

Ordinance No. 2026-04

AN ORDINANCE OF THE VILLAGE OF CARBON CLIFF, ROCK ISLAND COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE CARBON CLIFF REDEVELOPMENT PROJECT AREA #1

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Carbon Cliff, Rock Island County, Illinois (the “*Village*”), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees (collectively, the “*Corporate Authorities*”) have heretofore approved a Carbon Cliff Redevelopment Project Area #1 Plan and Program (the “*Plan*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the Carbon Cliff Redevelopment Project Area #1 (the “*Area*”) as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Carbon Cliff, Rock Island County, Illinois, as follows:

Section 1. Tax Increment Adoption. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Area showing the street location is depicted in *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 or her 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 “Village of Carbon Cliff Redevelopment Project Area #1 Special Tax Allocation Fund” of the Village, 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

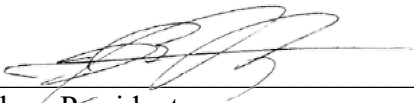
unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance 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 7th day of April 2026.


	Ayes:	Nays:	Absent:
Susan Allison	X	_____	_____
Wendi Alonzo	X	_____	_____
Todd Cantrell	X	_____	_____
Robert Dreher	X	_____	_____
Lisa Dreifurst	X	_____	_____
LeeVon Harris	X	_____	_____
V.P. Bill Hintz	n/a	_____	_____
Results:	6	0	0

Approved this 7th day of April 2026.



Village President

Attest:



Village Clerk

EXHIBIT A

Legal Description of the Carbon Cliff Redevelopment Project Area #1

THAT PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 32, AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ALL IN VILLAGE OF CARBON CLIFF, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 8; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, 1340 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8, BEING ALSO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, 1000 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE, 1363.92 FEET TO A POINT ON THE WEST LINE OF LOT 58 IN MERRY OAKS THIRD ADDITION IN PART OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF OUTLOT 1 IN SAID MERRY OAKS THIRD ADDITION, 331 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1, BEING ALSO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, 1320 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, 1320 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, BEING ALSO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST CORNER OF EAGLE RIDGE SCHOOL SUBDIVISION, BEING A REPLAT OF OUTLOT 1 IN CLIFF HEIGHTS ADDITION TO THE VILLAGE OF CARBON CLIFF, ROCK ISLAND COUNTY, ILLINOIS, SITUATED IN PART OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 5 RECORDED IN PLAT BOOK 47, PAGE 403 IN THE OFFICE OF THE ROCK ISLAND COUNTY RECORDER AS DOCUMENT NUMBER 2006-01827 ON JANUARY 24, 2006; THENCE NORTH ALONG THE WEST LINE OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 1340.59 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID EAGLE RIDGE SCHOOL SUBDIVISION AND THE NORTH LINE OF LOT 33 IN CLIFF HEIGHTS FIRST ADDITION, RECORDED IN PLAT BOOK 29, PAGE 326 IN THE OFFICE OF THE ROCK ISLAND COUNTY RECORDER, 571.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, BEING ALSO A POINT ON THE WEST LINE OF

