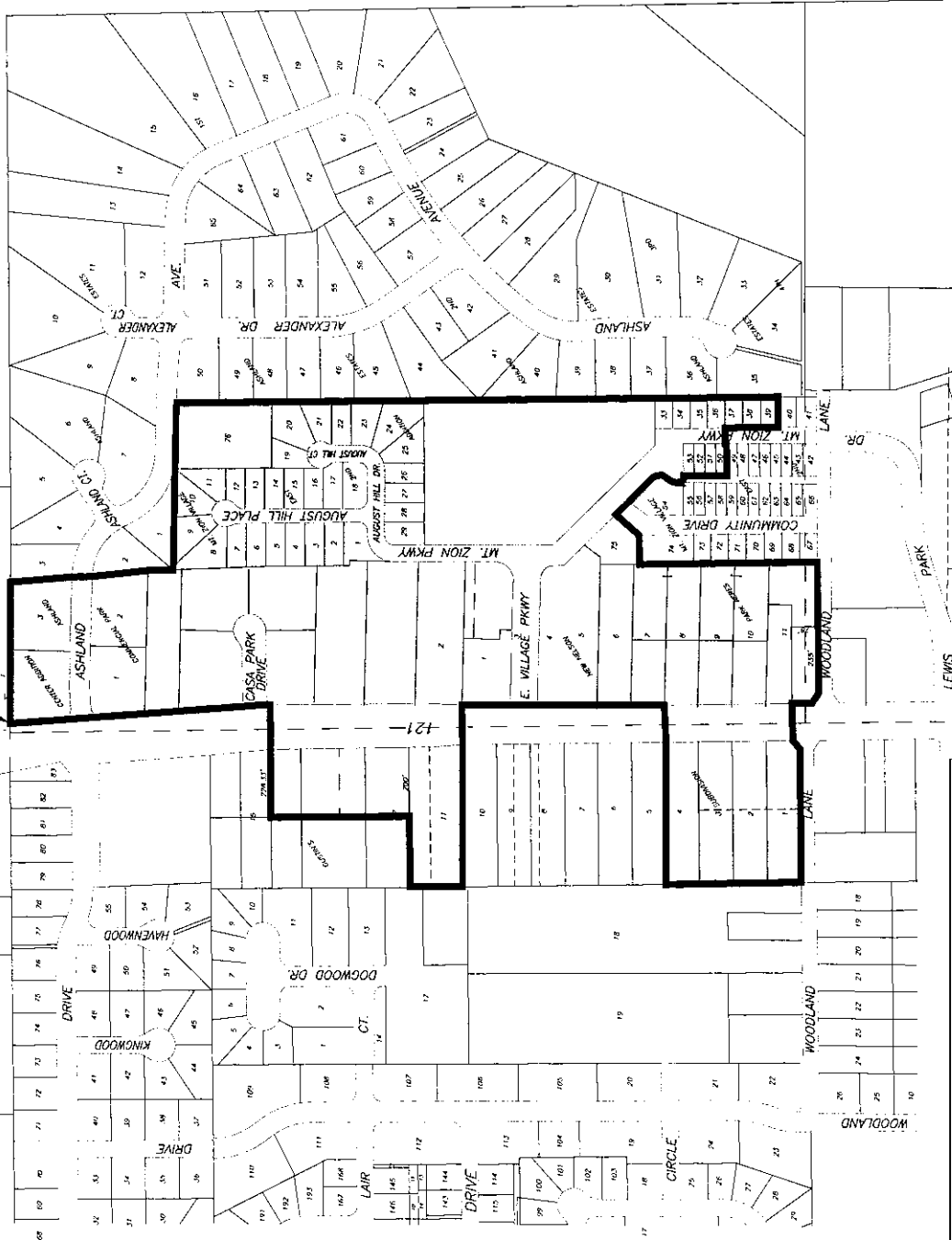
Beginning at the intersection of the North line of the N.W.¼ of Section 3, Township 15 North, Range 3 East of the 3<sup>rd</sup> P.M. and the Easterly right of way line of State Route 121, said point being on the West line of Lot 1 of Mt. Zion Medical Center Addition as per plat recorded in Book 5000 on Page 327 of the records in the Recorder's Office of Macon County, Illinois; thence Easterly along the said North line of the N.W.¼ of Section 3 to the Northwest corner of Lot 3 of Ashland Estates 1<sup>st</sup> Addition as per plat recorded in Book 1832 on Page 343 in said Recorder's Office; thence Southerly along the West line of said Ashland Estates 1<sup>st</sup> Addition to the Southwest corner of Lot 1 of said Ashland Estates 1<sup>st</sup> Addition; thence Easterly to the Northeast corner of Lot 76 of said Mt. Zion Village East 2<sup>nd</sup> Addition as per plat recorded in Book 5000 on Page 131 in said Recorder's Office; thence Southerly along the Easterly line of said Mt. Zion Village East 2<sup>nd</sup> Addition to the Southeast corner of said Lot 39 of Mt. Zion Village East 2<sup>nd</sup> Addition; thence Westerly to the Southwest corner of said Lot 39 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Northerly to the Northwest corner of Lot 37 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Westerly to the Southeast corner of Lot 50 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Westerly to the Southwest corner of said Lot 50 of Mt. Zion Village East 2<sup>nd</sup> Addition; thence Northerly to the Northwest corner of Lot 53 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Westerly to the Southeast corner of Lot 54 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Northerly and Northwesterly along the Easterly and Northeasterly line of said Lot 54 to the northwest corner of said Lot 54 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Northwesterly to the most Easterly corner of Lot 75 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Southwesterly to the Northeast corner of Lot 74 of said Mt. Zion Village East 2<sup>nd</sup> Addition; thence Westerly to the Northwest corner of said Lot 74 of Mt. Zion Village East 2<sup>nd</sup> Addition; thence Southerly to the Southwest corner of Lot 