



A02296319

MICHAEL T. COSTELLO  
RECORDER OF DEEDS  
ST. CLAIR COUNTY  
BELLEVILLE, IL

01/04/2012 10:22:45AM

TOTAL FEE: \$31.00

PAGES: 10

# CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR ) ss.  
CITY OF O'FALLON )

1  
m  
I, PHILIP A. GOODWIN, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 3739 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 21<sup>st</sup> day of November 2011, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinances of the City kept by myself, a book labeled Ordinances.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 4 day of <sup>January</sup>~~December~~ 201<sup>2</sup>~~7~~.

(SEAL)

PHILIP A. GOODWIN,  
City Clerk  
City of O'Fallon  
St. Clair County, Illinois



**ORDINANCE 3739****AN ORDINANCE OF THE CITY OF  
O'FALLON, ST. CLAIR COUNTY,  
ILLINOIS, ADOPTING TAX INCREMENT  
ALLOCATION FINANCING FOR THE  
GREEN MOUNT MEDICAL CAMPUS  
REDEVELOPMENT PROJECT AREA**

**WHEREAS**, it is desirable and in the best interests of the citizens of the City of O'Fallon, St. Clair County, Illinois (the "*Municipality*"), for the Municipality to adopt tax increment allocation financing pursuant to the *Tax Increment Allocation Redevelopment Act*, Division 74.4 of Article 11 of the *Illinois Municipal Code*, as amended (the "*TIF Act*"); and,

**WHEREAS**, the City Council of the Municipality (the "*Corporate Authorities*") have heretofore approved a Tax Increment Financing Redevelopment Plan and Project for the Green Mount Medical Campus Redevelopment Project Area, which included a redevelopment plan and project (the "*Plan*" and "*Project*") as required by the TIF Act by passage of an ordinance and have heretofore designated a redevelopment project area (the "*Area*") as required by the TIF Act by the passage of an ordinance, and the Municipality has otherwise complied with all other conditions precedent required by the TIF Act.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of O'Fallon, St. Clair County, Illinois, as follows:

**Section 1. Adopting Tax Increment Financing.** Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the TIF Act and as set forth in the Plan and Project within the Area as described in *Exhibit A* attached hereto and incorporated

herein as if set out in full by this reference. The map of the Area showing the street location is depicted on *Exhibit B* attached hereto and incorporated herein as if set out in full by this reference.

***Section 2. Allocation of Ad Valorem Taxes.*** Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the 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 the 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 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 Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee pursuant to Section 207A of the *Revenue Act of 1939* of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the "Green Mount Medical Campus Redevelopment

Project Area Special Tax Allocation Account” of the Municipality, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

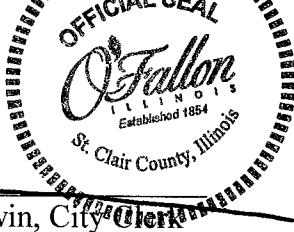
**Section 3. Invalidity of Any Section.** If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

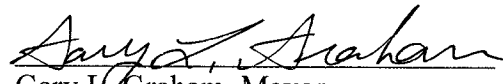
**PASSED** this 21<sup>st</sup> day of November 2011.

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ATTEST:  
(seal)

  
Philip A. Goodwin, City Clerk

Approved by the Mayor this 21st day  
of November 2011.

  
Gary L. Graham, Mayor

ROLL CALL:	Meile	McCoskey	True	Polites	Mouser	Hagarty	Drolet, J.	SUB TOTALS
Aye	X	X		X	X	X	X	6
Nay								0
Absent			X					1

ROLL CALL:	Roach	Bennett	Renner	Drolet, N.	Hursey	Albrecht	Cozad	SUB TOTALS	SUM OF TOTALS
Aye	X	X	X	X	X		X	6	12
Nay								0	0
Absent						X		1	2

## *Exhibit A*

### *Legal Description*

Description of TIF district lying in part of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian and more particularly described as follows:

Part of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, County of St. Clair, State of Illinois and being more particularly described as follows:

Beginning at the southeast corner of Glenview Subdivision, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book "L" on page 34; thence North 00 degrees 05 minutes 44 seconds West, on the easterly line of said Glenview Subdivision, the easterly line of Glenn's 1st Addition to Glenview Subdivision, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book "M" on page 17 and the easterly line of Glenn's 2nd Addition to Glenview Subdivision, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book "X" on page 17, a distance of 1,121.32 feet to the northeast corner of said Glenn's 2nd Addition; thence North 89 degrees 28 minutes 13 seconds West, on the northerly line of said Glenn's 2nd Addition, 442.61 feet to the easterly right of way line of Main Street as described in Document Number A01015427; thence North 00 degrees 03 minutes 19 seconds West, on said easterly right of way line of Main Street, 815.73 feet to the southerly line of a Minor Subdivision Plat Schmitt Office Park, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A01955027; thence South 89 degrees 45 minutes 31 seconds East, on said southerly line of Minor Subdivision Plat Schmitt Office Park, a distance of 843.11 feet to the southeasterly corner of said Minor Subdivision Plat of Schmitt Office Park; thence North 00 degrees 15 minutes 36 seconds East, on the easterly line of said Minor Subdivision Plat Schmitt Office Park, a distance of 217.00 feet to the northerly line of a tract of land described in Deed Book 2501 on page 2136; thence North 82 degrees 50 minutes 29 seconds East, on said northerly line of a tract of land described in Deed Book 2501 on page 2136, a distance of 125.30 feet to the northwest corner of Lot 14 of the Assessment Plat of Part of Lots 11 and 14 of Mary Scheibel Tracts Assessment Plat; thence North 80 degrees 13 minutes 00 seconds East, on the northerly line of said Lot 14 of Mary Scheibel Tracts Assessment Plat, 203.16 feet to a point on the easterly line of the westerly 200 feet of said Lot 14 and on the northerly extension of the westerly line of Misty Valley 4th Addition, reference being had to the plat thereof in St. Clair County Recorder's Office in Plat Book 92 on page 34; thence South 00 degrees 19 minutes 51 seconds West, on said westerly line of Misty Valley 4th Addition and the northerly extension thereof, 1,556.33 feet to the southwest corner of said Misty Valley 4th Addition; thence South 89 degrees 28 minutes 43 seconds East, on the southerly line of said Misty Valley 4th Addition and the easterly extension thereof, 1,120.65 feet to the westerly right of way line of North Greenmount Road (aka County Highway 89), reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 125 on pages 31-33; thence on said westerly right of way line of North Greenmount road the following eleven (11) courses and distances 1.) South 00 degrees 03 minutes 31 seconds West, 162.68 feet; 2.) South 02 degrees 12 minutes 32 seconds West, 328.15 feet; 3.) South 00 degrees 11 minutes 09 seconds West, 164.06 feet; 4.) South 01 degrees 03 minutes 21 seconds West, 224.49 feet; 5.) South 04 degrees 29 minutes 02 seconds West, 160.21 feet; 6.) South 00 degrees 18 minutes 49 seconds West, 24.97 feet; 7.) South 00 degrees 14 minutes 35 seconds East, 298.11 feet; 8.) South 04 degrees 03 minutes 16 seconds East, 131.57 feet;

