

ORDINANCE NO. 13/14-12

VILLAGE OF BRADFORD, ILLINOIS

AN ORDINANCE PROVIDING FOR AND  
APPROVING THE THIRD AMENDMENT TO THE  
BRADFORD TIF DISTRICT  
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS

ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF THE  
VILLAGE OF BRADFORD, STARK COUNTY, ILLINOIS,  
ON THE 16<sup>TH</sup> DAY OF JANUARY, 2014.

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AN ORDINANCE PROVIDING FOR AND APPROVING  
THE THIRD AMENDMENT TO THE BRADFORD TIF DISTRICT  
REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS

**WHEREAS**, the Village of Bradford, Stark 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 *Bradford Tax Increment Financing District* (“TIF District”) on the 4<sup>th</sup> day of May, A.D., 1998; and

**WHEREAS**, the Village of Bradford, Stark County, Illinois by its duly elected President and Village Board and pursuant to the TIF Act approved the First Amendment to the TIF District by Ordinance No. 99-00-6 on the 25<sup>th</sup> day of October, A.D., 1999; and

**WHEREAS**, the Village of Bradford, Stark County, Illinois by its duly elected President and Village Board and pursuant to the TIF Act approved the Second Amendment to the TIF District by Ordinance No. 02/03-13 on the 3<sup>rd</sup> day of March, A.D., 2003; and

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

**WHEREAS**, the Village does not wish to add any new additional projects or costs to the Redevelopment Plan and Projects at this time; and

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

**WHEREAS**, the proposed Third Amendment does not 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; 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, as measured from the time of creation of the Area, to a total of more than ten (10); and


**WHEREAS**, the proposed Third 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.

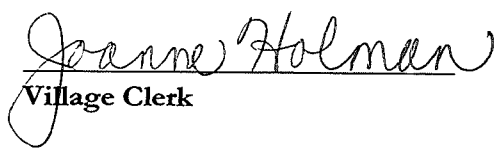
**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF BRADFORD, STARK COUNTY, ILLINOIS, that:**

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** (Boundary Map of Parcels Removed by Amendment), thereby reducing the size of the TIF District.
3. The Bradford TIF District Amended Legal Description (**Exhibit C**) and Amended Boundary Map (**Exhibit D**) 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 Bradford, Stark County, Illinois, on the 16<sup>th</sup> day of January, A.D., 2014, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT & TRUSTEES	AYE	NAY	ABSTAIN	ABSENT	RECUSE
Henry Waldinger				X	
John Cler	X				
Shane Brown	X				
Shawn Stiltz				X	
Tony Carlton	X				
Robin Lindner	X				
Adam Wilson, President					
<b>TOTAL VOTES:</b>					

