

VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS

Ordinance No.
2024-11

AN ORDINANCE ADDING TERRITORY TO ENTERPISE ZONE AND APPROVING
THE AMENDMENT OF THE ENACTING ORDINANCE AND INTERGOVERNMENTAL AGREEMENT –
MAIN PLACE PROPERTIES

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. 2024-11, 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 March 18, 2024.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 18th day of March, 2024.

Seal



Dawn Reynolds, Village Clerk

ORDINANCE 2024-11

AN ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING THE AMENDMENT OF THE ENACTING ORDINANCE AND INTERGOVERNMENTAL AGREEMENT – MAIN PLACE PROPERTIES

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

Section 1: That Ordinance 934 and the Decatur Macon County Enterprise Zone Intergovernmental Agreement, passed on the 2nd day of December, 2014 be, and the same is hereby amended at Addendum A thereof by adding to the end of said Addendum the following:

Amendment 6

Addendum A

09-13-29-201-001 | 44th St and Maryland in Decatur | Multi-Family Housing

The West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 29, Township 16 North, Range 3 East of the 3rd P.M. Situated in Macon County, Illinois.

09-13-29-128-002 | 44th St and Maryland in Decatur | Multi-Family Housing

The East ½ of the Northeast ¼ of Northwest ¼ of Section 29, Township 16 North, Range 3 East of the 3rd P.M., except the North 300 feet of the East 300 feet thereof. Situated in Macon County, Illinois.

09-13-28-151-011 | IL-121 and South of Rt. 36 | Retail Development

PARCEL 2: Lot Seven (7) and Lot Eight (8) except the South 25 feet thereof Southeast Plaza Second Addition, as per Plat recorded in Book 1832, Page 622 of the Records in the Recorder's Office of Macon County, Illinois, together with the non-exclusive rights of ingress and egress over and across those portions of Southeast Plaza Second Addition shows as "Non-Exclusive Easements for Ingress and Egress and Public Utilities" on the Plat of said Addition. As referenced on Plat of Survey dated February 4, 2021, and prepared by Robert M. Cox, Illinois Professional Land Surveyor No. 3779. Situated in Macon County, Illinois.

PARCEL 3: Lots Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Fourteen (14), Fifteen (15), Eighteen (18), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-six (26), and Twenty-seven (27) of Southeast Place, as per Plat recorded in Book 5000, Page 302 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

09-13-28-301-016 | IL-121 and South of Rt. 36 | Retail Development

PARCEL 1: Lot One (1) of Southeast Plaza Fourth Addition, as per Plat recorded in Book 5000, Page 291 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

Connector Strip | Retail Development

A three-foot-wide connector strip from the Southeastern most corner of the property identified by PIN 09-13-28-151-011 meeting the North side of the property identified by PIN 09-13-28-301-016 to the South of Rolling Creek Drive.

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 18TH DAY OF MARCH 2024.

DOTY YEA

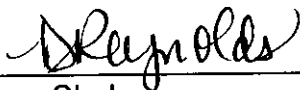
SCALES YEA

SIUDYLA ABSENT

KERNAN YEA

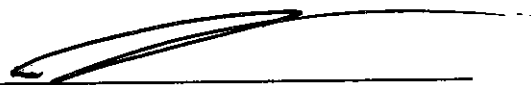
PATRICK YEA

TIBBS YEA




Village Clerk

APPROVED:



Village President

ATTEST:



