

TAX INCREMENT FINANCING  
**REDEVELOPMENT PLAN & PROJECT**

March 8, 2016

The Village of  
**ENERGY, IL**



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## **SECTION I. INTRODUCTION**

On March 8, 2016, the Eligibility Study for the Tax Increment Financing (“TIF”) Area was presented to the Village Board. The Eligibility Study outlined the qualifying factors found in the Area, and this information is referenced within this Redevelopment Plan (“Plan”). At their meeting on March 8, 2016, the Village Board approved motions to continue the TIF process and to complete this document, the Redevelopment Plan for the Area.

The Village of Energy intends to use tax increment financing, as well as other financing programs, if available, and development tools, to ameliorate the blighting conditions of the proposed Redevelopment Project Area and to stimulate private investment. The proposed Redevelopment Project Area as a whole has not been subject to economic growth and will not likely develop without the implementation of a tax increment financing program.

The Plan outlines the anticipated projects and includes the following activities:

- i. Major upgrades of utilities and infrastructure. Repair/replace aging portions of water and sanitary sewer systems. Improve the storm water drainage system;
- ii. Street, curb and sidewalk rehabilitation and construction;
- iii. Land assembly and marketing of properties;
- iv. Rehabilitation and restoration of the aging public and private buildings throughout the Area;
- v. Development of retail and commercial businesses along IL-148;
- vi. Development of vacant land;
- vii. Recruitment of new businesses;

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the “Act” or the “TIF Act”), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan. The Area is identified on various exhibits and descriptions in the following sections. It also should be noted at this time that this Plan does not constitute a suggestion of every allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any “Redevelopment Agreements” that may be negotiated between the Village and any developer.

## SECTION II. ELIGIBILITY FINDINGS FOR THE AREA

### A. Introduction

In order to establish tax increment financing properties slated for inclusion in the TIF Area must be found to be eligible. The following sections report on the eligibility of these parcels.

### B. Statutory Requirements

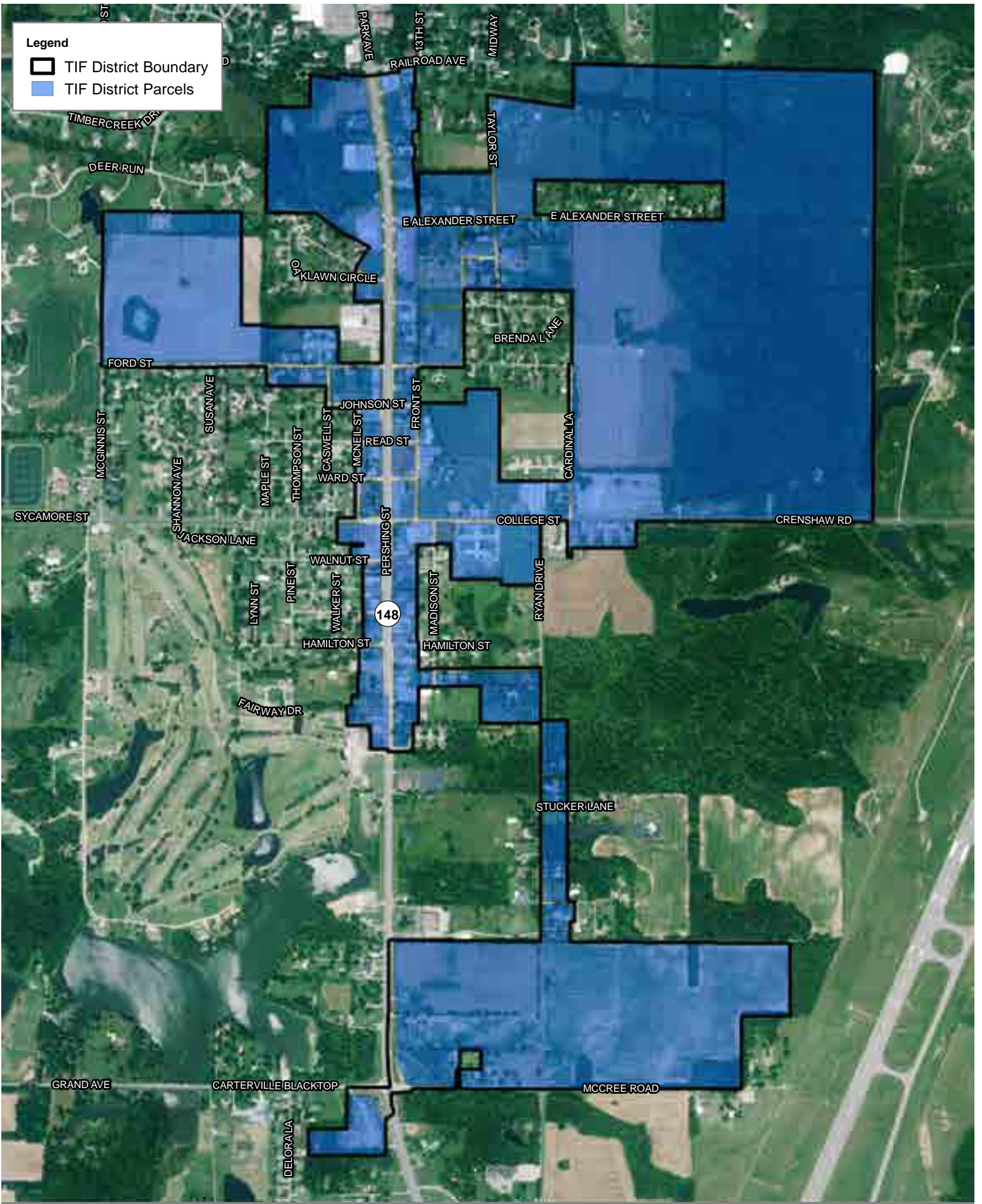
According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the “Area” or the “Proposed Area”) has been attached as Exhibit A – Boundary Map. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

“Conservation Area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

1. Dilapidation - An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence - The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. Deterioration - With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
4. Presence of structures below minimum code standards - All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
5. Illegal use of individual structures - The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.