9.) South 00 degrees 44 minutes 31 seconds East, 114.84 feet; 10.) South 03 degrees 05 minutes 29 seconds West, 167.56 feet; 11.) South 00 degrees 12 minutes 45 seconds East, 245.57 feet to the northerly line of Lot 1 of The Shoppes at Green Mount, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 105 on page 92; thence North 89 degrees 29 minutes 47 seconds West, on the northerly line of said Lot 1 of The Shoppes at Green Mount, 184.53 feet to the northwesterly corner of said Lot 1 of The Shoppes at Green Mount; thence South 00 degrees 19 minutes 32 seconds West, on said westerly line of Lot 1 of The Shoppes at Green Mount, 45.60 feet to a northerly line of said The Shoppes at Green Mount; thence North 89 degrees 29 minutes 47 seconds West, on said northerly line of The Shoppes at Green Mount, 143.85 feet to the easterly line of Outlot 12E of The Shoppes at Green Mount 1st Amendment and North Adjacent 7.79 Acres, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02066634; thence North 00 degrees 33 minutes 37 seconds East, on said easterly line of Outlot 12E of The Shoppes at Green Mount, 1st Amendment and North Adjacent 7.79 Acres, 398.14 feet to the northeasterly corner of said Outlot 12E of The Shoppes at Green Mount, 1st Amendment and North Adjacent 7.79 Acres; thence North 89 degrees 59 minutes 04 seconds West, on the northerly line of said Outlot 12E of The Shoppes at Green Mount 1st Amendment and North Adjacent 7.79 Acres, 848.48 feet to the northwesterly corner of said Outlot 12E of The Shoppes at Green Mount, 1st Amendment and North Adjacent 7.79 Acres; thence South 00 degrees 00 minutes 56 seconds West, on the westerly line of said Outlot 12E of The Shoppes at Green Mount 1st Amendment and North Adjacent 7.79 Acres, 365.61 feet to the northerly line of a tract of land described in the St. Clair County Recorder's Office in Document Number A02054556; thence North 89 degrees 29 minutes 47 seconds West, on said northerly line of a tract of land described in Document Number A02054556 and the northerly line of a tract of land described in the St. Clair County Recorder's Office in Document Number A02054557, a distance of 273.02 feet to the northeasterly right of way line of Regency Park, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 105 on page 41; thence on said northeasterly right of way line of Regency Park the following eight (8) courses and distances; 1.) northwesterly 52.08 feet on a curve to the right having a radius of 270.00 feet, the chord of said curve bears North 17 degrees 15 minutes 35 seconds West, 52.00 feet; 2.) North 11 degrees 44 minutes 02 seconds West, 461.51 feet; 3.) northwesterly 116.87 feet on a curve to the left having a radius of 360.00 feet, the chord of said curve bears North 21 degrees 02 minutes 02 seconds West, 116.35 feet; 4.) North 30 degrees 20 minutes 02 seconds West, 293.74 feet; 5.) northwesterly 371.51 feet on a curve to the left having a radius of 360.00 feet, the chord of said curve bears North 59 degrees 53 minutes 52 seconds West, 355.24 feet; 6.) North 89 degrees 27 minutes 41 seconds West, 112.65 feet; 7.) northwesterly 309.70 feet on a curve to the right having a radius of 300.00 feet, the chord of said curve bears North 59 degrees 53 minutes 13 seconds West, 296.13 feet; 8.) North 30 degrees 18 minutes 45 seconds West, 179.38 feet to the westerly extension of the southerly line of said Glenview Subdivision; thence South 89 degrees 28 minutes 13 seconds East, on said westerly extension and the southerly line of said Glenview Subdivision, 702.72 feet to the Point of Beginning.

#### **ALSO**

Lots 1, 2, 2A, 3, 7, 8, 9, 10, 11, 13, 14 and Outlot A of THE SHOPPES AT GREEN MOUNT, a subdivision being part of the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A01916664.

#### **ALSO**

Lots 12C, 12D and Outlot 12E of THE SHOPPES AT GREEN MOUNT, 1ST AMENDMENT AND THE NORTH ADJACENT 7.79 ACRES, being a subdivision of part of the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02066634.

**ALSO**

Lots 1 and 2 of "Mary Scheibel Tracts Assessment Plat" of the East One Half of the Southeast Quarter of Section 25, Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 47 on page 20, lying southerly of the southerly right of way line of United States Route 50.

**ALSO**

A tract of land in the West Half of the Southeast Quarter of Section 25, Township 2 North, Range 8 West of the Third Principal Meridian, St Clair County, Illinois, described as follows.

From a point on the North line of Harding Street in "Glenn's Second Subdivision", reference being had to the plat thereof recorded in the Recorder's Office of St Clair County, Illinois in Book of Plats "X" on Page 17, which point is 349.8 feet East of and measured at a right angles to the West line of the Southeast Quarter of Section 25; thence North 0 degrees 17 minutes West, along a line lying parallel to the West line of the Southeast Quarter of Section 25, a distance of 815.03 feet to a point; thence North 89 degrees 56 minutes 30 seconds East, a distance of 988.3 feet to an iron rod set on the West line of Lot 14 of "Mary Scheibel Tracts Assessment Plat", thence North, along the West line of " Mary Scheibel Tracts Assessment Plat", a distance of 233.02 feet to an old stone that marks the Northwest corner of said Lot 14 and is the point of beginning of the tract of land herein described; thence continuing North, along the West line of Lots 1 and 2 of "Mary Scheibel Tracts Assessment Plat", a distance of 361.8 feet to an iron rod set on the Southwesterly right of way line of F A Route No 13 (old U S Route No 50); thence in a Northwesterly direction and making an interior angle of 103 degrees 39 minutes with the last described line and along the Southwesterly right of way line of said F A Route No 13, a distance of 128.1 feet to an old iron pin which marks the Northeast corner of an 8.0 acre more or less tract conveyed to Huller Ford Co., thence in a Southerly direction, along the East line of said 8.0 acres more or less, tract, and making an interior angle of 76 degrees 17 minutes with the last described line a distance of 408.02 feet to an iron rod; thence in a Northeasterly direction, making an angle of 82 degrees 39 minutes With the last described line, a distance of 125.25 feet to a point of beginning.