Village Clerk

ADDENDUM A

Main Place Properties

09-13-29-201-001 | 44th St and Maryland in Decatur | Multi-Family Housing

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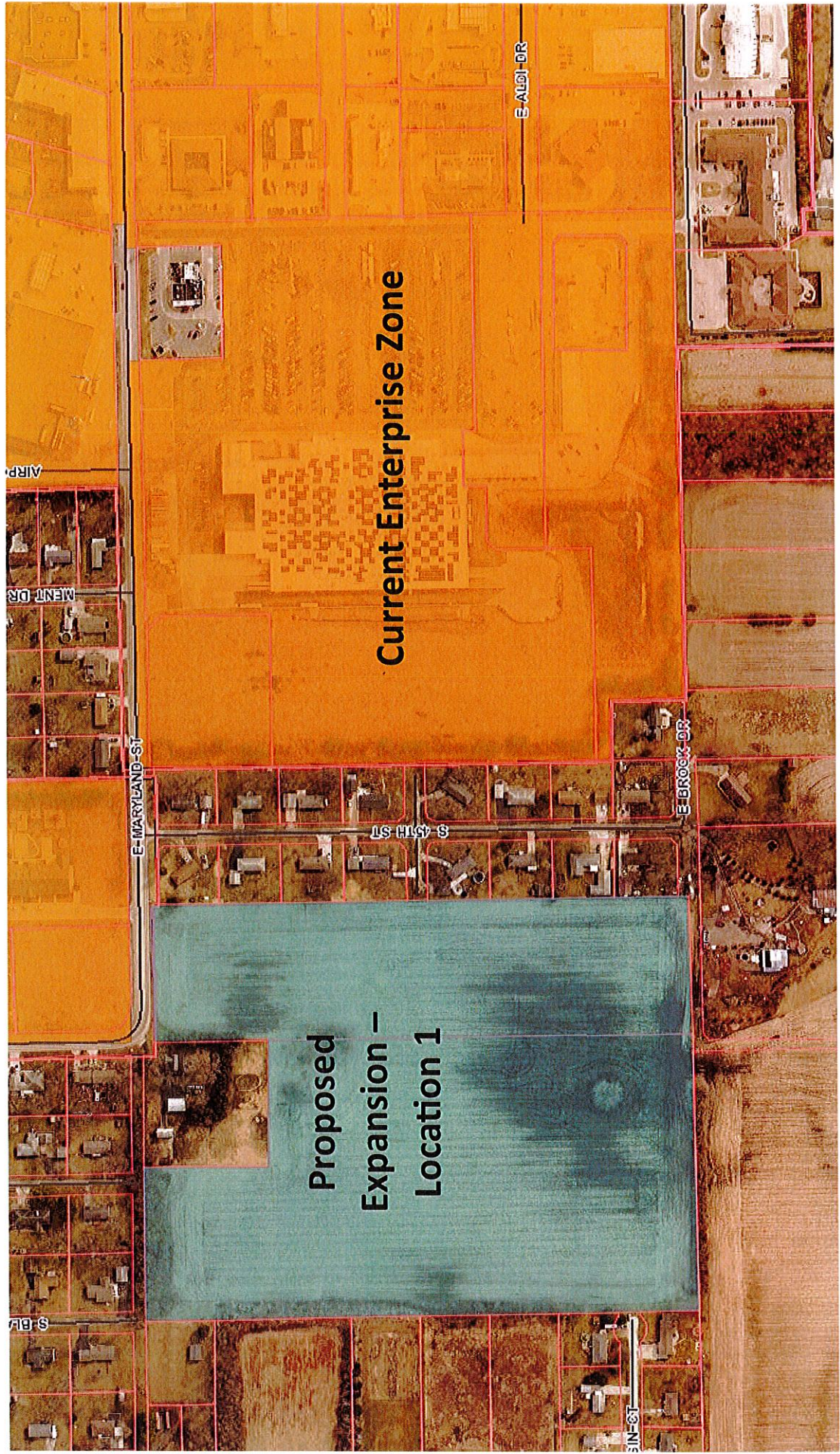
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ADDENDUM B

Residential Project – 44th St. & Maryland St.

PIN	Owner	Size
09-13-29-128-002	MDA DEVELOPMENT HOLDINGS, LLC	18 Acres
09-13-29-201-001	MDA DEVELOPMENT HOLDINGS, LLC	10 Acres



Retail Project – East of IL-121, South of Rt. 36

PIN	Owner	Size
09-13-28-151-011	SONNY SKIES LLC	5.4
09-13-28-301-016	SONNY SKIES LLC	5.58