**EXHIBIT A - BOUNDARY MAP**  
**TIF DISTRICT**

Village of Energy, Illinois



6. Excessive vacancies - The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
7. Lack of ventilation, light, or sanitary facilities - The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. "Inadequate sanitary facilities" refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
8. Inadequate Utilities - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. Excessive land coverage and overcrowding of structures and community facilities - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
10. Deleterious land use or layout - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. Lack of community planning - The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary standards, or other evidence demonstrating an absence of effective community planning.
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances,



or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

13. The total equalized assessed value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

“Blighted Area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. Obsolete platting of vacant land - that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
2. Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
3. Tax and special assessment delinquencies - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
6. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States

Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

Or, if vacant, the sound growth of the redevelopment areas is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. The area consists of one or more unused quarries, mines, or strip mine ponds.
2. The area consists of an unused rail yards, rail tracks or railroad rights-of-way.
3. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
6. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **C. Methodology of Investigation**

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- On-site field examination of the Proposed Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Contacts with Village officials and other individuals knowledgeable about conditions and history in and of the Proposed Area, the age and condition of buildings and site improvements, development patterns, real estate matters, and related items.
- Use of definitions contained in the Act.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Williamson County real property tax assessment records.



- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

#### **D. Eligibility Findings for the Area**

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit B – Existing Land Use Map.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a combination “blighted area” and “conservation area” as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes only the factors that have a noteworthy presence within the Area:

The Area that is proposed for tax increment financing 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.

#### **QUALIFICATIONS OF THE DEVELOPED PORTION OF THE AREA**

##### **▪ Age of Structures**

Continuous use and exposure to the elements (varied temperatures, moisture, etc.) over an extended period of time adversely affects structures both aesthetically and structurally. Additionally, older buildings tend not to be ideal for modern-day uses as they often fail to meet contemporary development standards; a result of being constructed prior to the emergence of more rigorous guidelines.

As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Village and County records, discussions with local realtors, photographs, and aerials were all used to document the presence of this factor. Additionally, field investigations were performed by Moran Economic Development.

There are 266 structures in the Area, 217 of which are 35 years of age or greater (82%). Thus, the developed portion of the Area may be reviewed for its compliance with the “conservation” criteria.

The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of existing factors in the Area that would qualify it as a “Conservation Area.”

- **Dilapidation**

Some of the deterioration in the Area (discussed below) exists in an advanced state to the point of being considered dilapidated. This condition was found in 31 of the structures in the Area. Similarly to the general deteriorated conditions found in the Area, much of the dilapidation was due to the aging of the structures. Most of the structures exhibiting dilapidated conditions are older residential structures, although there are examples of commercial properties as well. The commercial structures exhibiting dilapidation are in indication of economic decline, and can have a negative impact on the adjacent area in terms of marketability for future development. Additionally, many of these dilapidated structures are beyond rehabilitation and contribute to the obsolescence found in the Area, an eligibility factor discussed below.

While the presence of dilapidation is worth noting, on its own it does not exist to a qualifying degree.

- **Obsolescence**

The Act defines this eligibility criterion as the condition or process of falling into disuse, in that structures become functionally obsolete when they contain characteristics or deficiencies which limit the use and marketability of those buildings after the original intended use ceases. Buildings can also become economically obsolete, demonstrated by stagnant or declining assessed valuation and lack of viable tenants for commercial space. The economic disadvantage of these buildings can often be a result of their functional obsolescence, as the buildings cannot compete in the market without some intervention or correction of the factors which caused it to be obsolete.