{As per document number A02164941 (Parcel 1)}

**ALSO**

Lot 3 of Minor Subdivision Plat of Schmitt Office Park, being a part of the West Half of the Southeast Quarter of Section 25, Township 2 North, Range 8 West of the Third Principal

Meridian, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document A01955027.

**ALSO**

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE, NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST, (BEARING ASSUMED), ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, 1857.35 FEET; THENCE, NORTH 00 DEGREES 10 MINUTES 48 SECONDS WEST, COLLINEAR WITH THE EAST LINE OF GLENVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE ST. CLAIR COUNTY, ILLINOIS RECORDS, 25.00 FEET TO THE SOUTH LINE OF CARR STREET; THENCE NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST, PARALLEL WITH AND 25 FEET NORTH OF SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, 783.60 FEET TO THE EAST R.O.W. LINE OF F.A.I. ROUTE 64; THENCE ALONG SAID EAST R.O.W. LINE AS FOLLOWS: SOUTH 30 DEGREES 21 MINUTES 34 SECONDS EAST, 58.21 FEET; SOUTH 89 DEGREES 33 MINUTES 15 SECONDS EAST, 11.25 FEET; SOUTH 30 DEGREES 25 MINUTES 36 SECONDS EAST, 156.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES 25 MINUTES 36 SECONDS EAST, 125.23 FEET; SOUTH 59 DEGREES 38 MINUTES 26 SECONDS WEST, 10.00 FEET; SOUTH 30 DEGREES 25 MINUTES 36 SECONDS EAST, 667.26 FEET; THENCE LEAVING SAID EAST R.O.W. LINE, NORTH 59 DEGREES 34 MINUTES 24 SECONDS EAST, 428.02 FEET; THENCE NORTH 30 DEGREES 25 MINUTES 36 SECONDS WEST, 168.19 FEET; THENCE ALONG A CURVE HAVING A RADIUS POINT TO THE SOUTHWEST, A RADIAL DISTANCE OF 300.00 FEET, A CHORD BEARING, NORTH 59 DEGREES 59 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 296.04 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST, 112.65 FEET; THENCE, ALONG A CURVE HAVING A RADIUS POINT TO THE NORTHEAST, A RADIAL DISTANCE OF 360.00 FEET, A CHORD BEARING, NORTH 59 DEGREES 59 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 355.24 FEET TO THE POINT OF BEGINNING.

SITUATED IN ST. CLAIR COUNTY, ILLINOIS.

(As per document number A02053406.)

**ALSO**

Part of the Northeast Quarter of Section 36. Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, described as follows:



Commencing at the Northeast corner of said Northeast Quarter of Section 36; thence, North 89 degrees 33 minutes 15 seconds West, (bearing assumed), along the North line of said Northeast Quarter of Section 36, 1857.35 feet; thence, North 00 degrees 10 minutes 48 seconds West, collinear with the East line of Glenview Subdivision as recorded in Plat Book 2, page 34, of the St. Clair County, Illinois Records, 25.00 feet to the South line of Carr Street; thence, North 89 degrees 33 minutes 15 seconds West, parallel with and 25 feet North of said North line of the Northeast Quarter of Section 36, 783.60 feet to the East R.O.W. line of F.A.I. Route 64; thence along said East R.O.W. line as follows: South 30 degrees 21 minutes 34 seconds East, 58.21 feet; South 89 degrees 33 minutes 15 seconds East, 11.25 feet; South 30 degrees 25 minutes 36 seconds East, 282.20 feet; South 59 degrees 38 minutes 26 seconds West, 10.00 feet; South 30 degrees 25 minutes 36 seconds East, 667.26 feet to the point of beginning; thence, continuing South 30 degrees 25 minutes 36 seconds East, 232.74 feet; North 59 degrees 38 minutes 26 seconds East, 15.00 feet; South 30 degrees 25 minutes 36 seconds East, 336.78 feet to a point on the South line of the Northwest Quarter of said Northeast Quarter; thence, South 89 degrees 36 minutes 32 seconds East, along said South line, 276.17 feet; thence, along a curve having a radius point to the East, a radial distance of 330.00 feet, a chord bearing, North 16 degrees 30 minutes 59 seconds West, and a chord distance of 53.96 feet; thence, North 11 degrees 49 minutes 36 seconds West, 461.51 feet; thence, along a curve having a radius point to the West, a radial distance of 300.00 feet, a chord bearing, North 21 degrees 07 minutes 36 seconds West, and a chord distance of 96.96 feet; thence, North 30 degrees 25 minutes 36 seconds West, 125.55 feet; thence, South 59 degrees 34 minutes 24 seconds West, 428.02 feet to the point of beginning.

