



**BUSINESS DISTRICT
REDEVELOPMENT PLAN & PROJECT**

March 8, 2016

The Village of
ENERGY, IL



TABLE OF CONTENTS

SECTION	PAGE
I. Introduction	2
II. Statutory Basis for Business District	3
III. Blight Analysis	7
IV. Business District Development Plan	11
V. Findings and Completion of Obligations	15

EXHIBITS

Exhibit A	Boundary Map.	Following Page 2
Exhibit B	Existing Land Use Map	Following Page 2
Exhibit C	Undermined Area.....	Following Page 10

TABLES

Table A	Estimated Business District Project Costs.....	13
---------	--	----

APPENDICES

Appendix A	Legal Description	19
Appendix B	Parcel ID Numbers.....	25
Appendix C	Address List.....	29

SECTION I. INTRODUCTION

On March 8, 2016, the Blight Analysis for the Business District Area (“Area”) was presented to the Village Board. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan (“Plan”).

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District and a Business District Plan. The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the Village, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales tax and hotel taxes if any, raised within the District to pay for certain eligible District costs.

The proposed Business District encompasses 233 parcels of property and rights-of-way in the Village of Energy. Generally, this Area encompasses parcels from the northernmost to the southernmost portion of the corporate boundary, taking in property in the central corridor of the Village. Beginning with the northern portion of the boundary, the Area takes in parcels adjacent to IL-148 just south of Brewster Rd and continues south. The Area follows E Alexander St east to take in property adjacent to Taylor St, and larger undeveloped properties east of Cardinal Ln. Back along IL-148 the Area takes in adjacent parcels and extends to the western portion of the corporate boundary at Ford St. From the intersection of Ford St and IL-148 the Area continues south and takes in adjacent properties until reaching College St, where the Area extends to the eastern portion of the corporate boundary. At the intersection of College St and IL-148 the Area continues south to take in adjacent properties. At Energy Ln the Area takes in properties east to Ryan Dr, and follows Ryan Dr south to McCree Rd. At McCree Rd the Area takes in properties on the southwest corner of the intersection of McCree Rd and IL-148, which make up the southern portion of the Area’s boundary.

The boundary map for the Area has been attached as Exhibit A, and the existing land use map as Exhibit B. The legal description of the District is attached as Appendix A.

SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;
- It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.
- In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.
- The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.
- It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the

State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.

- The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.
- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development and redevelopment activities on a locally-controlled basis. Development and redevelopment within a designated District will generate new taxes from sales within the District and, thus, create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business District include the following:

- To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.
- Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the

municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.

- To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.
- To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.
- To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.
- To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.
- To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.
- To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.
- To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.
- If the municipality has by ordinance found and determined that the business District is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.
- If the municipality has by ordinance found and determined that the business District is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

SECTION III. BLIGHT ANALYSIS

A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The Village of Energy ("Village") has deemed such action desirable as part of a continuous effort to maximize the potential of the Village while working to remedy existing conditions detrimental to development in this portion of the Village.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district (the "District") are outlined on the following pages.

B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.

C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Contacts with individuals knowledgeable as to conditions and history of and within the Village, age of buildings, public infrastructure and site improvements, development patterns, real estate matters and related items. Existing information related to public utilities in the District was reviewed, as was information regarding the Village on file with Williamson County.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:
 - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
 - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.

- That the exercise of the powers provided in Section 11 74.3 1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.

D. The Proposed District

The proposed Business District encompasses 233 parcels of property and rights-of-way in the Village of Energy. Generally, this Area encompasses parcels from the northernmost to the southernmost portion of the corporate boundary, taking in property in the central corridor of the Village. Beginning with the northern portion of the boundary, the Area takes in parcels adjacent to IL-148 just south of Brewster Rd and continues south. The Area follows E Alexander St east to take in property adjacent to Taylor St, and larger undeveloped properties east of Cardinal Ln. Back along IL-148 the Area takes in adjacent parcels and extends to the western portion of the corporate boundary at Ford St. From the intersection of Ford St and IL-148 the Area continues south and takes in adjacent properties until reaching College St, where the Area extends to the eastern portion of the corporate boundary. At the intersection of College St and IL-148 the Area continues south to take in adjacent properties. At Energy Ln the Area takes in properties east to Ryan Dr, and follows Ryan Dr south to McCree Rd. At McCree Rd the Area takes in properties on the southwest corner of the intersection of McCree Rd and IL-148, which make up the southern portion of the Area's boundary. The boundary map for the Area has been attached as Exhibit A. The legal description of the District is attached as Appendix A.