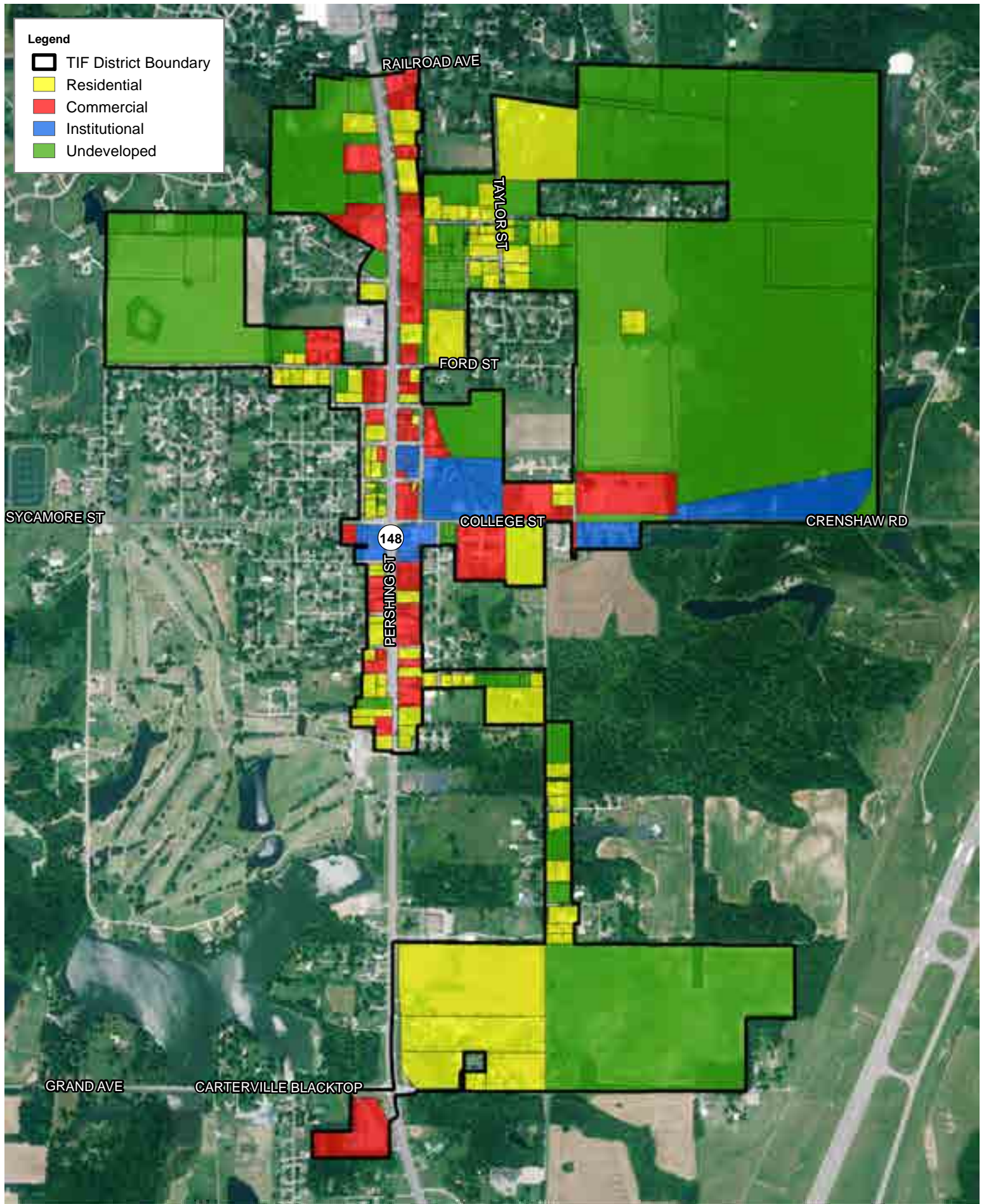
It has been determined that 19 of the developed parcels exhibit some form of obsolescence. A portion of this obsolescence is functional or structural, in that those dilapidated structures discussed previously are no longer viable for use in their current state. Additionally there are parcels exhibiting economic obsolescence. Since 2009, these parcels have lost over \$130,000 in equalized assessed value (EAV).

Though obsolescence does exist in the Area, it is not prevalent enough to qualify for this eligibility criterion.

- **Deterioration**

Deteriorated conditions were present in 214 of the 266 structures in the Area (80%), and in 147 of the 161 developed parcels (91%). 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. This is not uncommon in areas with this many buildings over the age of thirty-five.

The vast majority of the developed portion of the Area exhibited some sort of surface deterioration. 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.



- Legend**
- TIF District Boundary
  - Residential
  - Commercial
  - Institutional
  - Undeveloped

**EXHIBIT B - EXISTING LAND USE**  
**TIF DISTRICT**  
 Village of Energy, Illinois





Overall, deteriorated conditions were present in 147 out of 161 developed parcels (91%) in the Area, thereby exhibiting this factor to a qualifying degree.

- **Inadequate Utilities**

There is a need for utility upgrades throughout the project area. The age or make of the utility lines will likely cause the need for some upgrades or improvements in the near future.

Although the majority of the water system has been upgraded at some point over the last 35 years, there are portions of the system that are still using outdated materials. These lines are cast iron or transite, and should be upgraded to the more modern PVC pipe lines at some point. Village officials indicated there is an average of two breakages annually, with additional service line leaks. The PVC lines are less susceptible to breakage, which the Village has had some issue with in the past. Additionally some of the lines in the system are undersized. Additionally, Village officials indicated that a loop of the system on the western side of IL-148 would need to be done in the near future.

The sewer system is aged, dating back to 1964. While some lines have been upgraded to PVC pipe, the vast majority consists of clay pipe lines. The clay pipe lines are highly susceptible to breakage, which has been an issue in the Village. These breakages lead to infiltration and inflow issues in the system. Future improvements needed for the sewer system include pipe lining to mitigate some of the issues with the infill and infiltration.

Similarly to the sewer system lines, the treatment plant dates back to 1964. The plant was upgraded in 1987, however. Currently the plant is in adequate condition, but when upgrades become necessary a new mechanical plant will have to be constructed.

There are four lift stations in the Village. Several times over the last twenty years the stations have needed repairs or replacements due to mine subsidence in the area.

Storm water is collected via open ditch throughout the Village. While this is adequate for the most part, during times of heavy rain there are instances of back-ups and surface flooding.

The majority of the developed parcels (68%) in the Area are affected by some form of the inadequate utilities detailed in the prior paragraphs. Thus, the Area qualifies for this factor.

- **Deleterious Land Use or Layout**

Incompatible land-use relationships typically occur when the function of one land use negatively impacts the adjacent land uses. Hours of operation, vehicular traffic, noise, security lighting, truck delivery traffic, and utilizing the public right-of-way as part of a loading zone or parking lot are all factors that can negatively impact adjacent lots of different land uses.

In many instances there are residential land uses in areas where the highest and best use of the property is for commercial purposes, most notably along IL-148. This can be limiting for the Village in terms of tax revenues, both in sales and property taxes. Additionally, the existing residential land uses in these areas could be experiencing some of the noxious effects from the neighboring commercial properties and area traffic counts.

Ultimately, this factor was found in 84 (52%) of the developed parcels, and thus the Area does qualify for this criteria. Additionally, this factor contributes to a lack of community planning, an eligibility factor discussed below.