67 of said Mt. Zion Village East 2<sup>nd</sup> Addition, said point being on the North right of way line of Woodland Lane; thence Westerly to the Easterly right of way of State Route 121; thence Northerly along said Easterly right of way line of said State Route 121 to the North line of the South 78 feet of the West 235 of Lot 11 of New Nelson Park Acres as per plat recorded in Book 745 on Page 42 of said recorder's Office; thence Westerly to the intersection of the said Westerly right of way line of State Route 121 and the North right of way line of Woodland Land; thence Westerly along said right of way line of Woodland Lane to the Southwest corner of Lot 1 of Gustin's Subdivision as per plat recorded in Book 683 on Page 22 in said Recorder's Office; thence Northerly to the Southwest corner of Lot 5 of said Gustin's Subdivision; thence Easterly to the Southeast corner of said Lot 5 of Gustin's Subdivision; thence Easterly to the Southwest corner of Lot 7 of New Nelson Park Acres as per plat recorded in Book 745 on Page 42 in said Recorder's Office; thence Northerly to the Northwest corner of Lot 1 of Mt. Zion Village East 3<sup>rd</sup> Addition as per plat recorded in Book 5000 on page 158 in said Recorder's Office; thence Westerly to the to the Northeast corner of Lot 10 of said Gustin's Subdivision; thence Westerly along the Northerly line of said Lot 10 of Gustin's Subdivision to the Northwest corner of said Lot 10 of Gustin's Subdivision; thence Northerly to the Southwest corner of Lot 12 of said Gustin's Subdivision; thence Easterly along the South line of said Lot 12 of Gustin's Subdivision to a point being 200 feet West of the Westerly right of way line of aforesaid State Route 121; thence Northerly to the Southwest corner of the East 228.33 feet of said Lot 15 of Gustin's Subdivision; thence Easterly along the South line of said Lot 15 extended to the Easterly right of way line of said State Route 121; thence Northerly along the said Easterly right of way line of said State Route 121 to the point of beginning.

**EXHIBIT C**

**MT. ZION GUSTIN & NELSON TIF DISTRICT  
SECOND AMENDMENT  
AMENDED BOUNDARY MAP**



POB



Village of Mt. Zion, Illinois  
 Revised Mt. Zion Gustin-Nelson Tax Increment Financing (TIF) District  
 Revised Gustin-Nelson TIF District