E. Review of Findings & Qualifications of the District

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of the findings:

- **Deterioration of Site Improvements**

Deteriorated conditions were present in 214 of the 266 structures in the Area (80%), and in 208 of the 233 developed parcels (89%). The field survey of main building conditions in the Area found 214 buildings to have notable defects in the secondary structural components, including roofs, windows, foundations, and fascia materials. These examples were evenly distributed throughout the Area both geographically and within the various land uses.

The majority of the parcels exhibited some sort of surface deterioration as well. Common forms of this type of deterioration are cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, and driveways lack proper pavement and exhibit clear signs of deterioration.

Overall, deteriorated conditions were present in 208 out of 233 parcels (89%) in the Area, thereby exhibiting this factor to a qualifying degree.

- **Existence of Conditions Which Endanger Property**

The Illinois State Geological Survey (ISGS) maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit C, which shows that the northern portion of the Area is undermined. This is not uncommon in Williamson County, as per the Williamson Multi-Hazard Mitigation Plan nearly half (44.6%) of the County is undermined. These conditions pose a barrier to future development, as mine subsidence threatens any structural improvements over undermined areas. Village engineers have indicated that infrastructure has been damaged in the past due to mine subsidence, and remediation of these conditions could be necessary before making future improvements in this area.

- **Improper Subdivision or Obsolete Platting**

The Area exhibits conditions representative of obsolete platting. Many of the undeveloped properties are of shapes and sizes not suitable for modern development, and would likely need additional subdivisions or combinations in order to properly accommodate future growth. Additionally, some of the parcels with existing development are of a shape and size that would require property assembly of adjacent land in order to accommodate future redevelopment. This condition is representative of a lack of community planning, in that much of the development throughout the Area occurred before the implementation of a comprehensive plan.

Such factors discussed above, in combination, constitute an economic liability for the Village, as well as contribute to the economic underutilization of the Area.

The area poses as an economic liability to the Village, as it has failed to be properly developed to its highest and best use. The Area takes in the central corridor of the Village along IL-148, which is the Village's primary economic generator. However, the properties currently consist of mixed-uses and tax exempt properties rather than being a central commercial district. Certain factors discussed above can contribute to this type of development pattern. The deterioration of site improvements throughout the Area can have a negative effect on surrounding properties, in that it creates a sense of economic downturn or decline when structures are visibly unkempt or falling into disrepair. It becomes very difficult to attract new development and market properties in areas such as this to prospective businesses. The presence of the undermining in the Area is also a barrier to future growth, as the possibility of subsidence could inhibit new construction in the area. Additionally, the costs of remediation could be prohibitive to any developer. Obsolete platting throughout the Area is another factor which could be limiting the Area's potential, as property assembly/parcel splits are another barrier to having a suitable site for future development/redevelopment. The presence of these factors very much creates an economic liability to the Village, as the properties that have the highest potential for growing the tax base are constricted.

The blighting factors discussed also contribute to the economic underutilization of portions of the Area. The improper subdivision or obsolete platting has likely contributed to the current state of some of the under-developed portions of the Area. This factor also can limit redevelopment of some of the prime commercial properties in the Village along IL-148. These factors, combined, undermine the Village's goals of economic development and growth as they contribute to the Area's economic underutilization, in addition to the Area being an economic liability.

If the barriers to development, addressed in the previous sections of this blight analysis, are not overcome the properties will continue to be economically underutilized and continue to be an economic liability to the Village of Energy.

F. Qualification Summary & Findings

The District is found to be eligible as “blighted” due to the presence, individually and in combination, of several conditions representative of those outlined in the Act. These include:

- Deterioration of site improvements;
- Existence of conditions which endanger property;
- Improper subdivision or obsolete platting;

The factors exhibited within the District in its present condition combine to make it an economic liability to the Village and the associated taxing districts;

The area is economically underutilized;

Thus, the District is found to be eligible, as it represents a blighted portion of the Village of Energy by reason of the predominance of deterioration of site improvements, conditions which endanger property, and improper subdivision or obsolete platting. Additionally, these factors, taken in combination, demonstrate conditions which constitute an economic liability and an economic underutilization of the area within the District in its present condition and use. Moreover, the parcels in the District have seen a lack of property value growth, and would not be reasonably anticipated to be developed or redeveloped without the establishment of the Energy Business District and adoption of the Energy Business District Plan.