▪ **Lack of Community Planning**

Much of the Area (63%) suffers from a lack of community planning. Given the age of much of the developed portion of the Area, a community plan did not exist at the time the majority of the Area was originally developed. As such, the Village developed through a general sense of order, and while the Area does not appear to be an amalgam of styles and/or architecture, there still was not one overall plan which guided development during the growth of the majority of the Area.

One example of this factor is the deleterious land use or layout found in the Area. This is detailed previously, and is a result of the lack of community planning and guided development in the Village.

Additional indications of a lack of community planning are the inadequate shape and size of parcels. There are numerous examples of large properties that were subdivided in irregular shapes and sizes, which is a reflection of the fact that no land use plan was followed in the formation of parcel lines. There are also examples of smaller parcels which would not comply with modern development standards. Property assembly and or parcel splits would likely be required for much of the Area to be developed to its highest and best use, which are additional barriers for development.

As a result, the Area qualifies for this factor.

▪ **Stagnant or Declining Property Values**

Equalized assessed valuation (EAV) information was reviewed by the staff of Moran Economic Development to determine whether or not the Area qualifies for this factor. Table A depicts annual growth rates both for the developed parcels in the Area and the Consumer Price Index for All Urban Consumers (CPI) published by the United States Department of Labor, dating back to assessment year 2009. The CPI is used as a benchmark for economic growth, and Table A depicts the comparison of the developed parcels EAV annual change and the annual change of the CPI.

TABLE A - DEVELOPED AREA EAV GROWTH RATES

YEAR	DEVELOPED PARCELS <sup>1</sup>	EAV CHANGE	CPI <sup>2</sup> CHANGE
2014	\$6,107,835	<b>0.31%</b>	1.60%
2013	\$6,088,745	8.52%	1.50%
2012	\$5,610,785	2.58%	2.10%
2011	\$5,469,740	<b>0.02%</b>	3.20%
2010	\$5,468,590	<b>-0.85%</b>	1.60%
2009	\$5,515,230	N/A	N/A

<sup>1</sup>Total EAV of the Developed Parcels in the Project Area. Source: Williamson County Supervisor of Assessments

<sup>2</sup>Consumer Price Index for All Urban Consumers (Annual Avg.), US Department of Labor Statistics

This illustrates the developed parcels in the Area have had stagnant growth and increased at a lower rate than the CPI for three of the past five years (those years shown in bold). Additionally there was a year where the developed portion of the Area lost EAV, from 2009 to 2010. Thus, the undeveloped portion of the Area qualifies for this blighting factor.

## QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties.

The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. "Vacant land" is defined in the Act (also Sec. 11-74.4-2) as follows:

*...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.*

Once undeveloped property is found to be "vacant," such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Williamson County Assessment and Tax Information System, it has been determined that there are 72 parcels of land found to be vacant. Of the 72 vacant parcels, there are 67 parcels of real property without industrial, commercial, or residential buildings. Additionally, these parcels have not been used for commercial agricultural purposes within the five year period preceding this redevelopment plan. The remaining five parcels are classified as farmland, and have likely been used for commercial agricultural purposes within the five year period prior to the creation of this Redevelopment Plan. These parcels have been subdivided in accordance with the Plat Act, however, and as such can be considered vacant land.

Since the Area was found to be vacant, the qualifying factors for vacant land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in this portion of the Area.

- **Diversity of Ownership**

The 72 undeveloped properties within the Area have 42 different owners, making any assembly difficult. This very much limits the ability to both market and develop these properties without a plan for redevelopment.

The Area therefore qualifies for this factor.

- **Obsolete Platting**

Approximately 64% of the undeveloped parcels exhibit obsolete platting. In their current state, these parcels are unlikely to be utilized properly due to their incompatibility with

contemporary standards and requirements for development. In certain instances this issue can be overcome by property assembly, but this process is hindered by “Diversity of Ownership”, an eligibility factor detailed previously.

The Area therefore qualifies for this factor.

▪ **Deterioration of Structures or Site Improvements in Neighboring Areas**

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form. This condition affects 85% of the undeveloped portion of the Area.

As a result of these conditions, the Area could qualify for this blighting factor.

▪ **Stagnant or Declining Property Values**

Equalized assessed valuation (EAV) information was reviewed by the staff of Moran Economic Development to determine whether or not the Area qualifies for this factor. Table A depicts annual growth rates both for the undeveloped parcels in the Area and the balance of the Village, which is the total EAV of Energy minus the EAV of the undeveloped parcels in the project Area, dating back to assessment year 2009.

TABLE B - UNDEVELOPED AREA EAV GROWTH RATES

	ENERGY <sup>1</sup>	UNDEVELOPED PARCELS <sup>2</sup>	%	BALANCE <sup>3</sup>	%
2014	\$15,610,772	\$305,945	9.44%	\$15,304,827	0.87%
2013	\$15,452,220	\$279,567	<b>3.96%</b>	\$15,172,653	4.61%
2012	\$14,773,495	\$268,905	<b>-3.36%</b>	\$14,504,590	1.08%
2011	\$14,627,735	\$278,245	<b>0.60%</b>	\$14,349,490	2.15%
2010	\$14,323,530	\$276,575	0.05%	\$14,046,955	-1.55%
2009	\$14,544,847	\$276,440	N/A	\$14,268,407	N/A

<sup>1</sup>Total Village Equalized Assessed Value (EAV). Source: Williamson County Clerk

<sup>2</sup>Total EAV of the Undeveloped Parcels in the Project Area. Source: Williamson County Supervisor of Assessments

<sup>3</sup>Total Village EAV Minus the EAV of the Developed Parcels in the Project Area

This analysis shows that the undeveloped parcels in the Area have had stagnant growth and increased at a lower rate than the balance of the Village for three of the past five years (those years shown in bold). Thus, the undeveloped portion of the Area qualifies for this blighting factor.

