

CITY OF VILLA GROVE  
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2024-MC14

**AN ORDINANCE APPROVING THE VILLA GROVE  
TAX INCREMENT FINANCING DISTRICT 2  
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

PASSED BY THE CITY COUNCIL AND  
APPROVED BY THE MAYOR OF THE  
CITY OF VILLA GROVE, ILLINOIS  
THIS NINTH DAY OF DECEMBER 2024

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PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE  
CITY OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, THIS TENTH DAY OF DECEMBER 2024.

## **ORDINANCE 2024-MC14**

### **AN ORDINANCE APPROVING THE VILLA GROVE TAX INCREMENT FINANCING DISTRICT 2 REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

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WHEREAS, the City of Villa Grove, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act" for the proposed Villa Grove TIF District 2 Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Villa Grove and within the Redevelopment Project Area as described in Section 1(a) of this ordinance, which constitutes in the aggregate more than 1 1/2 acres.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on October 28, 2024, in City Council Chambers at Villa Grove Zest for Life Center; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice having been given to taxing districts and to the State of Illinois by certified mail on and around August 20, 2024 and by publication on October 12, 2024 and October 18, 2024 and by certified mail to taxpayers on and around October 4, 2024; and

WHEREAS, at the Public Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Public Hearing, and the City heard and determined all protests and objections at the Public Hearing; and

WHEREAS, the Public Hearing was adjourned on October 28, 2024; and,

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on and around August 29, 2024 to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Redevelopment Project Area which are within 750 feet of the boundaries of the Proposed Area; and

WHEREAS, the City has established and given public notice of an "interested parties registry" for the Proposed Area in compliance with the requirements of the Act; and,

WHEREAS, the City has given such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the Act; and

WHEREAS, the City has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and,

WHEREAS, the Joint Review Board has met at the time and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the Joint Review Board has approved by a majority vote an advisory, non-binding recommendation that the City proceed to implement the Redevelopment Plan and Project and to designate the Proposed Area as a redevelopment project area under the Act; and,

WHEREAS, the City held a Joint Review Board Hearing on September 4, 2024 at the Villa Grove Community Rec Center; and

WHEREAS, at the Joint Review Board Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said hearing, and the City heard and determined all protests and objections at the hearing; and

WHEREAS, the Joint Review Board Hearing was adjourned on September 4, 2024; and,

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for conservation in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the Joint Review Board Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Villa Grove TIF District 2 Redevelopment Area as said terms "conservation" and "blighted" are used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Villa Grove TIF District 2 Redevelopment Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Villa Grove TIF District 2 Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Villa Grove TIF District 2 Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area are substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Villa Grove TIF District 2 Redevelopment Plan and Project Area and the Plan for the development of the City as a whole to determine whether the proposed Villa Grove TIF District 2 Redevelopment Plan and Project conforms to the community plans of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, that:

1. The City Council of Villa Grove hereby makes the following findings:
  - a. The area constituting the proposed Villa Grove TIF District 2 Redevelopment Project Area in the City of Villa Grove, Illinois is described in **Exhibit A**.
  - b. There exist conditions which cause the area to be designated as a Redevelopment Project Area be classified as a combination "Conservation Area" and "Blighted Area" as defined in Section 11-74.4-3 (b) of the Act.
  - c. The proposed Villa Grove TIF District 2 Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Villa Grove TIF District 2 Redevelopment Plan.
  - d. The Villa Grove TIF District 2 Redevelopment Plan and Redevelopment Project Area conform to the plan for the development of the City as a whole.
  - e. The parcels of real property in the proposed Villa Grove TIF District 2 Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the Villa Grove TIF District 2 Redevelopment Project Area.
  - f. The estimated date for final completion of the Villa Grove TIF District 2 Redevelopment Plan is twenty-three (23) years from the effective date of this ordinance.
  - g. The estimated date for retirement of obligations incurred to finance the Villa Grove TIF District 2 Redevelopment Plan costs shall be not later than twenty-three (23) years from the effective date of this ordinance.

2. The Villa Grove TIF District 2 Redevelopment Plan and Redevelopment Project Area which was the subject matter of the public hearing held October 28, 2024, is hereby adopted and approved. A copy of the Villa Grove TIF District 2 Redevelopment Plan and Project Area marked **Exhibit B** is attached to and made a part of this ordinance.
3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Upon motion by Alderman Blaney,

And seconded by Alderman Johnson,

PRESENTED, PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, at its regular meeting on this ninth day of December, A.D., 2024 by a roll call vote as follows:


Official Name	Aye	Nay	Abstain	Absent
Blaney, Thelma I.	X			
Cheely, Kerry S.				X
Eversole-Gunter, Cassandra A.				
Hooker, Anthony L.	X			
Johnson, Derek S.	X			
Nieto, Gilbert III	X			
Pangburn, Matthew M.				X

APPROVED:



CASSANDRA A. EVERSOLE-GUNTER  
Mayor

ATTEST:

  
MICHELLE L. OSBORNE  
City Clerk



## Exhibit A LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTIONS 2 AND 11 IN TOWNSHIP 16 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 1,326.5 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY MARTIN W PONDER; DOUGLAS COUNTY RECORDER'S (HEREINAFTER REFERRED TO AS RECORDER'S) DOC # 270352 WITH DOUGLAS COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL) WITH PIN 04-03-11-300-008, AND POINT OF BEGINNING; THENCE EASTERLY 180° 22' 46" ALONG SAID SOUTH SECTION LINE 1,324.5 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY 270° 36' 34" ALONG THE EAST LINE OF SAID PARCEL 1,371.8 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY MARTIN W PONDER, RECORDER'S DOCUMENT # 292175 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-001; THENCE WESTERLY 0° 18' 54" ALONG SAID SOUTH PARCEL LINE 381.9 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY 270° 32' 55" 904.7 FEET, NORTHEASTERLY 236° 38' 53" 194.018 FEET, 236° 38' 54" 31.599 FEET, 222° 6' 47" 34.867 FEET, 222° 6' 48" 67.619 FEET, 222° 6' 47" 34.453 FEET, 222° 6' 48" 37.995 FEET, 189° 56' 34" 21.386 FEET, 189° 56' 37" 45.96 FEET, 189° 56' 35" 61.05 FEET, 189° 56' 36" 52.2 FEET, 189° 56' 38" 19.316 FEET, 208° 36' 56" 26.128 FEET, 208° 36' 57" 23.858 FEET, 246° 52' 39" 25.906 FEET, 246° 52' 39" 42.314 FEET, 246° 52' 48" 31.552 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY PAUL C & WANDA K SHADE, RECORDER'S DOCUMENT # 279146 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-004; THENCE WESTERLY 353° 30' 25" 17.498 FEET, 347° 30' 14" 17.498 FEET, 341° 31' 18" 17.393 FEET, 338° 29' 11" 0.218 FEET, 335° 29' 0" 17.388 FEET, 329° 30' 3" 17.502 FEET, 323° 21' 3" 18.373 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY OTTO W & ANGELA S REINHART, RECORDER'S DOCUMENT # 242058 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-009; THENCE SOUTHWESTERLY 23° 13' 6" 28.193 FEET, TO THE EAST RIGHT-OF-WAY LINE OF HENSON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 270° 31' 11" 38.626 FEET, 270° 31' 12" 365.789 FEET, 270° 30' 40" 104.98 FEET, 270° 31' 5" 195.027 FEET, 269° 58' 0" 15.244 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF PARK DRIVE; THENCE WESTERLY 0° 10' 30" 63.129 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF HANCOCK DRIVE, AND NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE, WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-011; THENCE WESTERLY 0° 24' 22" 953.794 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE NORTHWESTERLY 299° 15' 8" 718.483 FEET TO THE EAST LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE, WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013; THENCE NORTHERLY 270° 24' 8" 890.232 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 04-03-11-503-002; THENCE NORTHEASTERLY 209° 48' 17" 30.018 FEET, 208° 13' 3" 35.976 FEET, 206° 21' 0" 41.156 FEET, 204° 20' 50" 32.922 FEET, 202° 40' 45" 49.385 FEET, 200° 24' 34" 38.686 FEET, 198° 31' 47" 27.43 FEET, 197° 41' 17" 20.377 FEET, 196° 38' 50" 6.824 FEET ALONG SAID SOUTH LINE; THENCE NORTHERLY 270° 47' 53" 68.691 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-03-11-503-001; THENCE NORTHERLY 270° 4' 30" 221.24 FEET, WESTERLY 2° 33' 17" 3.143 FEET, NORTHEASTERLY 237° 7' 10" 49.071 FEET, WESTERLY 2° 31' 34" 22.912 FEET, AND NORTHERLY 272° 10' 0" 146.275 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH CORNER OF A PARCEL OF LAND OWNED BY ABANDONED GROUND WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-320-004; THENCE NORTHEASTERLY 238° 57' 27" 184.515 FEET AND 232° 51' 3" 77.961 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY EZELL EXCAVATING INC, RECORDER'S DOCUMENT # 304064 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-314-009; THENCE NORTHERLY 272° 9' 20" 15.151 FEET TO THE SOUTH CORNER OF ASSESSOR'S PARCEL WITH PIN 04-03-02-314-998; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 238° 57' 33" 274.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2<sup>ND</sup> STREET; THENCE EASTERLY 183° 28' 2" 60.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2<sup>ND</sup> STREET; THENCE NORTHERLY 272° 9' 50" 170.022 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY LAMB JEREMY A, RECORDER'S DOCUMENT # 301309 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-309-003; THENCE EASTERLY 182° 32' 15" 52.401 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY COLEMAN JEFFERY M, RECORDER'S DOCUMENT # 250530 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-309-002; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 238° 57' 18" 156.018 FEET, 238° 57' 33" 452.498 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY BAKER JOSEPH D, RECORDER'S DOCUMENT # 296824 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-004; THENCE WESTERLY ALONG SAID SOUTH LINE 2° 40' 3" 966.958 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4<sup>TH</sup> STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 270° 26' 1" 19.851 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY BADE TR PHILIP E & MARY MARGARET, RECORDER'S DOCUMENT # 286877 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-001; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID SOUTH LINE OF SAID PARCEL 2° 20' 27" 30.035 FEET, 2° 20' 10" 30.015 FEET, 2° 20' 11" 50.032 FEET, 8° 1' 21" 50.444 FEET, 2° 20' 55" 50.032 FEET, 340° 17' 8" 53.241 FEET, 2° 20' 13" 100.063 FEET, 16° 15' 7" 62.352 FEET, 19° 49' 2" 48.109 FEET, 33° 21' 57" 66.166 FEET, 42° 36' 26" 5.346 FEET, 42° 36' 24" 53.58 FEET, 41° 4' 1" 45.303 FEET, 41° 3' 59" 12.222 FEET, 38° 45' 10" 68.181 FEET, 39° 2' 59" 3.238 FEET, 39° 1' 34" 67.894 FEET, 40° 30' 1" 35.506 FEET, 40° 18' 21" 44.415 FEET, 50° 49' 34" 33.435 FEET, 39° 3' 1" 42.159 FEET, 55° 52' 48" 38.113 FEET, 55° 52' 46" 11.75 FEET, 70° 56' 15" 27.307 FEET, 70° 56' 14" 13.415 FEET, 88° 59' 52" 24.066 FEET, 89° 6' 21" 16.524 FEET, 90° 32' 57" 17.869 FEET, 93° 3' 28" 28.938 FEET, 93° 3' 29" 18.776 FEET, 93° 3' 29" 14.292 FEET, 97° 56' 45" 30.382 FEET, 100° 20' 44" 46.608 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY AMERICAN WATER CO, RECORDER'S DOCUMENT # 301197 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-003; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 2° 20' 24" 136.611 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 81° 13' 13" 205.346 FEET, 81° 13' 11" 4.943 FEET, 81° 13' 13" 13.445 FEET, 83° 34' 32" 82.108 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY EMBARRAS, LLC, RECORDER'S DOCUMENT # 300114 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-018; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 150° 15' 10" 10.152 FEET, 155° 3' 32" 20.987 FEET, 141° 10' 7" 26.123 FEET, 146° 10' 12" 26.921 FEET, 140° 57' 25" 17.34 FEET, 141° 2' 40" 4.565 FEET, 149° 11' 40" 26.79 FEET, 136° 16' 31" 41.623 FEET, 139° 29' 30" 31.671 FEET, 129° 19' 51" 40.929 FEET, 124° 55' 9" 29.333 FEET, 124° 55' 7" 4.681 FEET, 129° 47' 18" 34.565 FEET, 128° 19' 30" 22.559 FEET, 128° 19' 31" 12.419 FEET, 131° 5' 50" 32.312 FEET, 129° 53' 54" 31.726 FEET, 117° 30' 44" 35.438 FEET, 114° 36' 53" 11.692 FEET, 122° 36' 59" 16.655 FEET, 98° 22' 9" 30.434 FEET, 95° 47' 44" 0.198 FEET, AND 95° 46' 7" 26.567 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHERLY 90° 58' 12" 105.032 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 2° 20' 28" 87.711 FEET, 348° 19' 5" 35.955 FEET, 348° 18' 13" 67.134 FEET, 2° 19' 54" 34.409 FEET TO THE EAST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 90° 31' 42" 222.629 FEET, 90° 31' 50" 91.465 FEET, 90° 31' 54" 360.006 FEET, 90° 31' 43" 199.398 FEET, AND 90° 1' 16" 38.978 FEET TO THE NORTH RAILROAD RIGHT-OF-WAY PARCEL 39° 41' 35" 21.957 FEET AND 39° 41' 32" 480.58 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE 90° 31' 51" 130.616 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY 219° 41' 3" 38.697 FEET TO THE EAST RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 90° 31' 47" 167.647 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY RUDDER LAURA, RECORDER'S DOCUMENT # 304334 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-111-001; THENCE NORTHEASTERLY ALONG SAID NORTH LINE 219° 41' 11" 183.107 FEET AND 219° 41' 0" 203.746 FEET TO THE WEST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE 90° 31' 37" 56.532 FEET; THENCE EASTERLY 180° 42' 58" 60.005 FEET TO