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The Village of Energy, Illinois is considering the approval of the Energy Business District Plan (The “Plan” or the “Business District Plan”) in order to provide an important tool for the development of a blighted area of the community. In looking to achieve this end, the Village will seek to adhere to certain objectives and policies.

A. Objectives

The objectives of the Plan are to:

- Make necessary repairs and upgrades to infrastructure within the District.
- Assure opportunities for development and attraction of sound and stable commercial growth.
- Enhance the tax base of the District.
- Ameliorate the blighting conditions within the District.
- Encourage and assist private investment and development within the District, in a manner that is compatible with the Energy Comprehensive Plan.

B. Policies

The Village of Energy will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to encourage private developers to complete those certain private actions and activities as outlined in the Business District Plan.
- Use Business District-derived revenues to address site development issues.
- Use Business District-derived revenues to carry out public infrastructure improvements including off-site roadwork, parking lot improvements, utility lines and other infrastructure.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the Village.

C. Components of the Business District Plan

1. Boundary Delineation

A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

Field investigators employed by Moran Economic Development conducted research of the area and environs in order to ascertain the existence and prevalence of blighting factors. Moran Economic Development was assisted by information obtained from Williamson County and the Village of Energy. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the Village, and the location of the blighting factors found, the boundaries of the District were determined.

The proposed Business District encompasses 233 parcels of property and rights-of-way in the Village of Energy. Generally, this Area encompasses parcels from the northernmost to the southernmost portion of the corporate boundary, taking in property in the central corridor of the Village. Beginning with the northern portion of the boundary, the Area takes in parcels adjacent to IL-148 just south of Brewster Rd and continues south. The Area follows E Alexander St east to take in property adjacent to Taylor St, and larger undeveloped properties east of Cardinal Ln. Back along IL-148 the Area takes in adjacent parcels and extends to the western portion of the corporate boundary at Ford St. From the intersection of Ford St and IL-148 the Area continues south and takes in adjacent properties until reaching College St, where the Area extends to the eastern portion of the corporate boundary. At the intersection of College St and IL-148 the Area continues south to take in adjacent properties. At Energy Ln the Area takes in properties east to Ryan Dr, and follows Ryan Dr south to McCree Rd. At McCree Rd the Area takes in properties on the southwest corner of the intersection of McCree Rd and IL-148, which make up the southern portion of the Area's boundary. The boundary map for the Area has been attached as Exhibit A. The legal description of the District is attached as Appendix A.

2. The Development Project

The development goals of the Village of Energy for the Energy Business District envision a redevelopment program resulting in private investment in the Area. The ingredients for the ultimate success of the program are financial assistance and the improvement of the infrastructure and site improvements that exist today. The satisfaction of these needs will lead to redevelopment in the Area that will generate revenue to support the Business District.

Key Projects for the Plan include:

- Improvements to infrastructure including improvement of the interior and exterior street network within the area;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed or reconstructed in road right-of-way or other public easements;
- Parking lot improvements and façade improvements to structures within the District boundaries;

- Marketing the Village of Energy to outside investors;
- The development of additional commercial or retail stores, and residential properties within the District; and
- The facilitation of private investment for existing building expansion.
- Demolition of existing structures within the District boundaries;

3. Name of Business District

The name of the District is the Energy Business District.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the Village (the “Pledged Revenues”) as discussed below, is presented in Table A - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table A are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table A.

TABLE A - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the District including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	\$225,000
Property assembly costs, including but not limited to acquisition of land and other property, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level and the grading and clearing of land;	\$775,000
Financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$1,675,000
Cost of construction of public works or improvements;	\$2,325,000
Total Estimated Budget	\$5,000,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$5,000,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers’ occupation tax to be imposed by the Business District (the “Business District Tax”) which will be applied to pay eligible costs under the Act. In addition, the District’s costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in

those portions of the Business District which overlap with the Energy Business District Redevelopment Area (collectively, the “Pledged Revenues”).

6. Anticipated Type and Terms of Any Obligations to be issued

In order to expedite the implementation of the Business District Plan, The Village of Energy, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to the Business District Plan. The Village anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

7. The rate of Any Tax to be Imposed pursuant to Subsection (12) and (13) of Section 11-74.3-3 of the Act

Within the District, a rate of tax of up to 1.0% may be imposed as a retailer’s occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

A. Formal Findings

The Village of Energy makes the following formal findings with respect to establishing the Energy Business District Plan:

The area to be designated as a business district is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the Village limits of Energy, Illinois.