**DETERMINATION OF STAND ALONE FACTORS IN VACANT PORTIONS OF THE AREA**

In addition to the above qualifications for vacant property, the Act finds that if the sound growth of the redevelopment Area is impaired by a factor that is present (with that presence documented to a meaningful extent) and reasonably distributed throughout the vacant part of the redevelopment project Area it may qualify under an additional set of eligibility criteria. One

of the factors is the presence of unused mines, which is prevalent in the undeveloped portion of the Area.

▪ **The Area Consists of One or More Unused Quarries, Mines, or Strip Mine Ponds**

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 Area is extensively undermined. Additionally there are abandoned surface mines in the Area. 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.

**E. Summary of Factors**

It is found that the developed portion of the Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 217 of the 266 structures (82%) being at least 35 years old; and the Area contains an incidence of at least nine qualifying factors, five of which are present to a qualifying degree. The factors which cause the Area to qualify are present to a meaningful extent and are distributed throughout the Area. The following summarizes those factors:

**Deterioration** – 91% of the parcels and 80% of the structures exhibit some form of deterioration.

**Inadequate Utilities** – 68% of the parcels exhibit inadequate utilities in some form.

**Deleterious Land Use** – 52% of the parcels are found to exhibit deleterious land use.

**Lack of Community Planning** – 63% of the Area is affected by a lack of community planning.

**Stagnant or Declining Property Values** – The developed portion of the Area has grown at a lower rate than the Consumer Price Index for three of the last five years.

It is found that the undeveloped portion of the Area contains conditions that qualify it as a Blighted Area. It exhibits a relatively high incidence of four qualifying factors. These qualifying factors are present to a meaningful extent and are distributed throughout the Area. The following summarizes those factors:

**Diversity of Ownership** – The 72 undeveloped properties within the Area have 42 different owners, making any assembly of property difficult for redevelopment.

**Obsolete Platting** – 64% of the undeveloped parcels exhibit obsolete platting.

**Deterioration of Adjacent Parcels** – 85% of the undeveloped parcels are adjacent to deteriorated parcels.

**Stagnant or Declining Property Values** – The undeveloped portion of the Area has grown at a lower rate than the balance of the Village for three of the last five years.

Additionally, there are stand-alone factors in vacant portions of the Area.

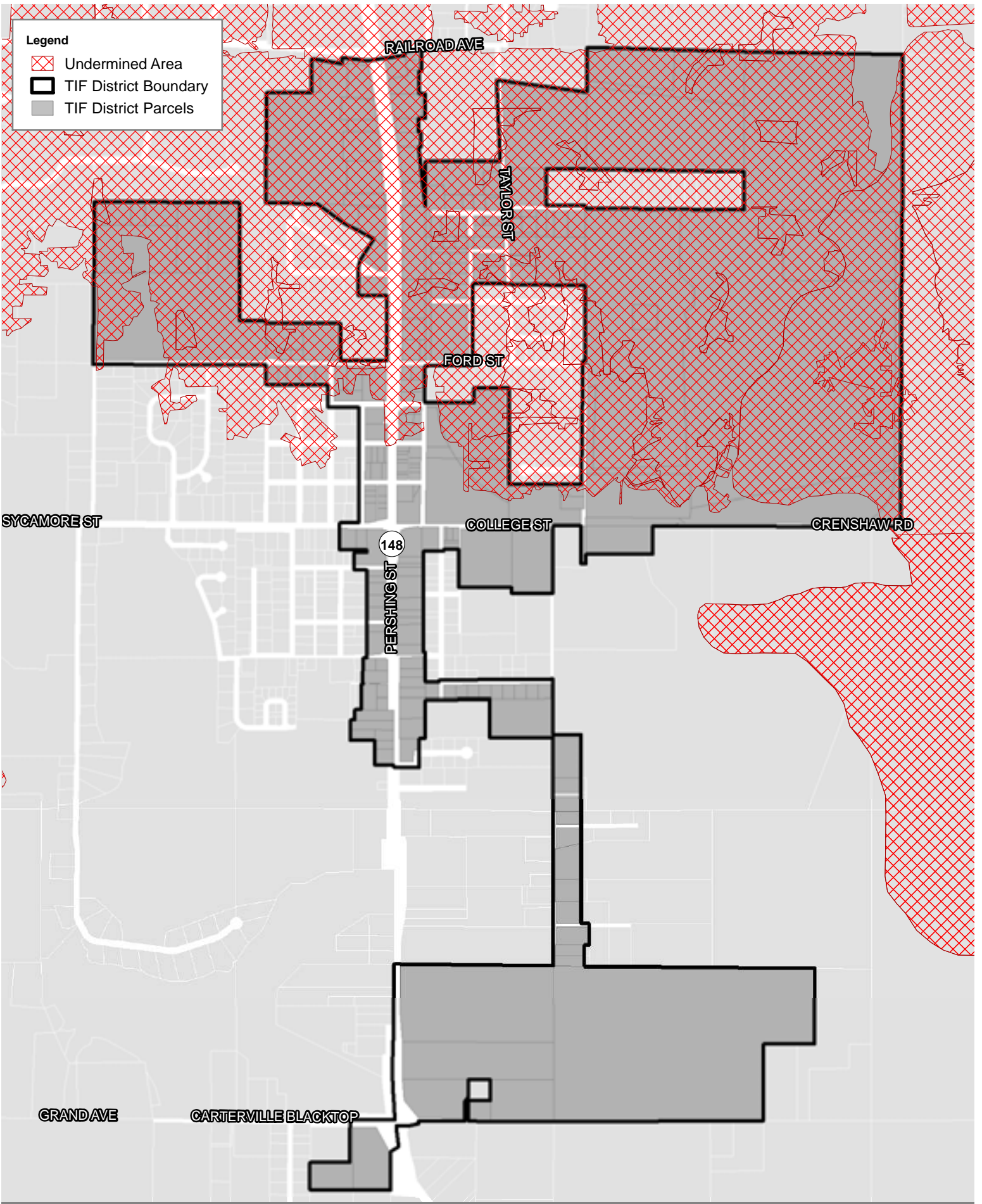


**The Area Consists of Unused Mines** – The vast majority of the undeveloped properties in the Area are undermined.

All of the qualifying factors are presented in Table C.