PLEASANT AVE; THENCE NORTH ALONG SAID WEST LINE AND ITS NORTH EXTENSION, CROSSING 10TH AVE, 186 FEET, TO THE SOUTHEAST CORNER OF THE TRACT HERETOFORE CONVEYED TO THE BOARD OF EDUCATION OF UNITED TOWNSHIP HIGH SCHOOL, DISTRICT NO. 30, ROCK ISLAND AND HENRY COUNTIES, ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT CONVEYED TO THE BOARD OF EDUCATION, 862.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT CONVEYED TO THE BOARD OF EDUCATION, BEING ALSO A POINT ON THE SOUTH LINE OF LOT 10 IN MANSUR WOOD ADDITION, AN ADDITION TO SAID VILLAGE OF CARBON CLIFF; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 6 AND 7 IN SAID MANSUR WOOD ADDITION, 761.5 FEET, MORE OR LESS, TO THE WEST LINE OF MANSUR AVENUE (OLD SILVIS-CARBON CLIFF ROAD), A PUBLIC ROAD; THENCE SOUTH ALONG SAID WEST LINE, 149 FEET TO A POINT 1327.06 FEET NORTHWEST FROM THE INTERSECTION BETWEEN SAID WEST LINE AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 (MEASURED ALONG SAID WEST LINE); THENCE ANGLE TO THE RIGHT 105 DEGREES FROM SAID WEST LINE, 358.7 FEET; THENCE ANGLE TO THE RIGHT 85 DEGREES 8 MINUTES FROM LAST DESCRIBED LINE, 246.6 FEET; THENCE ANGLE TO THE RIGHT 163 DEGREES 40 MINUTES FROM LAST DESCRIBED LINE, 194.5 FEET; THENCE ANGLE TO THE RIGHT 163 DEGREES 5 MINUTES FROM LAST DESCRIBED LINE, 591.4 FEET; THENCE ANGLE TO THE RIGHT 156 DEGREES 53 MINUTES FROM LAST DESCRIBED LINE, 215.54 FEET TO A POINT ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33, 193 FEET WEST OF SAID INTERSECTION, 3397 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE WEST ALONG SAID SOUTH LINES OF THE SOUTHWEST QUARTER OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 32, 1349.2 FEET TO THE EAST LINE OF LOT 32 IN SAID CLIFF HEIGHTS FIRST ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 32, 31 AND 30 IN SAID CLIFF HEIGHTS FIRST ADDITION, 312.7 FEET TO THE SOUTH LINE OF SAID LOT 30; THENCE WEST ALONG SAID SOUTH LINE, 100 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE SOUTHWEST CROSSING VALLEY VIEW DRIVE, 73 FEET TO THE NORTHWEST CORNER OF LOT 26 IN SAID CLIFF HEIGHTS FIRST ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26, 115.09 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE NORTH LINE OF LOT 24 IN SAID CLIFF HEIGHTS FIRST ADDITION; THENCE WEST ALONG SAID NORTH LINE, 40.82 FEET TO THE WEST LINE THEREOF; THENCE WEST CROSSING A 20 FEET ALLEY, 20 FEET TO WEST LINE OF SAID ALLEY; THENCE SOUTH ALONG THE WEST LINE, 549.09 FEET TO THE SOUTH LINE OF GREENWOOD AVE; THENCE EAST ALONG SAID SOUTH LINE, 134.72 FEET TO THE SOUTHEAST CORNER OF THAT PORTION OF GREENWOOD AVE DEDICATED IN SAID EAGLE RIDGE SCHOOL SUBDIVISION; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 142 FEET; THENCE EAST ALONG THE BOUNDARY OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 195.18 FEET; THENCE SOUTH ALONG THE BOUNDARY OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 197.06 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE, 335 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, BEING ALSO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID

NORTHWEST QUARTER OF SECTION 4; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, 1195.4 FEET TO A POINT ON SAID NORTH LINE, 100 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG A LINE 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, 214.34 FEET TO A POINT 61 FEET NORTH OF THE WEST EXTENSION OF THE SOUTH LINE OF LOT 2 IN HY-GRADE SUBDIVISION, AS RECORDED IN PLAT BOOK 27 AT PAGE 47 IN THE OFFICE OF THE RECORDER OF ROCK ISLAND COUNTY, ILLINOIS; THENCE EAST PARALLEL WITH SAID WEST EXTENSION OF THE SOUTH LINE OF LOT 2, 50 FEET TO A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH ALONG SAID PARALLEL LINE, 50 FEET TO A LINE 11 FEET NORTH AND PARALLEL WITH THE WEST EXTENSION OF SAID SOUTH LINE OF LOT 2; THENCE WEST ALONG WITH THE SAID WEST EXTENSION, 50 FEET TO SAID LINE 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH ALONG SAID LINE 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, 270.66 FEET; THENCE EAST ALONG WITH A LINE PARALLEL WITH SAID NORTH LINE, 100 FEET TO THE SAID EAST LINE; THENCE SOUTH ALONG SAID EAST LINE, 70.2 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT OWNED BY GEORGE ARGEROS, BEING ALSO THE SOUTH LINE OF LOT 8 IN SAID HY-GRADE SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE OF LOT 8, 257.2 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BEING ALSO ON THE WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 7 (ILLINOIS ROUTE 84); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 7 (ILLINOIS ROUTE 84), 712 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SECTION 4, BEING ALSO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE WEST ALONG SAID NORTH LINE, 183.5 FEET TO A POINT 32.5 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, 153 FEET TO THE SOUTH LINE OF THE NORTH 153 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE WEST ALONG SAID SOUTH LINE, 32.5 FEET TO THE SAID WEST LINE, BEING ALSO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE SOUTH ALONG SAID EAST LINE, 1267 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE WEST ALONG SAID SOUTH LINE, 1320 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, BEING ALSO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, 1028.4 FEET TO THE EAST LINE OF OUTLOT 1 IN SAID MERRY OAKS THIRD ADDITION; THENCE SOUTH ALONG SAID EAST LINE, 176.4 FEET TO THE NORTH LINE OF LOT 57 IN SAID MERRY OAKS THIRD ADDITION; THENCE WEST ALONG SAID NORTH LINE, 109.46 FEET TO THE WEST LINE OF SAID LOT 57; THENCE SOUTH ALONG SAID WEST LINE, 120.92 FEET TO THE SOUTH LINE OF SAID LOT 57, BEING ALSO THE NORTH LINE LINCOLNWOOD