The Business District is a blighted area; that, by reason of the deterioration of site improvements, conditions which endanger property, and improper subdivision or obsolete platting. Additionally, these factors, taken in combination, demonstrate conditions which constitute an economic liability and an economic underutilization of the area within the District in its present condition and use.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be developed without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the Village Board.

B. Completion of Business District Projects / Retirement of Obligations

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Energy Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (12) and (13) of Section 11-74.3-3.

(This page intentionally left blank.)

APPENDIX A

LEGAL DESCRIPTION

(This page intentionally left blank.)

APPENDIX A – LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-32-301-004; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-32-351-002 TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-05-100-009; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 06-05-100-004, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-05-100-011; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-05-100-014 TO THE POINT OF INTERSECT OF THE WEST LINE OF SAID PARCEL AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-227-018; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-227-019; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECT OF SAID WESTERLY EXTENSION AND THE WESTERLY RIGHT-OF-WAY OF AN ALLEY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-227-004; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE EASTERLY RIGHT-OF-WAY OF MADISON STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID EASTERLY RIGHT-OF-WAY AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-226-022; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND THE EASTERLY EXTENSION THEREOF TO THE POINT OF INTERSECT OF SAID SOUTH LINE AND THE EASTERLY RIGHT-OF-WAY OF AN ALLEY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID EASTERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF HAMILTON STREET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID NORTHERLY RIGHT-OF-WAY AND THE NORTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-276-006; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND THE NORTHERLY EXTENSION THEREOF, AND THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-276-007 TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-276-013; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY OF MADISON STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID WESTERLY RIGHT-OF-WAY AND THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF ENERGY LANE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 06-05-100-015; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-05-100-005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-05-100-007 TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-05-100-013; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-05-100-006; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND ASSESSOR'S PARCELS WITH PINS 06-05-300-030, 06-05-300-018, 06-05-300-036, 06-05-300-020, AND 06-05-300-037 TO THE NORTHERLY RIGHT-OF-WAY OF BURRIS LANE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID NORTHERLY RIGHT-OF-WAY AND THE NORTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 06-05-300-045; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-05-300-015; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-05-300-014 TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-05-300-044; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY 643 FEET ALONG SAID PARCEL; THENCE WESTERLY 431.9 FEET ALONG SAID PARCEL; THENCE SOUTHERLY 643.5 FEET ALONG SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCELS WITH PIN 06-06-400-030 AND 06-06-400-031 TO THE SOUTHWEST CORNER OF SAID PARCEL WITH PIN 06-06-400-031,

THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-400-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-400-027; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-400-028; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION THEREOF, THE NEXT THREE CALLS: SOUTHERLY 139.4 FEET, SOUTHWESTERLY 50.5 FEET, AND SOUTHERLY 168.3 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-07-200-014; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE EASTERLY RIGHT-OF-WAY OF ROUTE 148; THENCE WEST TO THE CENTERLINE OF ROUTE 148; THENCE SOUTHERLY ALONG SAID CENTERLINE 222 FEET; THENCE WEST TO THE WEST RIGHT-OF-WAY OF ROUTE 148; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-200-012; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-07-200-004 TO THE SOUTHWEST CORNER OF SAID PARCEL WITH PIN 06-07-200-004; THENCE NORTHERLY 230 FEET ALONG SAID PARCEL; THENCE EASTERLY 335.4 FEET ALONG SAID PARCEL; THENCE NORTHERLY 366.1 FEET ALONG SAID PARCEL AND THE NORTHERLY EXTENSION THEREOF TO CENTERLINE OF GRAND ROAD; THENCE EASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF ROUTE 148; THENCE NORTHERLY AND ALONG SAID CENTERLINE TO POINT OF INTERSECT OF SAID CENTERLINE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-400-016. THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-05-300-014, SAID POINT BEING THE CENTERLINE OF RYAN DRIVE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-279-011; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-279-006; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCELS WITH PINS 06-06-279-007, 06-06-279-008, 06-06-279-009, AND 06-06-276-013 TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-276-009; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-06-276-010 TO THE SOUTHEAST CORNER OF SAID PARCEL WITH PIN 06-06-276-010; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-280-001; THENCE SOUTHERLY ALONG THE EASTERNMOST EAST LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION THEREOF TO THE EASTERLY RIGHT-OF-WAY OF HALEIGH DRIVE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE SOUTHERLY RIGHT-OF-WAY OF HALEIGH DRIVE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECT OF THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-253-015; THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-06-253-014 TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-253-012; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-06-253-011 TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-253-010; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WESTERLY SIDE OF SAID PARCEL THE NEXT THREE CALLS: NORTHERLY 6.1 FEET, EASTERLY 38.7 FEET, AND NORTHERLY 83.6 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-253-007; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE POINT OF INTERSECT ON THE NORTH LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-253-005; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-253-002; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE POINT OF INTERSECT OF THE NORTH LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF AN ALLEY, 16 FEET IN WIDTH; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ALLEY, THE SOUTHERLY EXTENSION THEREOF, AND EXTENDING ACROSS BROADWAY STREET TO THE SOUTHERLY RIGHT-OF-WAY OF WALNUT STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID SOUTHERLY RIGHT-OF-WAY AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-202-001; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION THEREOF 150.2 FEET; THENCE EASTERLY 108.1 FEET