THE EAST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE 270° 31' 19" 91.082 FEET, 265° 29' 7" 3.222 FEET, 259° 31' 21" 3.224 FEET, 253° 30' 13" 3.211 FEET, 247° 30' 24" 3.224 FEET, 241° 29' 48" 3.223 FEET, 235° 30' 12" 3.212 FEET, 228° 0' 21" 4.827 FEET, 219° 0' 6" 4.826 FEET, 211° 30' 21" 3.218 FEET, 205° 29' 57" 3.218 FEET, 199° 32' 45" 3.184 FEET, 193° 28' 28" 3.341 FEET, 187° 20' 0" 3.223 FEET, 181° 24' 56" 1.886 FEET, 175° 29' 49" 3.209 FEET, 169° 30' 23" 3.225 FEET, 181° 25' 1" 2.282 FEET, 175° 29' 49" 3.209 FEET, 169° 30' 23" 3.225 FEET, 163° 35' 9" 3.119 FEET, 160° 25' 16" 0.203 FEET, 157° 22' 6" 1.093 FEET, 151° 24' 36" 3.168 FEET, 145° 31' 40" 3.212 FEET, 138° 0' 22" 4.826 FEET, 157° 22' 3" 2.075 FEET, 129° 0' 8" 4.827 FEET, 121° 27' 41" 3.22 FEET, 118° 42' 44" 61.35 FEET AND 118° 42' 44" 56.65 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013; THENCE EASTERLY ALONG SAID SOUTH LINE 180° 43' 54" 186.375 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-128-002; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 90° 31' 48" 248.637 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON AVENUE; THENCE SOUTHERLY 90° 32' 4" 59.996 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELM STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE 90° 31' 39" 50.002 FEET; THENCE EASTERLY 179° 59' 27" 59.982 FEET TO THE EAST RIGHT-OF-WAY LINE OF ELM STREET; THENCE NORTHERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013 270° 30' 56" 51.362 FEET, EASTERLY 181° 17' 14" 142.016 FEET, AND SOUTHERLY 90° 31' 44" 360.025 FEET AND 90° 31' 47" 360.035 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MCKINLEY AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF A PARCEL OF LAND OWNED BY MILLER DONALD R, RECORDER'S DOCUMENT # 278586 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-122-001 121° 57' 0" 116.345 FEET AND 89° 46' 25" 200.001 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY TRI-CITY COUNTRY CLUB, RECORDER'S DOCUMENT # 571/324 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-004; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 1° 17' 3" 63.366 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL 63° 50' 26" 189.547 FEET, 63° 50' 29" 13.484 FEET, 63° 50' 26" 101.209 FEET AND 61° 10' 20" 173.38 FEET, SOUTHERLY 90° 31' 51" 300.033 FEET, AND SOUTHEASTERLY 125° 51' 13" 36.434 FEET, 125° 50' 46" 110.586 FEET, 125° 50' 53" 45.859 FEET, 125° 50' 53" 121.122 FEET, 139° 39' 34" 182.797 FEET AND 139° 39' 40" 361.296 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE EASTERLY ALONG SAID SOUTH LINE 181° 31' 12" 65.603 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY TRI-CITY COUNTRY CLUB, RECORDER'S DOCUMENT # 506/266 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-009; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 90° 34' 13" 1353.448 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY MARTIN W PONDER; RECORDER'S DOCUMENT # 270352 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-008, AND POINT OF BEGINNING. CONTAINING 204.9 ACRES, MORE OR LESS.