TABLE C - QUALIFICATION FACTORS MATRICES

TOTAL PARCELS IN TIF DISTRICT		233
<b>Developed Land</b>		
Number of Parcels		161
Number of Structures		266
<b>Buildings Over 35 Years of Age</b>	<b>217</b>	<b>82%</b>
Dilapidation	31	12%
Obsolescence	19	12%
<i>Structure Deterioration</i>	214	80%
<i>Surface Deterioration</i>	147	91%
<b>Total Deterioration</b>	<b>147</b>	<b>91%</b>
Structures Below Minimum Code	Not Determined	
Illegal Use of Structures	Not Determined	
Excessive Vacancies	10	4%
Lack of Ventilation, Light, or Sanitary Facilities	0	0%
<b>Inadequate Utilities</b>	<b>110</b>	<b>68%</b>
Excessive Land Coverage	10	6%
<b>Deleterious Land Use or Layout</b>	<b>84</b>	<b>52%</b>
<b>Lack of Community Planning</b>	<b>102</b>	<b>63%</b>
EPA Remediation Costs	NO	
<b>Low EAV Growth for 3 of the Last 5 Years</b>	<b>YES</b>	
Total Number of Factors Existing	9	
Total Number of Factors Existing to a Qualifying Extent	5	
<b>50% or More of Area has 3 or More Factors Plus Age</b>	<b>YES</b>	
<b>Undeveloped Land</b>		
Number of Vacant Parcels	72	
<b>Obsolete Platting</b>	<b>YES</b>	
<b>Diversity of Ownership</b>	<b>YES</b>	
Tax Delinquent	NO	
<b>Deterioration in Adjacent Areas</b>	<b>YES</b>	
EPA Remediation Costs	NO	
<b>Low EAV Growth for 3 of the Last 5 Years</b>	<b>YES</b>	
<b>2 of the 6 Preceding Factors</b>	<b>YES</b>	



**EXHIBIT C - UNDERMINED AREA  
TIF DISTRICT**

Village of Energy, Illinois



TABLE C - QUALIFICATION FACTORS MATRICES (CONT.)

<b>Stand Alone Factors</b>	
<b>Unused Quarries, Mines, or Strip Mine Ponds</b>	<b>YES</b>
Unused Rail Yards, Rail Tracks, or Railroad Rights-of-Way	NO
Area, Prior to its Designation, is Subject to Chronic Flooding	NO
Illegal Disposal Site	NO
Between 50-100 Acres Undeveloped for Designated Purpose	NO
Qualified as Blighted Improved Area	NO
<b>1 of the 6 Preceding Factors</b>	<b>YES</b>

**F. Conclusion**

The developed portion of the Area is impacted by nine blighting factors, plus age. Five of those factors are reasonably distributed and present to a meaningful extent. As such, the developed portion of the Area is found to be a “conservation area”.

The undeveloped portion of the Area is impacted by four of six blighting factors. All four of those factors are reasonably distributed and are present to a meaningful extent. Additionally, the Area is impacted by the presence of unused mines, a stand-alone eligibility factor. As such, the undeveloped portion of the Area is found to be a “blighted area”.

It is, therefore, found that the Redevelopment Project Area contains conditions that qualify it as a “combination area,” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist are detrimental to the Area as a whole, to the long term interests of the Village, and to the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

Therefore, after a thorough review of the factors present, the conclusion of this report is that the Proposed Area qualifies for tax increment financing. The Village Board should review this analysis and, if satisfied, proceed with the recognition of these findings, the adoption of the Redevelopment Plan, and the establishment of the Energy TIF Redevelopment Area.

### **SECTION III. FINDINGS OF NEED FOR TAX INCREMENT FINANCING**

The above study determined that the Area qualifies for tax increment financing as a combination of both a “blighted area” and “conservation area.” In addition to this determination, the Act requires that additional criteria be met before adopting a Redevelopment Plan. These additional findings follow.

#### **A. The Redevelopment Area Exceeds the Statutory Minimum Size**

The Area proposed for tax increment financing encompasses 233 parcels of developed and undeveloped property, rights-of-way, and Village and County property totaling approximately 590 acres. The Village, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

#### **B. The Redevelopment Project Area is Contiguous**

The Energy TIF Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the Village meets this requirement. The Area as is fully described in the attached Legal Description – Appendix A.

#### **C. All Properties Included will Substantially Benefit**

The Village believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

#### **D. The Area, on the Whole, is not Subject to Growth**

The Area has generated very little growth in real property taxes and there has been insignificant private investment in the Area, as a whole, to enhance the tax base of the Village or of the other affected taxing districts. The developed portion of the Area has grown at a lower rate than the consumer price index for three of the last five years. Additionally, the undeveloped portion of the Area has had three years of lower annual growth rates than the balance of the Village over this same time period. These parcels cannot reasonably be anticipated to further redevelop without the adoption of tax increment financing. Therefore this requirement is met.