ALONG SAID PARCEL; THENCE NORTHERLY 20.2 FEET ALONG SAID PARCEL TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-06-202-018; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 06-06-202-017 TO THE SOUTHWEST CORNER OF SAID PARCEL WITH PIN 06-06-202-017; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY OF COLLEGE STREET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF MCNEIL STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID WESTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF JOHNSON STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF CASWELL STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-451-003; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCELS WITH PINS 02-31-451-004, 02-31-450-001, 02-31-450-002 AND 02-31-450-003 TO THE POINT OF INTERSECT OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCELS AND THE WESTERLY RIGHT-OF-WAY OF MAPLE STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHERLY RIGHT-OF-WAY OF FORD AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID SOUTHERLY RIGHT-OF-WAY AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-326-014; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND ASSESSOR'S PARCELS WITH PIN 02-31-326-009 AND 02-31-326-004, AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID PARCEL WITH PIN 02-31-326-004; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND ASSESSOR'S PARCELS WITH PINS 02-31-326-005, 02-31-326-013, 02-31-326-015 AND 02-31-326-014 TO THE NORTHEASTERMOST NORTHEAST CORNER OF SAID PARCEL WITH PIN 02-31-326-014; THENCE SOUTHERLY 997.6 FEET ALONG SAID PARCEL; THENCE EASTERLY 220.7 FEET ALONG SAID PARCEL; THENCE SOUTHERLY 19.3 FEET ALONG SAID PARCEL TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-403-013; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-403-012 TO THE NORTHEAST CORNER OF SAID PARCEL WITH PIN 02-31-403-012; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHERLY RIGHT-OF-WAY OF FORD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF ILLINOIS ROUTE 148; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-403-010; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECT OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL AND THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-401-001; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-401-008; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-401-009 TO THE SOUTHERLY LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-251-012; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-251-007; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-251-008 TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-251-013; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-251-010 TO THE SOUTHEAST CORNER OF SAID PARCEL WITH PIN 02-31-251-010; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH RIGHT-OF-WAY OF BREWSTER ROAD; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID RIGHT-OF-WAY AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-252-012; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-252-013; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-252-014 TO THE SOUTHEAST CORNER OF SAID PARCEL WITH PIN 02-31-252-014; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-252-015; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-252-003; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-252-009 TO THE

NORTHEAST CORNER OF SAID PARCEL WITH PIN 02-31-252-009; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-252-003 TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-252-004; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-252-005; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-31-252-006; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-252-007 TO THE WESTERLY LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-276-015; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-31-276-006 TO THE NORTHWEST CORNER OF SAID PARCEL WITH PIN 02-31-276-006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY OF TAYLOR STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF INTERSECT OF SAID WESTERLY RIGHT-OF-WAY AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF ASSESSOR'S PARCEL WITH PIN 02-31-277-011; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL TO SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-32-151-013; THENCE NORTHERLY ALONG THE WESTERNMOST WEST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL 02-32-151-001 TO THE NORTHWEST CORNER OF SAID PARCEL WITH PIN 02-32-151-001; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-32-151-013 AND 02-32-176-001 TO THE NORTHEAST CORNER OF SAID PARCEL WITH 02-32-176-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AND ASSESSOR'S PARCEL WITH PIN 02-32-301-004 TO THE SOUTHEAST CORNER OF SAID PARCEL WITH PIN 02-32-301-004 THIS BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; EXCEPTING THE FOLLOWING PARCELS:

02-31-427-003	02-31-277-008 THROUGH	02-31-277-010
02-31-427-004	02-31-430-013 THROUGH	02-31-430-020
02-31-433-001	02-31-431-001 THROUGH	02-31-431-006
02-31-433-003	02-31-432-001 THROUGH	02-31-432-004
02-31-433-005	02-31-432-007 THROUGH	02-31-432-009
02-31-476-011	02-31-476-001 THROUGH	02-31-476-003
02-31-476-013	02-31-477-001 THROUGH	02-31-477-004
02-31-476-018	02-31-477-006 THROUGH	02-31-477-014
02-31-476-024	02-32-151-003 THROUGH	02-32-151-012
02-31-476-026		
02-31-476-028		
02-31-476-031		

APPENDIX B

PARCEL ID LIST

(This page intentionally left blank.)

APPENDIX B - PARCEL ID LIST

02-31-251-001	02-31-404-006	02-31-430-024	02-31-465-004	06-05-300-045	06-06-276-007
02-31-251-002	02-31-404-008	02-31-430-025	02-31-465-005	06-06-202-001	06-06-276-008
02-31-251-003	02-31-404-009	02-31-430-026	02-31-466-001	06-06-202-017	06-06-276-009
02-31-251-004	02-31-426-003	02-31-450-001	02-31-466-002	06-06-202-018	06-06-276-010
02-31-251-005	02-31-426-004	02-31-450-002	02-31-466-003	06-06-206-004	06-06-276-013
02-31-251-012	02-31-426-005	02-31-450-003	02-31-466-004	06-06-206-005	06-06-279-001
02-31-251-013	02-31-426-006	02-31-451-003	02-31-466-006	06-06-206-006	06-06-279-002
02-31-252-003	02-31-426-008	02-31-451-004	02-31-466-007	06-06-206-007	06-06-279-003
02-31-252-004	02-31-426-010	02-31-452-003	02-31-466-008	06-06-206-008	06-06-279-004
02-31-252-005	02-31-426-012	02-31-452-004	02-31-466-009	06-06-208-006	06-06-279-005
02-31-252-006	02-31-426-013	02-31-452-005	02-31-476-007	06-06-208-007	06-06-279-006
02-31-252-007	02-31-426-014	02-31-453-001	02-31-476-008	06-06-226-003	06-06-279-007
02-31-252-009	02-31-426-016	02-31-454-002	02-31-476-014	06-06-226-004	06-06-279-008
02-31-252-012	02-31-426-017	02-31-454-003	02-31-476-020	06-06-226-007	06-06-279-009
02-31-252-013	02-31-427-001	02-31-454-004	02-31-476-021	06-06-226-008	06-06-279-011
02-31-252-014	02-31-427-002	02-31-454-005	02-31-476-022	06-06-226-009	06-06-280-001
02-31-252-015	02-31-427-005	02-31-455-002	02-31-476-030	06-06-226-010	06-06-400-016
02-31-276-006	02-31-427-006	02-31-455-004	02-31-476-033	06-06-226-011	06-06-400-027
02-31-276-009	02-31-428-001	02-31-455-005	02-32-151-001	06-06-226-022	06-06-400-028
02-31-276-012	02-31-428-002	02-31-455-006	02-32-151-002	06-06-226-024	06-06-400-030
02-31-276-013	02-31-428-003	02-31-455-007	02-32-151-013	06-06-226-025	06-06-400-031
02-31-276-015	02-31-428-004	02-31-456-001	02-32-176-001	06-06-226-026	06-07-200-004
02-31-276-018	02-31-428-005	02-31-456-002	02-32-301-001	06-06-227-001	06-07-200-012
02-31-276-019	02-31-428-006	02-31-463-002	02-32-301-004	06-06-227-002	
02-31-277-011	02-31-428-007	02-31-463-003	02-32-301-005	06-06-227-003	
02-31-277-012	02-31-428-008	02-31-463-004	02-32-301-006	06-06-227-004	
02-31-326-004	02-31-428-009	02-31-463-005	02-32-326-001	06-06-227-018	
02-31-326-005	02-31-428-010	02-31-463-006	02-32-351-001	06-06-227-019	
02-31-326-009	02-31-428-011	02-31-463-007	02-32-351-002	06-06-253-001	
02-31-326-013	02-31-429-001	02-31-463-008	06-05-100-004	06-06-253-002	
02-31-326-014	02-31-429-002	02-31-464-001	06-05-100-005	06-06-253-005	
02-31-326-015	02-31-430-001	02-31-464-002	06-05-100-006	06-06-253-006	
02-31-401-001	02-31-430-002	02-31-464-003	06-05-100-007	06-06-253-007	
02-31-401-008	02-31-430-003	02-31-464-004	06-05-100-009	06-06-253-009	
02-31-401-009	02-31-430-006	02-31-464-005	06-05-300-014	06-06-253-010	
02-31-403-010	02-31-430-007	02-31-464-006	06-05-300-015	06-06-253-011	
02-31-403-012	02-31-430-010	02-31-464-007	06-05-300-018	06-06-253-012	
02-31-403-013	02-31-430-011	02-31-464-010	06-05-300-020	06-06-253-013	
02-31-403-017	02-31-430-012	02-31-464-011	06-05-300-030	06-06-253-014	
02-31-403-018	02-31-430-021	02-31-464-012	06-05-300-036	06-06-253-015	
02-31-404-004	02-31-430-022	02-31-464-013	06-05-300-037	06-06-276-005	
02-31-404-005	02-31-430-023	02-31-465-001	06-05-300-044	06-06-276-006	