APPROVED:   
 Village President

ATTEST:   
 Village Clerk

## EXHIBIT A

### BRADFORD TIF DISTRICT THIRD AMENDMENT

#### Parcels Removed from the TIF District:

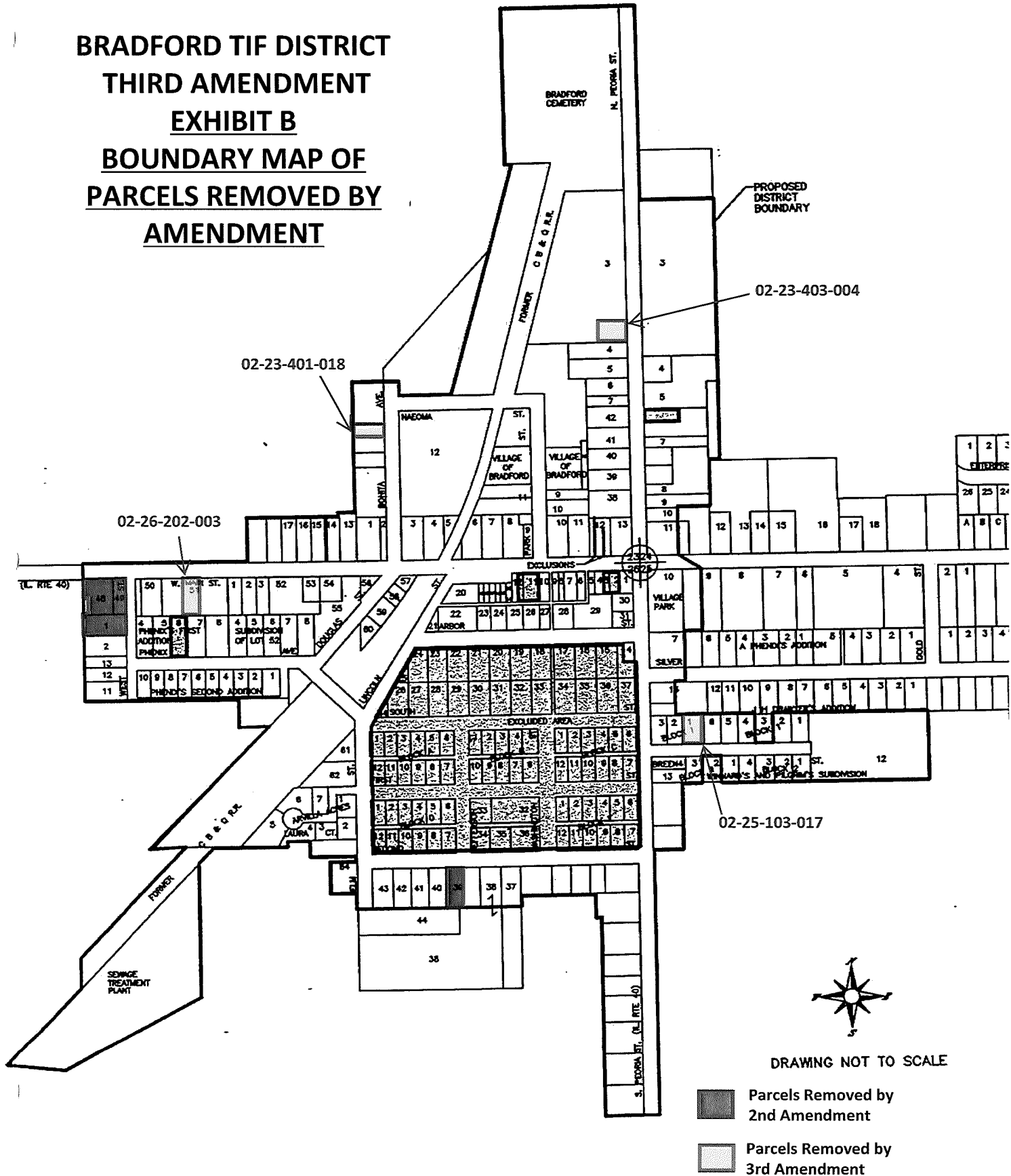
1. 02-23-401-018, legally described as part of Plummers SE 1/4 Section 23 (4 Rods x 8 Rods).
2. 02-23-403-004, legally described as part of Lot 3 of the Village of Bradford in the SE 1/4 of Section 23.
3. 02-25-103-017, legally described as Lot 1 in Block 1 of Winnard's Addition to the Village of Bradford.
4. 02-26-202-003, legally described as part of the east side of Lot 51 in the NE 1/4 of Section 26 (208 x 82).

**EXHIBIT B**

**BRADFORD TIF DISTRICT THIRD AMENDMENT  
BOUNDARY MAP OF PARCELS REMOVED BY AMENDMENT**

# VILLAGE OF BRADFORD STARK COUNTY, ILLINOIS T.I.F. DISTRICT BOUNDARY MAP

## BRADFORD TIF DISTRICT THIRD AMENDMENT EXHIBIT B BOUNDARY MAP OF PARCELS REMOVED BY AMENDMENT



## EXHIBIT C

### BRADFORD TIF DISTRICT THIRD AMENDMENT AMENDED LEGAL DESCRIPTION

That portion of Sections 23, 24, 25, and 26 of Township 14 North, Range 7 East of the fourth Principal Meridian located within the Corporate Limits for the Village of Bradford, Illinois, with references to parcel numbers shown on the 1996 Tax Assessor's maps and to the 1998 Corporate Limits, and more particularly described as follows:

Commencing at a point 2655.21 feet south of the northeast corner of Section 26, said point being on quarter section line and the southern Corporate Limits for the Village of Bradford and continuing the description along the Corporate Limits boundary except where noted, thus from this point of beginning west 231 feet more or less; thence north 950 feet more or less; thence west 35 feet more or less; thence north to the south property line for properties on the south side of Second Street and continuing along the south line west 370 feet more or less; thence south 50 feet more or less; thence west 740 feet more or less to the extension of the west right-of-way line for Elm Street; thence north 50 feet more or less; thence west 135 feet more or less; thence, north 150 feet more or less; thence east 135 feet more or less to the west line of Elm Street right-of-way; thence north 25 feet more or less; thence west 225 feet more or less; thence north 150 feet more or less to the south line of Arvilla Acres Subdivision; thence west 85 feet more or less; thence south 30 feet more or less; thence west 218.4 feet to a point on the former east right-of-way line of the Burlington Northern Railroad; thence southwest along said line to the northeast corner of the Village of Bradford sewage treatment plant property; thence south 650 feet to the centerline of Coopers Defeat Creek; thence south  $62^{\circ} 05'$  west 744 feet; thence north  $83^{\circ} 31'$  west 242 feet more or less to a point on the easterly right-of-way line for said railroad; thence northeast along said line to the quarter section line; thence north along said line to a point on the westerly Railroad right-of-way line; thence northeasterly along said line to a point on the south line of parcel 02-26-204-019; thence west to the southwest corner of said parcel; thence northeasterly along the former Railroad westerly right-of-way line 720 feet more or less; thence west 100 feet; thence north 150 feet more or less to the south line for lots on the south side of Phenix Second Addition; thence continuing along said line west 750 feet more or less to the west line of the Village Corporate Limits; thence north along that west line 660 feet more or less to the north right-of-way line for Illinois Route 40; thence east 820 feet to the west line for parcel 02-23-401-007; thence north 220 feet more or less; thence east 400 feet more or less; thence north 10 feet; thence east 100 feet to the west line of properties on west side of Bonita Avenue; thence north along said line to the southwest corner of parcel 02-23-401-018; thence east to the southeast corner of said parcel; thence north to the northeast corner of said parcel; thence west to the northwest corner of said parcel; thence north to the northwest corner of parcel 02-23-401-015; thence east 130 feet to the extension of the west right-of-way line for Bonita Avenue; thence south 10 feet; thence northeast 850 feet to a point on a line parallel with the former Burlington Northern Railroad right-of-way and offset westerly 155 feet; thence continuing along said parallel line generally north 400 feet to the south line of the Village cemetery; thence west 50 feet more or less; thence north 730 feet more or less to the northwest corner of the cemetery (a point on the quarter section line of Section 23); thence east 610 feet more or less to the east right-of-way line for North Peoria Street; thence south

**Parcels Removed by Second Amendment:**

1. 02-26-201-001, part of Lots 48 and 49 in the Village of Bradford in the NE 1/4 of Section 26.
2. 02-26-201-002, the North part of Lots 1, 2 & 3 of the Harmon Phenix First Addition.
3. 02-26-213-010, part of Lot 39 in the Village of Bradford in the NE 1/4 of Section 26.

**Parcels Removed by Third Amendment:**

1. 02-23-403-004, part of Lot 3 of the Village of Bradford in the SE 1/4 of Section 23.
2. 02-26-202-003, part of the east side of Lot 51 in the NE 1/4 of Section 26 (208 x 82).