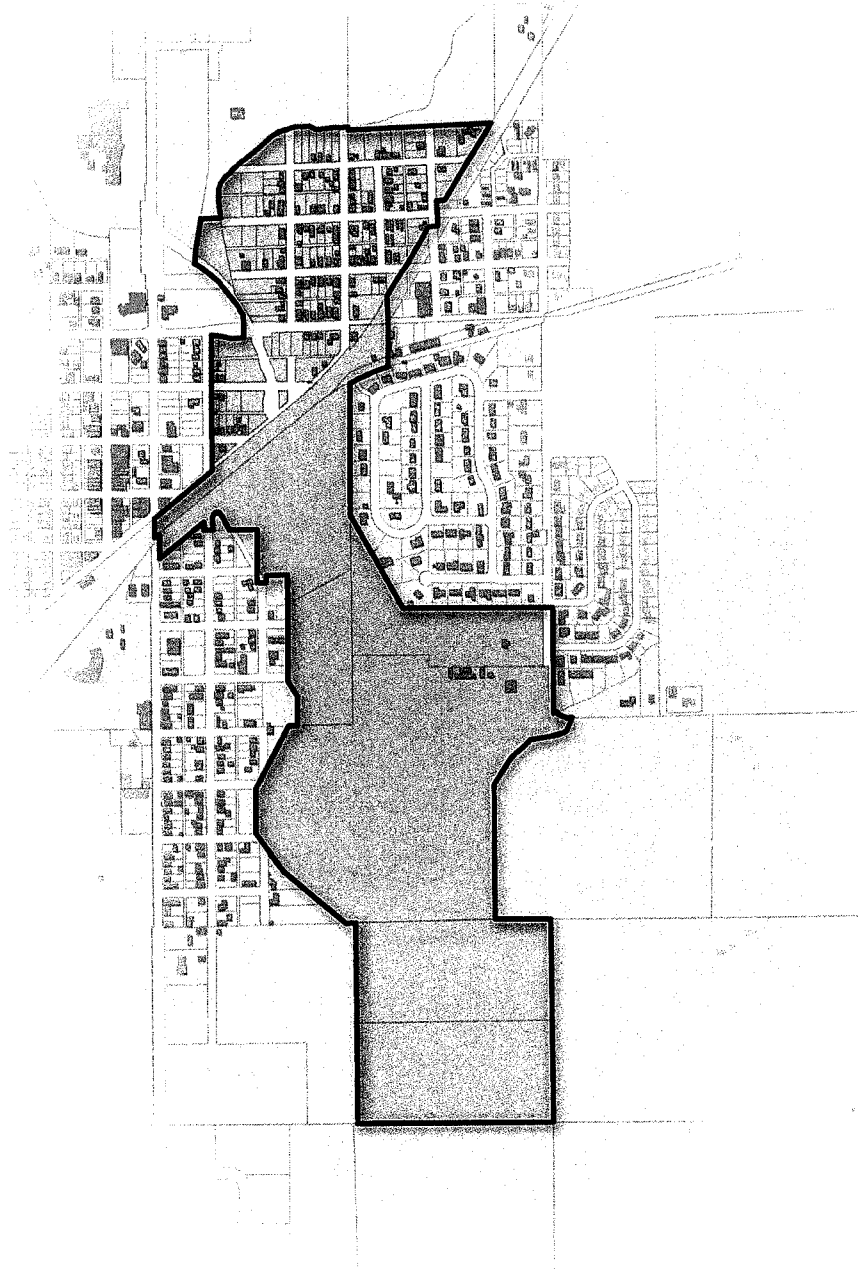
DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE DOUGLAS COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, JULY 2024.

**Exhibit B**  
**REDEVELOPMENT PLAN & PROJECT**



# VILLA GROVE TIF DISTRICT 2

## TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



**THE CITY OF  
VILLA GROVE, ILLINOIS**  
June 24, 2024



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## SECTION I. INTRODUCTION

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 a tax increment redevelopment project area and a tax increment financing redevelopment plan. On June 24, 2024, the Feasibility Study for the City of Villa Grove (the “City”) Tax Increment Financing (“TIF”) District 2 Area (the “Area”), was reviewed by the City’s Standing Committee as a Whole. The Study outlined the qualifying factors found in the Area, and this information is referenced within this Redevelopment Plan (“Plan”). Additionally, the Study provided details as to how tax increment allocation financing would be appropriate for effective redevelopment of the proposed redevelopment project area. At the meeting on July 8, 2024, the City Council approved measures in accordance with the Act to place the study on file and to continue the TIF process to prepare this document, the Redevelopment Plan for the Area.

The City of Villa Grove intends to use tax increment financing to facilitate development in the Area and to stimulate private investment. The proposed Redevelopment Project Area as a whole has not been subject to economic growth, and the properties within the Area will not likely develop or redevelop to their highest and best use without the implementation of a tax increment financing program. The goal of the Redevelopment Plan is to provide a resource for necessary infrastructure and utility upgrades throughout the Area, including improvements to the existing systems and the extension of those systems to properties that are currently not being served. Some redevelopment activities associated with the plan include, but are not limited to:

- Facilitate new development through the extension of utilities and infrastructure to sites currently underserved.
- Repairing and remodeling existing structures throughout the Redevelopment Project Area.
- Infrastructure and utility improvements throughout the Area, including upgrading the existing water and sanitary sewer systems.
- General street and right-of-way improvements, including maintenance and surface improvements.
- Marketing of properties within the Area for new development.
- Extension of the existing street network to provide access to right-of-way to facilitate the development of property within the Area.