#### **E. The TIF Plan and Project Conform with the Village’s Community Plan**

The Village has determined that this Redevelopment Plan is consistent with the goals and objectives of the comprehensive plan. All future development in the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

#### **F. The Redevelopment Plan Meets the Statutory Timeframe**

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three (23) years from the adoption of the Redevelopment Project Area by the Village. If available and deemed appropriate by the Village, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

#### **G. The Area Would not be Developed But For Tax Increment Financing**

The Village finds that the Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The Village pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur “but for” assistance from tax increment financing.



#### **H. The Assessment of Financial Impacts on Taxing Districts is Outlined**

The Village of Energy will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the proposed area is expected to be minimal since this Plan does not include high-service uses, and due to the fact that the Area is not now creating significant incremental revenue compared to the Village. New Developments would, potentially, create jobs and sales tax and would contribute to the local economy in ways far beyond simple incremental increases.

Negative effects upon said districts will also be minimized through the inclusion of projects that will benefit them. Utility, roadway, and access improvements will be beneficial to emergency service providers, as well as the general public in and around the Redevelopment Project Area. Without development in the Area, which is currently minimal, local taxing districts fail to benefit from tax revenues generated by new development, or from any future redevelopment projects.

Once this Plan and related projects have been implemented, and the anticipated commercial development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred.

The Village, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.

## **SECTION IV. REDEVELOPMENT PLAN**

### **A. Introduction**

This section presents the Redevelopment Plan for the Energy TIF Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

*...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.*

### **B. Future Land Use Plan**

The Future Land Use Plan for the Redevelopment Project Area is shown in Exhibit D. All Redevelopment Projects shall be subject to the provisions of the Village's ordinances and other applicable codes as may be in existence and may be amended from time to time.

### **C. Objectives**

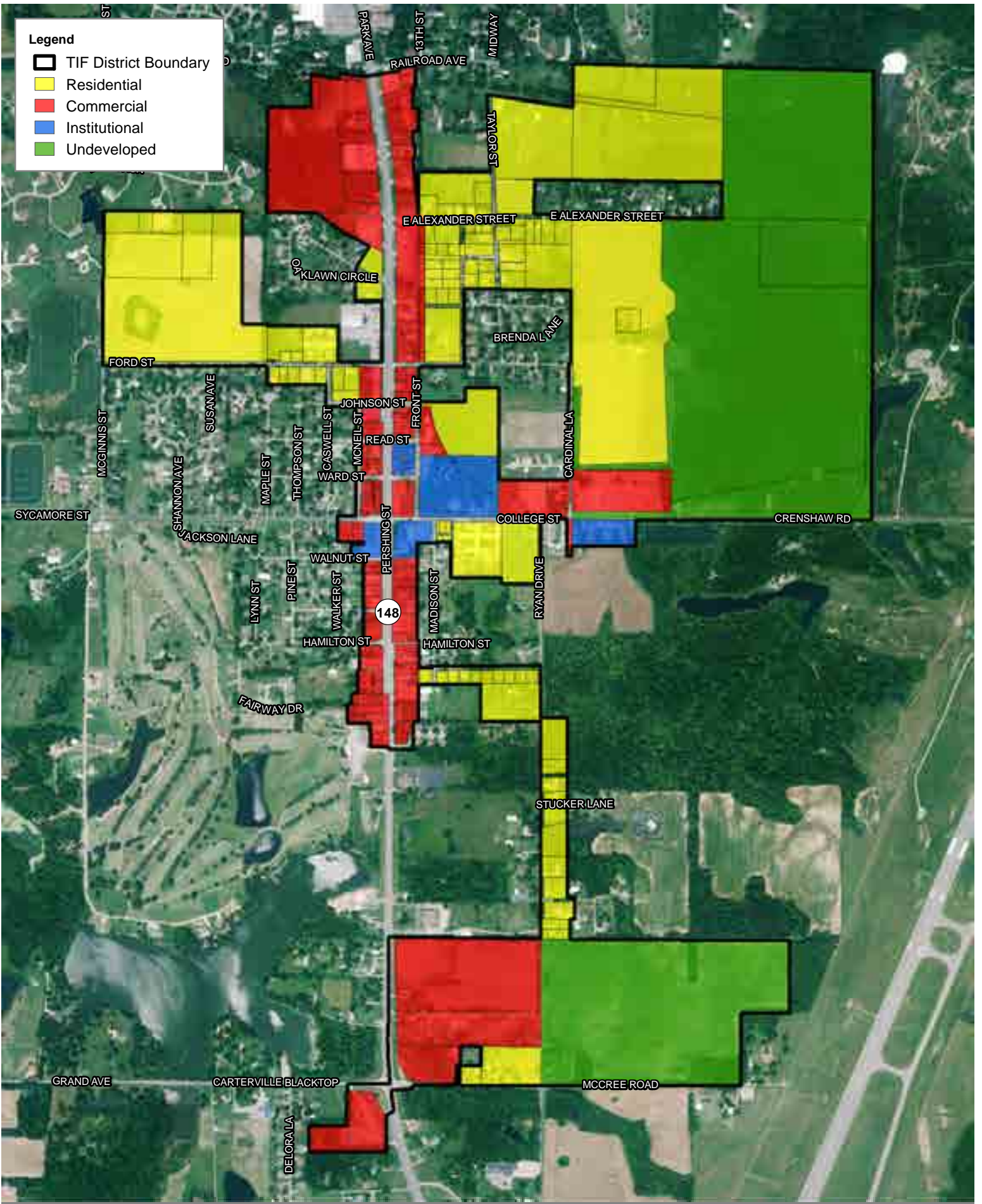
The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing;
2. Prevent the recurrence of those qualifying conditions which exist within the Area;
3. Enhance the real estate tax base for the Village of Energy and all other taxing districts which extend into the Area;
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the Village and surrounding areas;
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

### **D. Policies**

Appropriate policies have been, or will be, developed by the Village of Energy in regards to this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan.
2. Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.