(This page intentionally left blank.)

APPENDIX C

ADDRESS LIST

(This page intentionally left blank.)

APPENDIX C - ADDRESS LIST

ADDRESS	CITY	ZIP	ADDRESS	CITY	ZIP
100 MCNEIL ST	CARTERVILLE	62918	202 S PERSHING ST	ENERGY	62933
100 E JOHNSON ST	CREAL SPRINGS	62922	203 E FORD ST	ENERGY	62933
103 E JOHNSON ST	CREAL SPRINGS	62922	203 S PERSHING ST	ENERGY	62933
100 E COLLEGE ST	ENERGY	62933	205 E ALEXANDER ST	ENERGY	62933
100 N PERSHING N ST	ENERGY	62933	205 S PERSHING ST	ENERGY	62933
100 OAKLAWN CIR	ENERGY	62933	206 ENERGY LN	ENERGY	62933
100 W HAMILTON ST	ENERGY	62933	207 E ALEXANDER ST	ENERGY	62933
100 W JOHNSON ST	ENERGY	62933	207 S PERSHING ST	ENERGY	62933
100 W READ ST	ENERGY	62933	207 W JOHNSON ST	ENERGY	62933
100 WALNUT ST	ENERGY	62933	208 ALBRIGHT LN	ENERGY	62933
101 E FORD ST	ENERGY	62933	208 E ALEXANDER ST	ENERGY	62933
101 S PERSHING ST	ENERGY	62933	208 S PERSHING ST	ENERGY	62933
101 W COLLEGE ST	ENERGY	62933	209 FRONT ST	ENERGY	62933
102 W COLLEGE ST	ENERGY	62933	210 E COLLEGE ST	ENERGY	62933
102 W READ ST	ENERGY	62933	210 N PERSHING ST	ENERGY	62933
103 CARDINAL LN	ENERGY	62933	210 S PERSHING ST	ENERGY	62933
103 E WARD ST	ENERGY	62933	211 ALBRIGHT LN	ENERGY	62933
103 MCCREE RD	ENERGY	62933	211 ALEXANDER	ENERGY	62933
103 W COLLEGE ST	ENERGY	62933	211 E ALEXANDER ST	ENERGY	62933
103 W JOHNSON ST	ENERGY	62933	220 FRONT ST	ENERGY	62933
103 W READ ST	ENERGY	62933	30 O N PERSHING N	ENERGY	62933
103 W WARD ST	ENERGY	62933	300 E ALEXANDER ST	ENERGY	62933
104 E WARD ST	ENERGY	62933	300 FRONT ST	ENERGY	62933
104 RAILROAD AVE	ENERGY	62933	300 S PERSHING ST	ENERGY	62933
104 S PERSHING ST	ENERGY	62933	3001 A W FORD ST	ENERGY	62933
104 W READ ST	ENERGY	62933	301 S PERSHING ST	ENERGY	62933
104 W WARD ST	ENERGY	62933	302 E ALEXANDER ST	ENERGY	62933
105 CARDINAL LN	ENERGY	62933	304 E ALEXANDER ST	ENERGY	62933
105 MCCREE RD	ENERGY	62933	304 N PERSHING ST	ENERGY	62933
105 RYAN DR	ENERGY	62933	304 S PERSHING ST	ENERGY	62933
106 E RAILROAD AVE	ENERGY	62933	306 E ALEXANDER ST	ENERGY	62933
106 W FORD ST	ENERGY	62933	307 N FRONT ST	ENERGY	62933
108 E RAILROAD AVE	ENERGY	62933	307 S PERSHING ST	ENERGY	62933
108 N PERSHING ST	ENERGY	62933	308 E ALEXANDER ST	ENERGY	62933
111 MCCREE RD	ENERGY	62933	310 E ALEXANDER ST	ENERGY	62933
200 ENERGY LN	ENERGY	62933	400 S PERSHING ST	ENERGY	62933
200 N PERSHING ST	ENERGY	62933	400 W FORD ST	ENERGY	62933
200 S PERSHING ST	ENERGY	62933	402 N PERSHING ST	ENERGY	62933
201 A W FORD ST	ENERGY	62933	402 S PERSHING ST	ENERGY	62933
201 E ALEXANDER ST	ENERGY	62933	402 W FORD ST	ENERGY	62933
201 N PERSHING ST	ENERGY	62933	403 S PERSHING ST	ENERGY	62933
201 S PERSHING ST	ENERGY	62933	404 N MAPLE ST	ENERGY	62933
202 ENERGY LN	ENERGY	62933	404 S PERSHING ST	ENERGY	62933