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 City 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.*
- 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 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:*

- a) *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.*

- b) Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
- c) 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.*
- d) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
- e) 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.*
- f) 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:*

- a) The area consists of one or more unused quarries, mines, or strip mine ponds.*
- b) The area consists of an unused rail yards, rail tracks or railroad rights-of-way.*
- c) 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.*
- d) 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.*
- e) 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 City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*
- f) 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:

- 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 City 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.
- Examination of maps, aerial photographs, and historic data related to the Project Area including Douglas County property records and tax bills.
- Research of current and historic equalized assessed values ("EAV") for each of the properties located within the Project Area.
- Research of the Consumer Price Index ("CPI") for All Urban Consumers published by the United States Department of Labor.
- Use and reference of the City of Villa Grove Strategic Plan and Goal Development 2020 ("Strategic Plan").
- Use and reference of the Douglas County Multi-Jurisdictional All Hazards Mitigation Plan ("Hazard Plan").
- Use of Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps ("FIRM") and data.
- Use of definitions contained in the Act.
- 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 in the attached Exhibit B – Existing Land Use.

The Proposed TIF District Area encompasses 139 parcels of property and rights-of-way in the City of Villa Grove, generally located in the eastern portion of the corporate boundary. Parcels adjacent to Ash Street make up the northern portion of the Area, and the boundary continues south to Harrison Street. South of Harrison Street the Area takes in property adjacent to Jefferson Street and Adams Avenue before continuing south to property east of Centennial Cemetery, which makes up the southern portion of the boundary.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a combination of a "conservation area" and "blighted area" as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes a portion of the factors that exist within the Area to a qualifying extent:

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

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." Per Douglas County property tax information, historic aerial photography of the Area, and field investigations of the property, approximately 178 of the 183 (97%) structures have been determined to be at least 35 years of age. As such, the developed portion of the Area can be reviewed for its eligibility as a "conservation area." The following is the review of existing factors in the Area:

- **Deterioration**

The parcels which make up the developed portion of the Area exhibit some form of deterioration. In terms of surface improvements, the Area showed signs of deterioration including unkempt gravel areas, cracked and deteriorated parking areas, and grass or weed growth in some of the surface

improvements. Surface deterioration often begins with the formation of cracks due to freeze-thaw cycles, settlement, or aging of materials. These cracks can widen over time, leading to the formation of potholes, which pose safety hazards for pedestrians and vehicles. These conditions can lead to uneven surfaces, characterized by dips, bumps, or depressions, can result from poor drainage, soil erosion, or inadequate compaction during construction. Standing water or poor drainage on surfaces can further lead to deteriorated surface improvements, and indicates underlying issues with grading, slope, or drainage infrastructure. Pooled water accelerates surface deterioration by weakening the material and promoting erosion, leading to more extensive damage over time. Overall, a lack of regular maintenance, including sealing cracks, patching potholes, and repainting markings, contributes to surface deterioration on parcels. Neglected surfaces deteriorate more rapidly and require costly repairs or replacement eventually. These conditions, in some form, were noted in 101 of the 103 developed properties.

Structural site improvements also exhibited deteriorated conditions, with the majority of the structures showing some sort of notable defects. Much of the structural deterioration could be attributed to the age of the structures, as over time continuous use and exposure to the elements adversely impacts structures both aesthetically and structurally. Without upkeep and continued investment in these properties then the deterioration only worsens over time, and eventually can discourage new investment in an area as it creates a perception of economic decline. Conditions such as these were noted in 147 of the 183 structures in the Area.

- **Inadequate Utilities**

Much of the utilities and infrastructure serving the Area are in need of improvements given the age of the development of the property, as detailed prior. The Strategic Plan documents the need for infrastructure improvements, noting that future projects were some of the highest priorities in the City. As part of Illinois American Water's acquisition of the water and wastewater systems in the City in 2022, approximately \$21M in necessary upgrades were identified. Those improvements noted include replacing water meters, water mains, fire hydrants, and wastewater mains. Additional upgrades include projects related to the lift stations, including replacement of pumps and improving system reliability.

- **Lack of Community Planning**

There are conditions indicative of a lack of community planning in the Area. One example of this factor would be the existing subdivision of some of the parcels in the Area. Parcels exhibiting these conditions could lead to limited building design options, as irregularly shaped or small parcels may restrict developers in efficiently utilizing space or meeting specific design requirements. This limitation can result in compromised building layouts, reduced functionality, or increased construction costs. Another indication of a lack of community planning is the development of properties located in the floodplain. The Hazard Plan identifies multiple properties in the City that are repetitive flood loss properties. Additionally, the Hazard Plan estimates over 400 structures in the City as being vulnerable to loss due to flooding, totaling a potential dollar loss of over \$15M. Given the age of the development in the Area, the properties had developed through a general sense of order and without the guidance of an overall plan for the community. Had a plan been followed the best practice for the development would be to avoid or mitigate the negative impact of being located in the floodplain area to avoid the negative impacts associated with flooding events.

- **Stagnant or Declining Property Values**

In order to qualify for this factor the Proposed Redevelopment Project Area is required to have an annual equalized assessed value ("EAV") growth rate that is less than the balance of the municipality for three of the last five 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 ("CPI") published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated. Table A shows the comparison of the Project Area growth rates to the balance of the City from 2018-2023.



TABLE A - PROJECT AREA & CITY BALANCE GROWTH RATES

YEAR	VILLA GROVE <sup>1</sup>	PROJECT AREA <sup>2</sup>	GROWTH %	BALANCE <sup>3</sup>	GROWTH %
2023	\$34,354,582	\$2,193,636	27.09%	\$32,160,946	29.68%
2022	\$26,526,407	\$1,726,014	7.54%	\$24,800,393	7.09%
2021	\$24,763,479	\$1,604,938	3.62%	\$23,158,541	6.10%
2020	\$23,376,687	\$1,548,804	-1.62%	\$21,827,883	-0.12%
2019	\$23,429,066	\$1,574,366	-12.28%	\$21,854,700	-3.03%
2018	\$24,331,856	\$1,794,854	-	\$22,537,002	-

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

<sup>2</sup>Total EAV of the Parcels in the Project Area. Source: Douglas County Property Tax Records

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

This analysis shows that the Project Area has had lower annual EAV growth rates than the balance of the City for four of the last five years.