**Legend**

- TIF District Boundary
- Residential
- Commercial
- Institutional
- Undeveloped

**EXHIBIT D - FUTURE LAND USE  
TIF DISTRICT**

Village of Energy, Illinois





3. Actively market the Redevelopment Project Area to private-side developers.
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in this Plan.
5. Seek out additional sources of revenue to help “kick start” development and redevelopment activities in the Redevelopment Project Area.
6. Monitor the public and private actions and activities occurring within the Area.
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

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

### **E. Redevelopment Project**

To achieve the objectives of the TIF redevelopment project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

#### 1. Private Redevelopment Activities

The private activities proposed for the Energy TIF Redevelopment Project Area may include, but are not limited to:

- On-site infrastructure upgrades including streets and sidewalks and other utility upgrades;
- Recruitment of new development to the Village;
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area;
- Demolition of buildings within the Area;

#### 2. Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Costs of engineering, architectural, or professional studies related to economic development of the Area;
- Land assembly, site preparation, building demolition, and, where and when necessary, environmental remediation;
- General utility improvements, including repair/replacement of the aging portions of water and sanitary sewer systems;



- Electrical utility upgrades throughout the area;
- General street improvements, sidewalk and pedestrian walkway construction/repair/replacement; upgrades of the existing street network including the streetscape program downtown;
- Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings;
- Costs of demolition of public or private buildings;
- Marketing of properties within the TIF District Area for recruitment of business purposes;
- Financing costs, including those related to the issuance of obligations; Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project;
- Relocation costs, to the extent that a municipality determines that relocation costs shall be paid, or is required to make payment of relocation costs by federal or state law;

## **SECTION V. IMPLEMENTATION STRATEGY**

### **A. Introduction**

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency, take advantage of both current and future interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the Village to better manage public expenditures used to spur development within the Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the Village will work to adopt the Redevelopment Plan. Once the Plan is adopted, the Village will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Redevelopment Project.

### **B. Estimated Redevelopment Project Costs**

Costs that may be incurred by the Village as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.

6. Cost of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
11. Payments in lieu of taxes.
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
  - i. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;

- ii. Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;
  - iii. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - iv. The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.
15. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

**C. Estimated Budget for Redevelopment Project Costs**

The estimated costs associated with the eligible public redevelopment activities are presented in Table D. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.



TABLE D - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

DESCRIPTION	ESTIMATED COST
Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, or other services;	\$265,000
Property assembly costs; including acquisition of land and other property, real or personal; demolition of structures, site preparation, and the clearing and grading of land;	\$785,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements;	\$1,900,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, additional safety barriers, streets, roadways, curbs and gutters, street lighting, sidewalks, bicycle pathways, and public utilities, including storm and sanitary sewers, and lift stations);	\$2,675,000
Financing costs; including those related to the issuance of obligations; interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project;	\$1,900,000
Relocation costs to the extent that the municipality determines that these costs shall be paid, or is required to make payment of relocation costs by federal or state law;	\$225,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$7,750,000</b>

*Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$7,750,000 plus any additional interest and financing costs as may be required.*

**D. Most Recent Equalized Assessed Valuation**

The most recent total equalized assessed valuation for the Redevelopment Project Area is approximately \$6,413,780. The County Clerk of Williamson County will verify the Base EAV amount upon the adoption of the Village ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the Energy TIF Redevelopment Plan and Project. A list of all parcels within the Area is attached as Appendix B – Parcel ID Numbers.

**E. Redevelopment Valuation**

Contingent on the adoption of the Energy TIF Redevelopment Plan and Project, and commitment by the Village to the Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Redevelopment Project Area.

After discussions with the Village, it has been estimated that private investment will increase the equalized assessed valuation (EAV) by approximately \$5,000,000. This figure is in present day dollars, and takes into account only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$11,400,000.

**F. Source of Funds**

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment

allocation financing to be adopted by the Village. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value (EAV) of property in the Redevelopment Project Area, shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs within the entire Area, and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the Village of Energy, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Area, and applicable revenues from any abutting tax increment financing areas in the Village. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the Village.

#### **G. Nature and Term of Obligation**

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area.

In order to expedite the implementation of the Redevelopment Plan, the Village of Energy, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special 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 this Redevelopment Plan, for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

#### **H. Fair Employment Practices and Affirmative Action**

The Village of Energy will insure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The Village will additionally insure that all recipients of tax increment financing assistance adhere to these policies.

#### **I. Certifications**

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units then a municipality shall prepare a separate housing impact study. If, however, the municipality certifies that the redevelopment plan will not result in displacement of residents from 10 or more residential units then no housing impact study is required.

The Village of Energy hereby certifies that the Energy TIF Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units. The Village hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the Village would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

## **SECTION VI. AMENDING THE TIF PLAN**

The Energy TIF Redevelopment Plan and Project may be additionally amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq.



## **SECTION VII. REPORTING AND MEETING**

The Village shall adhere to all reporting and meeting requirements as provided for in the Act.

# APPENDIX A

## LEGAL DESCRIPTION

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## 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 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 TO THE POINT OF INTERSECT OF THE NORTHERLY EXTENSION OF 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 NORTHEASTERNMOST 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



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**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	
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02-31-404-005	02-31-430-023	02-31-465-001	06-05-300-044	06-06-276-006	