

NOTICE OF PUBLIC HEARING

City of Greenville, Illinois
Greenville Business District Plan

The City of Greenville is considering adopting a Business District Plan for a Business District (Illinois Business District Act, 65 ILCS 5/11-74.3-1 through 3-6).

This notice also includes the following information:

1. A public hearing will be held on this Plan on September 10, 2013, at 7:30 PM at Greenville Municipal Building, 404 S. Third Street, Greenville, Illinois 62246.
2. In order to implement the activities covered by the Business District, the Business District Plan must be adopted.
3. The name of the Business District is the Greenville Business District.
4. The geographical boundaries of the Business District are as follows:

GREENVILLE BUSINESS DISTRICT LEGAL DESCRIPTION

Part of the Northeast Quarter and all of the East Half of the Southeast Quarter of Section 14, Township 5 North, Range 3 West of the Third Principal Meridian; Part of Section 13, Township 5 North, Range 3 West of the Third Principal Meridian; and the Southwest Quarter of Section 18, Township 5 North, Range 2 West of the Third Principal Meridian lying north of Interstate 70; all in Bond County, Illinois and further described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 18, Township 5 North, Range 2 West of the Third Principal Meridian; thence East to the Northeast corner of said Southwest Quarter of Section 18; thence South, on the east line of said Southwest Quarter of Section 18, to the north right-of-way line of Interstate 70; thence Southwest, on said north right-of-way line of Interstate 70, to the east right-of-way of IL Route 127; thence Northwest, on said east right-of-way line of IL Route 127, to the north side of Beaver Creek, at a point located east of, as measured perpendicular to IL Route 127, the southeast corner of Lot 3 of Patel's Subdivision; thence West to said southeast corner of Lot 3 of Patel's Subdivision being on the west right-of-way line of Old Illinois Route 127; thence Southwest to the southwest corner of said Lot 3 of Patel's Subdivision; thence Northwest, on the west line of said Lot 3, to the intersection with the east line of the Southeast Quarter of Section 14, Township 5 North, Range 3 West;

thence South, on said east line of the Southeast Quarter, to the Southeast corner of said Southeast Quarter of Section 14; thence West to the Southwest corner of the East Half of said Southeast Quarter; thence North to the northwest corner of said East Half of the Southeast Quarter; thence North, on the west line of the East Half of the Northeast Quarter of said Section 14, to the intersection with the northeasterly right-of-way line of Ridge Avenue (Old Carlyle Road); thence along Ridge Avenue to the east line of a tract of land deeded to Oliver and Marilyn Schaefer as recorded in Deed Book 338, page 244 of the Bond County Illinois Recorder's Office; thence North on the east line of said Schaefer tract to the south right-of-way line of CSX Railroad; thence Southeast, on said south line of CSX Railroad, to the east right-of-way line of Illinois Route 127; thence South, on said east right-of-way line of Illinois Route 127, to a point 318 feet north of the north right-of-way line of Bowman Road, being 50 feet in width; thence East 230 feet; thence South 168 feet; thence East 303 feet; thence South to the said north right-of-way line of Bowman Road; thence East, on said north right-of-way line of Bowman Road, to the northwesterly right-of-way line of U.S. Highway 40; thence Northeasterly, on said northwesterly right-of-way line of U.S. Highway 40, to the East line Section 13, Township 5 North, Range 3 West, being also the west line of Section 18, Township 5 North, Range 2 West; thence South, on said west line of Section 18, to the point of beginning.

5. The Business District Plan for the Business District provides for public investment in infrastructure improvements and other statutory eligible activities to facilitate a high quality, master planned commercial development that will serve both the development and the outlying community. A copy of the Business District Plan, which includes a boundary map of the Business District, is available for public inspection at the City Clerk's office located at 404 S. Third Street, Greenville, Illinois 62246.
6. The Business District will establish an additional sales tax of 1% in this area.
7. All interested persons will be given an opportunity to be heard at the public hearing.

We appreciate your response to this Notice and any comments you may have. We believe that the proposed Business District Plan will benefit the City and the general welfare of its people.

Sincerely,
Dave Willey
City Manager