AVE; THENCE WEST ALONG SAID NORTH LINE, 50.5 FEET TO THE EAST LINE OF SAID LOT 58 IN MERRY OAKS THIRD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 58 TO 61 IN SAID MERRY OAKS THIRD ADDITION, 325.84 FEET TO THE SOUTH LINE OF SAID LOT 61; THENCE WEST ALONG SAID SOUTH LINE, 150.75 FEET TO THE WEST LINE OF SAID LOT 61, BEING ALSO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH ALONG SAID EAST LINE, 17 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE WEST ALONG SAID SOUTH LINE, 390 FEET TO THE EAST LINE OF LOT 5 IN MEGAN PARK SUBDIVISION TO THE VILLAGE OF CARBON CLIFF, ROCK ISLAND COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1987 IN PLAT BOOK 46, PAGE 203 AS DOCUMENT NO. 87-07008; THENCE SOUTH ALONG SAID EAST LINE, 247.42 FEET TO A BEND POINT; THENCE CONTINUE SOUTH ALONG SAID EAST LINE, 199.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG SAID SOUTH LINE, 60 FEET TO THE NORTHEAST CORNER OF LOT 4 IN SAID MEGAN PARK SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4, 220 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG SAID SOUTH LINE, 155.48 FEET TO THE NORTHEAST CORNER OF LOT 3 IN SAID MEGAN PARK SUBDIVISION, BEING ALSO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 8; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, 648 FEET TO THE NORTH LINE OF THE PAVED HIGHWAY KNOWN AS 23RD AVENUE OR COLONA ROAD; THENCE WEST ALONG SAID NORTH LINE, 260 FEET, MORE OR LESS, TO THE NORTH EXTENSION OF THE EAST LINE OF THE WEST 386.8 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE SOUTH ALONG SAID EAST LINE, 583 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 103.2 FEET OF THE WEST 436.8 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE EAST ALONG SAID NORTH LINE, 50 FEET TO THE EAST LINE OF THE WEST 436.8 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 436.8 FEET, 103.2 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE WEST ALONG SAID SOUTH LINE, 436.8 FEET TO THE POINT OF BEGINNING.

PINs:

0932400010	0933300020	1804100013	1804100014	1804100015	1804100017
1804100018	1804100019	1804100021	1804100022	1804100023	1804100033
1804100034	1804100036	1804101002	1804101003	1804101004	1804101005
1804101006	1804101007	1804110001	1804300001	1804300003	1805200013
1805200014	1805203001	1805203002	1805203003	1805400003	1805400004
1805400005	1805400006	1805400007	1805400008	1805401001	1805401001
1805401002	1805401003	1805401004	1805401005	1805401006	1805401007
1805404001	1805404002	1805404003	1805404004	1805404005	1805404007
1808200001	1808200002	1808200003	1808200013		