Table B shows the comparison of the Project Area to the CPI over the same period. This analysis shows that the Project Area has had lower annual growth rates than the CPI for three of the last five years. Thus, the Area meets both statutory thresholds for this factor: the Area is increasing at an annual growth rate less than the balance of the municipality for at least three of the last five years, and the Area is increasing at an annual growth rate less than the CPI for at least three of the last five years. Additionally, the Area has had multiple years of negative growth where the total EAV declined.

TABLE B - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA <sup>1</sup>	GROWTH %	CPI <sup>2</sup>
2023	\$2,193,636	27.09%	3.40%
2022	\$1,726,014	7.54%	6.50%
2021	\$1,604,938	3.62%	7.00%
2020	\$1,548,804	-1.62%	1.40%
2019	\$1,574,366	-12.28%	2.30%
2018	\$1,794,854	-	-

<sup>1</sup>Total EAV of the Parcels in the Project Area. Source: Douglas County Property Tax Records

<sup>2</sup>Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor

## 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 Douglas County Assessment and Tax Information System, it has been determined that there are 36 parcels of land found to be vacant. These are parcels of real property without industrial, commercial, or residential buildings. Since portions of the Area were 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 a review of qualifying factors in this portion of the Area.

- **Obsolete Platting of Vacant Land**

The vacant properties in the Area exhibit similar conditions to some of the developed parcels as it relates to platting and subdivision of land. Improper subdivision may result in irregularly shaped or undersized lots that do not comply with current zoning regulations or land use requirements. There are also larger properties that are unlikely to be utilized in a way that maximizes the full potential of the available acreage without a proposal for the development of the property as a whole. These parcels could require reconfiguration of the land, through parcel combinations and/or splits, in order to ensure the future development of the property to its highest and best use. Any reconfigurations should be done in accordance with an overall plan for the development of the property to ensure that considerations such as zoning standards, development guidelines, floodplain mitigation, property access to right-of-way, utility and infrastructure provisions, and other land use issues are addressed. Without an overall redevelopment plan for the area as a whole, this type of development can be difficult. Another factor contributing to these difficulties is the diversity of ownership of the property, which is another factor detailed below.

- **Diversity of Ownership**

There is a diversity of ownership of the undeveloped property in the Area, with 25 of the 36 properties having unique owners. This situation can potentially create undesired effects that can hinder community development, economic growth, and development cohesion. When vacant properties are owned by multiple individuals or entities, it can lead to fragmented development patterns with inconsistent or conflicting land use decisions. Lack of coordination among property owners can result in disjointed development, inefficient land use, and missed opportunities for future land use planning. Addressing these effects could potentially require a coordinated planning effort among those property owners, the City, and other stakeholders. As mentioned prior, strategies such as land assembly, property consolidation, and targeted incentives can help overcome barriers to redevelopment and facilitate the revitalization of vacant properties for the benefit of the entire community.

- **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 portions of the undeveloped portion of the Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form.

- **Stagnant or Declining Property Values**

The stagnant or declining property values, as described in the developed portion prior, applies to both developed and undeveloped properties in the Area. As such, the undeveloped portion of the Area also qualifies for this factor, as it was determined that the parcels in the Area meet every requirement of this 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.

- **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.**

FEMA floodplain data was used to overlay the proposed Area in relation to the floodway in the region, as shown in Exhibit C. This shows that properties in the Area are impacted by floodways categorized as Zone X, A, or AE by FEMA. Zone X represents areas with a moderate flood hazard area between the limits of the base flood and the 0.2-percent-annual-chance flood. Zones A and AE represent areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from one to three feet. These areas have a 26% chance of flooding over the life of a 30-year

mortgage. These are areas considered to be high-risk and require flood insurance for development. Development opportunities in these areas will have to be carefully considered, and significant stormwater mitigation measures will have to be taken in order for any of the parcels in these areas to be utilized to their highest and best uses.

#### E. Summary of Factors

It is found that the developed portion of the Area contains conditions that would qualify it as a "conservation area"; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 11 of the 14 structures (79%) being at least 35 years old; and the Area contains an incidence of six qualifying factors present to a meaningful extent. It is found that the undeveloped portion of the Area contains conditions that qualify it as a "blighted area," with four factors present to a qualifying degree.

These factors are summarized in Table C.

TABLE C - QUALIFICATION FACTORS MATRICES

TOTAL PARCELS IN TIF DISTRICT	139
<b>QUALIFICATIONS OF DEVELOPED LAND</b>	
Number of Parcels	103
Number of Structures	183
Buildings Over 35 Years of Age	178 97%
Dilapidation	12 7%
Obsolescence	4 2%
Structure Deterioration	147 80%
Surface Deterioration	101 98%
Total Deterioration	101 98%
Structures below minimum code	4 2%
Illegal Use of Structures	Not Determined
Excessive Vacancies	4 2%
Lack of Ventilation, Light, or Sanitary Facilities	Not Determined
Inadequate Utilities	YES
Excessive Land Coverage	NO
Deleterious Land Use or Layout	NO
Lack of Community Planning	YES
EPA Remediation Costs	Not Determined
Low EAV Growth for 3 of the Last 5 Years	YES
Total # of Factors Existing	8
Factors Existing to a Qualifying Extent	4
50% or More of Area has 3 or More Factors Plus Age	YES
<b>QUALIFICATIONS OF VACANT LAND</b>	
Number of Vacant Parcels	36
Obsolete Platting	YES
Diversity of Ownership	YES
Tax Delinquent	NO
Deterioration in Adjacent Areas	YES
EPA Remediation Costs	Not Determined
Stagnant/Declining EAV Growth for 3 of the Last 5 Years	YES
2 of the 6 Preceding Factors	YES
<b>STAND ALONE FACTORS OF VACANT LAND</b>	
Unused Quarries, Mines, or Strip Mine Ponds	NO
Unused Rail Yards, Rail Tracks, or Railroad Rights-of-Way	NO
Area, Prior to its Designation, is Subject to Chronic Flooding	YES
Illegal Disposal Site	NO
Between 50-100 Acres Undeveloped for Designated Purpose	NO
Qualified as Blighted Improved Area	NO
1 of the 6 Preceding Factors	YES