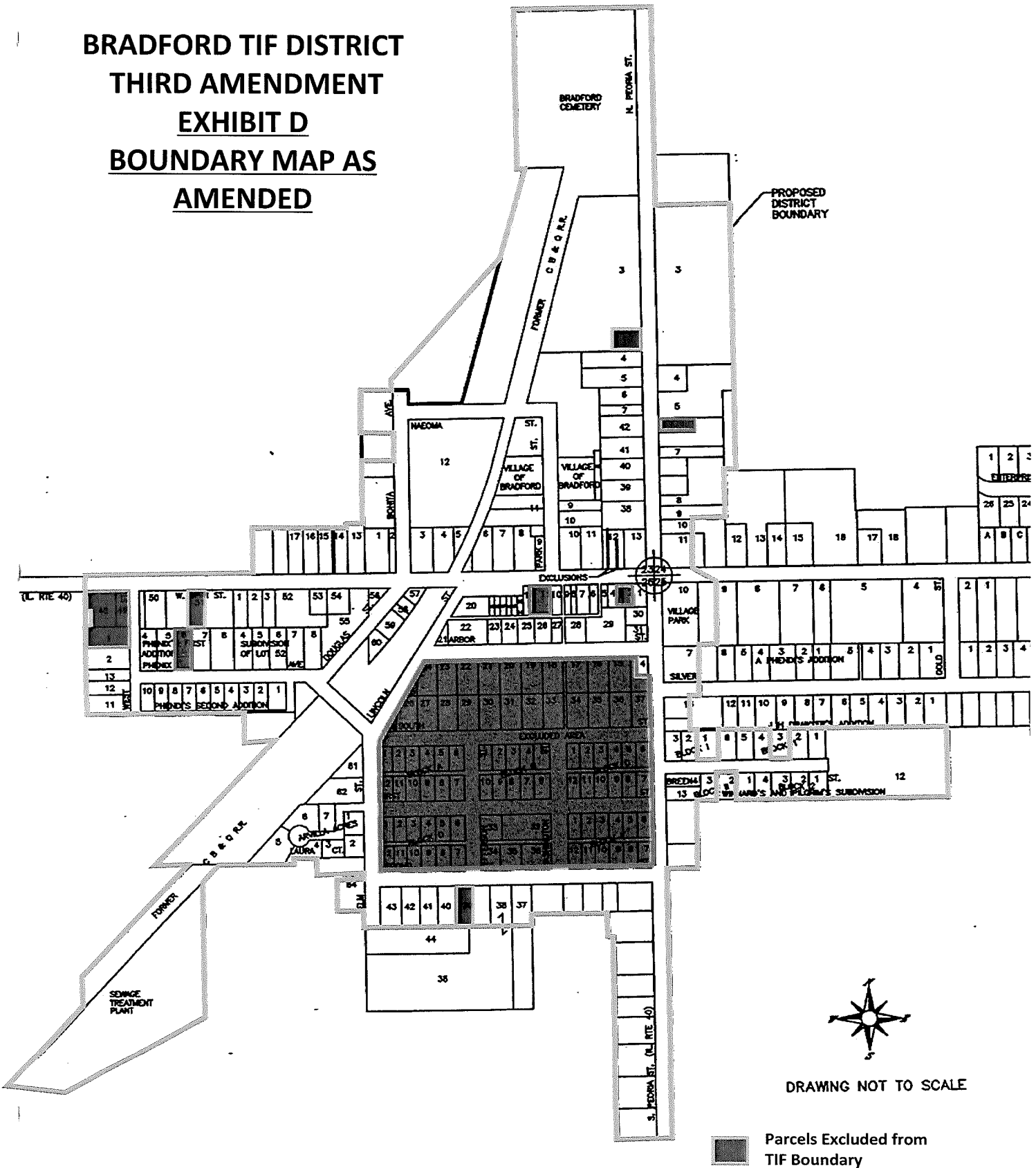


**EXHIBIT D**

**BRADFORD TIF DISTRICT THIRD AMENDMENT  
BOUNDARY MAP AS AMENDED**

VILLAGE OF BRADFORD  
 STARK COUNTY, ILLINOIS  
 T.I.F. DISTRICT BOUNDARY MAP

**BRADFORD TIF DISTRICT  
 THIRD AMENDMENT  
 EXHIBIT D  
 BOUNDARY MAP AS  
 AMENDED**



DRAWING NOT TO SCALE

Parcels Excluded from TIF Boundary