

ORDINANCE NO. 2025 - 25

**ORDINANCE DESIGNATING THE
FRONTAGE ROAD TIF**

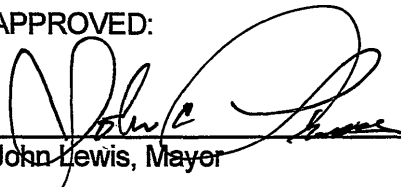
WHEREAS, the City Council has heretofore in Ordinance No. 2025-24 adopted and approved the Tax Increment Redevelopment Plan and Project for the Frontage Road TIF, with respect to which a public hearing was held on **August 4, 2025**, and it is now necessary and desirable to designate the area referred to in said plan as the Frontage Road TIF.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, ILLINOIS, that the area described in the attached Exhibit A is hereby designated as Frontage Road TIF pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

APPROVED:



John Lewis, Mayor

ATTEST:



Rebecca Barbour, City Clerk

Exhibit A

**BOUNDARY DESCRIPTION
Frontage Road TIF
City of Mount Vernon, Illinois**

Following is the legal description requested for the Frontage Road TIF district:

Part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois containing tracts with Parcel Numbers 0626377003, 0626377005, 0626377008, 0626451008, 0626451011 and 0626451013, more particularly described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 07 minutes 02 seconds East along the south line of said Southwest Quarter of the Southeast Quarter a distance of 90.99 feet to the point of beginning on the west right-of-way line of North 44th Street; thence continuing South 89 degrees 07 minutes 02 seconds East along an offset in said west right-of-way a distance of 4.65 feet to a point; thence North 00 degrees 08 minutes 59 seconds West along said west right-of-way line a distance of 339.63 feet to a point; thence South 89 degrees 27 minutes 08 seconds West along an offset in said right-of-way a distance of 20.00 feet to a point; thence North 00 degrees 08 minutes 59 seconds West along said right-of-way a distance of 145.59 feet to a point on the south line of Lot 2 in Kruep Subdivision as recorded in Cabinet 5, Drawer 7, Instrument #2608 of the office of Recorder of Deeds, Jefferson County; thence North 89 degrees 09 minutes 13 seconds West along the south line of said Lot 2 a distance of 431.52 feet to a point on the easterly right-of-way of F.A.I. Route 57 being 160 feet perpendicular distance to the survey centerline as recorded in Deed Record 299, page 344 of the office of Recorder of Deeds; thence northwesterly along a curve to the right on the right-of-way line of F.A.I. Route 57 having a radius of 17,028.74 feet, Chord Bearing of North 16 degrees 15 minutes 48 seconds West and Chord Distance of 332.54 feet to a point 160 feet perpendicular distance easterly at Station 787+00; thence North 09 degrees 36 minutes 12 seconds West continuing along the right-of-way of F.A.I. Route 57 a distance of 199.03 feet to a point 180 feet perpendicular distance easterly at Station 789+00; thence northwesterly along a curve to the right on the right-of-way line of F.A.I. Route 57 having a radius of 17,008.74 feet, Chord Bearing of North 14 degrees 36 minutes 12 seconds West and Chord Distance of 257.49 feet to a point 180 feet perpendicular distance easterly at Station 791+60.22; thence North 89 degrees 53 minutes 25 seconds East a distance of 722.31 feet to a point on the east right-of-way line of North 44th Street; thence South 03 degrees 09 minutes 14 seconds West along the east right-of-way line of North 44th Street a distance of 365.36 feet to a point; thence South 87

degrees 14 minutes 54 seconds East a distance of 761.43 feet to a point; thence South 01 degrees 42 minutes 31 seconds West a distance of 18.81 feet to a point; thence South 89 degrees 07 minutes 02 seconds East a distance of 445.93 feet to a point on the east line of said Southwest Quarter of the Southeast Quarter lying 847.0 feet north of the Southeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 01 degrees 34 minutes 19 seconds West along the east line of said Southwest Quarter of the Southeast Quarter a distance of 397.03 feet to a point lying 450.0 feet north of the Southeast Corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 07 minutes 02 seconds West parallel to the south line of said Southwest Quarter of the Southeast Quarter a distance of 599.47 feet to a point; thence South 02 degrees 37 minutes 06 seconds West a distance of 390.18 feet to a point; thence North 89 degrees 07 minutes 01 seconds West a distance of 50.00 feet to a point; thence North 02 degrees 40 minutes 57 seconds East a distance of 62.11 feet to the southeast corner of Lot 2 in Gateway Subdivision as recorded in Cabinet 3, Drawer 4, Instrument #2975 of the office of Recorder of Deeds; thence North 86 degrees 23 minutes 22 seconds West along the south line of said Lot 2 in Gateway Subdivision a distance of 178.02 feet to a point; thence South 02 degrees 31 minutes 24 seconds West along the line between Lots 1 and 2 in Gateway Subdivision a distance of 343.78 feet to a point on the south right-of-way line of North 44th Street; Thence North 86 degrees 32 minutes 48 seconds West along the south right-of-way line of North 44th Street a distance of 131.86 feet to a point of curvature; thence along a curve to the right with radius of 299.92 feet, Chord Bearing of North 51 degrees 51 minutes 25 seconds West and Chord Distance of 342.18 feet to the point of beginning, containing 30.09 acres.