APPENDIX C - ADDRESS LIST (CONT.)

ADDRESS	CITY	ZIP	ADDRESS	CITY	ZIP
405 S PERSHING ST	ENERGY	62933	644 N PERSHING ST	ENERGY	62933
405 W FORD ST	ENERGY	62933	646 N PERSHING ST	ENERGY	62933
406 N PERSHING ST	ENERGY	62933	706 RYAN DR	ENERGY	62933
406 S PERSHING ST	ENERGY	62933	710 RYAN DR	ENERGY	62933
407 MADISON ST	ENERGY	62933	714 RYAN DR	ENERGY	62933
407 S PERSHING ST	ENERGY	62933	716 RYAN DR	ENERGY	62933
409 CASWELL ST	ENERGY	62933	718 RYAN DR	ENERGY	62933
409 FRONT ST	ENERGY	62933	2834 S PARK AVE	HERRIN	62948
411 S PERSHING ST	ENERGY	62933	2836 S PARK AVE	HERRIN	62948
413 S PERSHING ST	ENERGY	62933	2901 S PARK AVE	HERRIN	62948
414 S PERSHING ST	ENERGY	62933			
415 S PERSHING ST	ENERGY	62933			
416 S PERSHING ST	ENERGY	62933			
417 S PERSHING ST	ENERGY	62933			
421 S PERSHING ST	ENERGY	62933			
423 S PERSHING ST	ENERGY	62933			
425 S PERSHING ST	ENERGY	62933			
427 E COLLEGE ST	ENERGY	62933			
500 E FORD ST	ENERGY	62933			
501 RYAN DR	ENERGY	62933			
502 TAYLOR ST	ENERGY	62933			
503 RYAN DR	ENERGY	62933			
503 TAYLOR ST	ENERGY	62933			
506 STUCKER LN	ENERGY	62933			
506 TAYLOR ST	ENERGY	62933			
507 TAYLOR ST	ENERGY	62933			
508 TAYLOR ST	ENERGY	62933			
509 RYAN DR	ENERGY	62933			
510 N PERSHING ST	ENERGY	62933			
510 TAYLOR ST	ENERGY	62933			
512 N PERSHING ST	ENERGY	62933			
513 TAYLOR ST	ENERGY	62933			
515 TAYLOR ST	ENERGY	62933			
604 RYAN DR	ENERGY	62933			
605 TAYLOR ST	ENERGY	62933			
606 E COLLEGE ST	ENERGY	62933			
606 RYAN DR	ENERGY	62933			
627 N PERSHING ST	ENERGY	62933			
631 N PERSHING ST	ENERGY	62933			
632 N PERSHING ST	ENERGY	62933			
634 N PERSHING ST	ENERGY	62933			
635 N PERSHING ST	ENERGY	62933			
638 N PERSHING ST	ENERGY	62933			
639 N PERSHING ST	ENERGY	62933			