Situated in St. Clair County, Illinois.

(As per document number A02024859).

**ALSO**

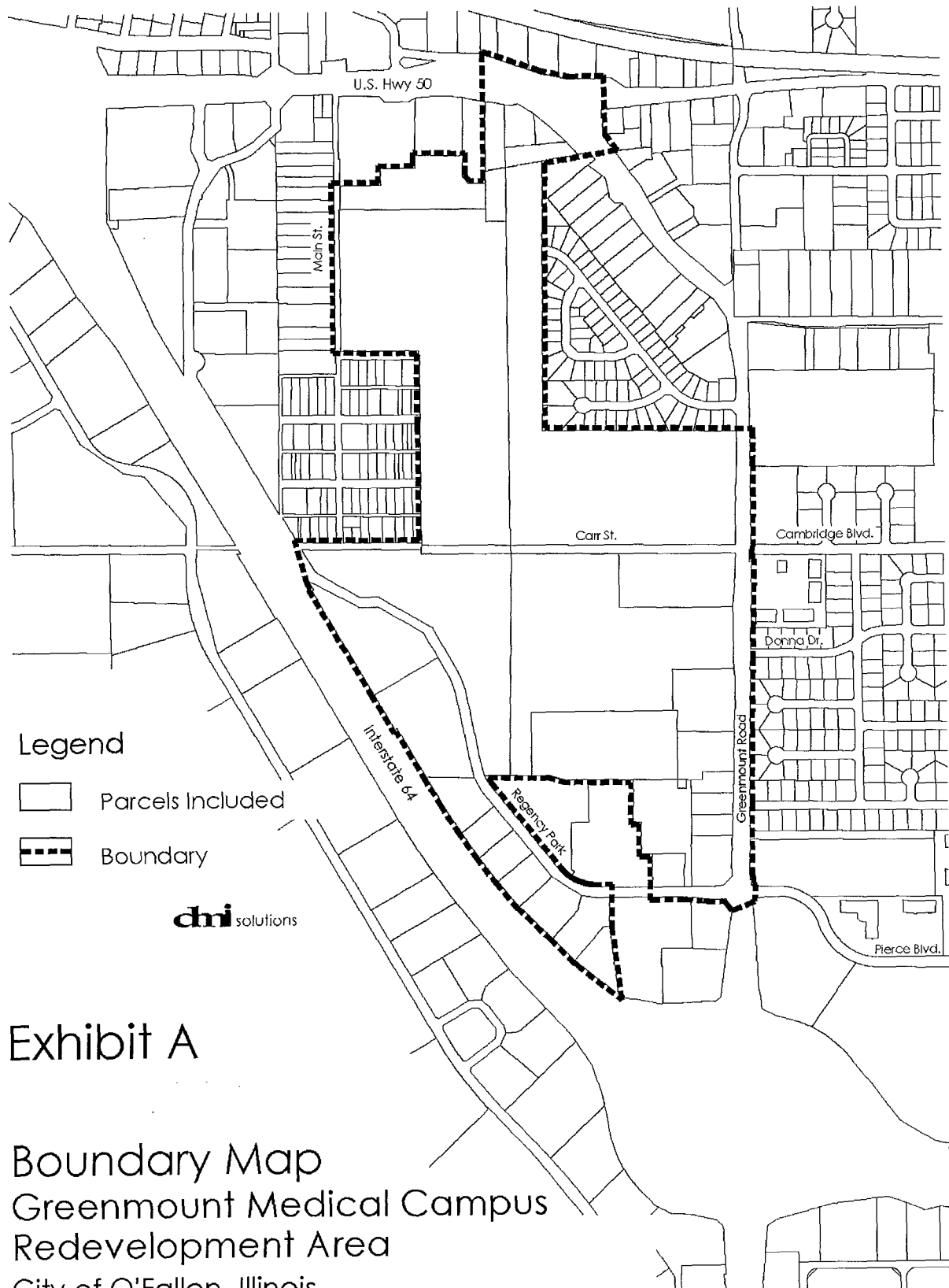
Any right of way adjoining the above described tract within the current Corporate Limits of the City of O'Fallon, Illinois and not currently in a TIF District.

Subject to easements, conditions and restrictions of record.

**EXCEPTING** therefrom the Right of Way for Federal Aid Interstate 64 and Harding Street.

## Exhibit B

### Map



## Exhibit A

Boundary Map  
Greenmount Medical Campus  
Redevelopment Area  
City of O'Fallon, Illinois