#### **F. Conclusion**

The eligibility finding for the developed portion of the Area is that it is found to exceed the threshold required to be a considered "conservation area." Additionally, the undeveloped portion of the Area is found to meet the threshold required to be considered a "blighted area." It is, therefore, found that the Area of Analysis contains conditions that qualify it as a combination of a "conservation area" and "blighted 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 City, 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.

### **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 139 parcels of developed and undeveloped property, rights-of-way, and City property totaling approximately 204.9 acres. The City, 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 Villa Grove TIF District 2 Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the City meets this requirement. The Area is fully described in the attached Legal Description – Appendix A.

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

The City 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, as a whole, has not been subject to growth relative to the balance of the municipality and the CPI. From 2018-2023 the Project Area had a lower annual growth rate than the balance of the City for four of the five years; and lower annual growth rate than the CPI for three of the last five years. Additionally, over this time period the Project Area has had multiple years of negative growth rates where the total EAV declined. These parcels cannot reasonably be anticipated to develop on par with the rest of the City without the adoption of tax increment financing. Therefore, this requirement is met.

#### **E. The TIF Plan and Project Conform with the City’s Comprehensive Plan**

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the City’s 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 and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) may not be later than December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 1174.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted. If available and deemed appropriate by the City, 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 City finds that the Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The City 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 City of Villa Grove 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. Although the projected impact is minimal, the 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. In addition, project funds may also be utilized to assist in other public infrastructure and capital projects of other units of local government as permitted by the Statute within or outside the Project Area. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below. The assessed value information referenced utilizes 2022 net taxable EAV data from the Douglas County Clerk and Illinois Department of Revenue.

#### Villa Grove School Unit #302

It is not anticipated that any development that is a result of the Redevelopment Plan will have a direct and substantial increase on the services of the school district. Should any costs for the school districts arise that are directly attributable to the Redevelopment Project the use of financial assistance through the TIF District Program would be appropriate. In terms of assessed valuation, the Project Area's taxable EAV is approximately 1.3% of school district's as a whole. Additionally, the properties in the Area have been underperforming and in decline in recent years in terms of assessed valuation. As such the financial impact on the school district is expected to be minimal.

#### Douglas County

The nature of the potential development and/or redevelopment within the Project Area is anticipated to have minimal to no impact on demand for County Services. Any increase in demand should not be so substantial as to warrant the hiring of additional staff or the need to increase services. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan. Regarding the impact on the County's tax base, the Project Area's total assessed value is 0.2% of the County as a whole, so any financial impact will be minimal.

#### Parkland College

Any increase in enrollment as a direct result of the redevelopment project is expected to be insignificant and should not have an effect on the community college district. Regarding the impact on the District's tax base, the Project Area's total assessed value is 0.02% of the District as a whole, so any financial impact will be minimal.

#### Camargo Library

It is not anticipated that any development that is a result of the Redevelopment Plan will have a significant impact on the services offered by the library district. Also, the Project Area is approximately 1.7 % of the library's total tax base, and considering the relative lack of EAV growth of the parcels in the Area any projected impact is expected to be minimal.

#### Camargo Township/Road & Bridge

The development of the Project Area is not anticipated to impact the township or road and bridge district. The total EAV of the proposed TIF Area is approximately 2% of that of the township/road and bridge tax bases as a whole, so the financial impact associated with any potential incremental revenues would be minimal. Should any infrastructure or roadway needs arise in the future that are associated with development in the Project Area, those projects would be eligible uses of Redevelopment Project funding for support.

Once this Plan and related projects have been implemented, and the anticipated 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 City, 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 Villa Grove TIF District 2 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. General Use Plan**

The General Land Use Plan for the Redevelopment Project Area is shown in Exhibit D. All Redevelopment Projects shall be subject to the provisions of the City'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 City of Villa Grove 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.
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 City of Villa Grove regarding 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 City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.
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.

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

### **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 Villa Grove TIF District 2 Redevelopment Project Area may include, but are not limited to:

- Infrastructure and utility improvements throughout the Area.
- Repairing and remodeling of existing structures throughout the Redevelopment Project Area.
- Site and surface improvements, including construction and resurfacing of roadways.
- Extension of infrastructure and utilities to areas currently underserved.
- Land assembly and site preparation.

## 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:

- Facilitate new development through the extension of utilities and infrastructure to sites currently underserved.
- Repairing and remodeling existing structures throughout the Redevelopment Project Area.
- Infrastructure and utility improvements throughout the Area, including upgrading the existing water and sewer systems.
- General street and right-of-way improvements, including maintenance and surface improvements.
- Marketing of properties within the Area for new development.
- Extension of the existing street network to provide access to right-of-way to facilitate the development of property within the Area.
- 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 City 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 City will work to adopt the Redevelopment Plan. Once the Plan is adopted, the City 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 City 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. These costs include fire protection district, school district, and library district capital costs.*
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 COSTS

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.	\$1,675,000
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.	\$3,225,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements.	\$4,125,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, streets, roadways, curbs and gutters, street lighting, sidewalks, and public utilities, including water and sewer system improvements).	\$4,450,000
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. Taxing district capital costs incurred as a result of the implementation of the Redevelopment Plan.	\$3,150,000
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.	\$875,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$17,500,000</b>

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$17,500,000 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 \$2,194,953. The County Clerk of Douglas County will verify the Base EAV amount upon the adoption of the City ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the Villa Grove TIF District 2 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 Villa Grove TIF District 2 Redevelopment Plan and Project, and commitment by the City to the Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Redevelopment Project Area. Based on the proposed projects and nature of the redevelopment planned for the Area, it has been estimated that private investment will increase the EAV by approximately \$15,300,000. This figure is in present-day dollars and considers only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$17,500,000.

### 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 City. Under such financing, tax increment revenue, in the form of revenues attributable to increases in the equalized assessed value 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 City of Villa Grove, 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 City. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the City.

#### **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. If any obligations secured by future amounts to be collected and allocated to the Special Allocation Fund are issued pursuant to this Redevelopment Plan, they are to be issued 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 City of Villa Grove will ensure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The City will additionally ensure 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. As such, the City hereby certifies that this Plan will not result in the displacement of residents from 10 or more residential units, and thus no housing impact study is required. Additionally, the City 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 City 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 Villa Grove TIF District 2 Redevelopment Plan and Project may be 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 City shall adhere to all reporting and meeting requirements as provided for in the Act.

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# APPENDIX A

## LEGAL DESCRIPTION



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APPENDIX A – LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTIONS 2 AND 11 IN TOWNSHIP 16 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 1, 326.5 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY MARTIN W PONDER; DOUGLAS COUNTY RECORDER'S (HEREINAFTER REFERRED TO AS RECORDER'S) DOC # 270352 WITH DOUGLAS COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL) WITH PIN 04-03-11-300-008, AND POINT OF BEGINNING; THENCE EASTERLY 180° 22' 46" ALONG SAID SOUTH SECTION LINE 1,324.5 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY 270° 36' 34" ALONG THE EAST LINE OF SAID PARCEL 1,371.8 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY MARTIN W PONDER, RECORDER'S DOCUMENT # 292175 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-001; THENCE WESTERLY 0° 18' 54" ALONG SAID SOUTH PARCEL LINE 381.9 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY 270° 32' 55" 904.7 FEET, NORTHEASTERLY 236° 38' 53" 194.018 FEET, 236° 38' 54" 31.599 FEET, 222° 6' 47" 34.867 FEET, 222° 6' 48" 67.619 FEET, 222° 6' 47" 34.453 FEET, 222° 6' 48" 37.995 FEET, 189° 56' 34" 21.386 FEET, 189° 56' 37" 45.96 FEET, 189° 56' 35" 61.05 FEET, 189° 56' 36" 52.2 FEET, 189° 56' 38" 19.316 FEET, 208° 36' 56" 26.128 FEET, 208° 36' 57" 23.858 FEET, 246° 52' 39" 25.906 FEET, 246° 52' 39" 42.314 FEET, 246° 52' 48" 31.552 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY PAUL C & WANDA K SHADE, RECORDER'S DOCUMENT # 279146 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-004; THENCE WESTERLY 353° 30' 25" 17.498 FEET, 347° 30' 14" 17.498 FEET, 341° 31' 18" 17.393 FEET, 338° 29' 11" 0.218 FEET, 335° 29' 0" 17.388 FEET, 329° 30' 3" 17.502 FEET, 323° 21' 3" 18.373 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY OTTO W & ANGELA S REINHART, RECORDER'S DOCUMENT # 242058 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-009; THENCE SOUTHWESTERLY 23° 13' 6" 28.193 FEET, TO THE EAST RIGHT-OF-WAY LINE OF HENSON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 270° 31' 11" 38.626 FEET, 270° 31' 12" 365.789 FEET, 270° 30' 40" 104.98 FEET, 270° 31' 5" 195.027 FEET, 269° 58' 0" 15.244 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF PARK DRIVE; THENCE WESTERLY 0° 10' 30" 63.129 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF HANCOCK DRIVE, AND NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE, WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-011; THENCE WESTERLY 0° 24' 22" 953.794 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE NORTHWESTERLY 299° 15' 8" 718.483 FEET TO THE EAST LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE, WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013; THENCE NORTHERLY 270° 24' 8" 890.232 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 04-03-11-503-002; THENCE NORTHEASTERLY 209° 48' 17" 30.018 FEET, 208° 13' 3" 35.976 FEET, 206° 21' 0" 41.156 FEET, 204° 20' 50" 32.922 FEET, 202° 40' 45" 49.385 FEET, 200° 24' 34" 38.686 FEET, 198° 31' 47" 27.43 FEET, 197° 41' 17" 20.377 FEET, 196° 38' 50" 6.824 FEET ALONG SAID SOUTH LINE; THENCE NORTHERLY 270° 47' 53" 68.691 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-03-11-503-001; THENCE NORTHERLY 270° 4' 30" 221.24 FEET, WESTERLY 2° 33' 17" 3.143 FEET, NORTHEASTERLY 237° 7' 10" 49.071 FEET, WESTERLY 2° 31' 34" 22.912 FEET, AND NORTHERLY 272° 10' 0" 146.275 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH CORNER OF A PARCEL OF LAND OWNED BY ABANDONED GROUND WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-320-004; THENCE NORTHEASTERLY 238° 57' 27" 184.515 FEET AND 232° 51' 3" 77.961 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY EZELL EXCAVATING INC, RECORDER'S DOCUMENT # 304064 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-314-009; THENCE NORTHERLY 272° 9' 20" 15.151 FEET TO THE SOUTH CORNER OF ASSESSOR'S PARCEL WITH PIN 04-03-02-314-998; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 238° 57' 33" 274.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2<sup>ND</sup> STREET; THENCE EASTERLY 183° 28' 2" 60.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2<sup>ND</sup> STREET; THENCE NORTHERLY 272° 9' 50" 170.022 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY LAMB JEREMY A, RECORDER'S DOCUMENT # 301309 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-309-003; THENCE EASTERLY 182° 32' 15" 52.401 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY COLEMAN JEFFERY M, RECORDER'S DOCUMENT # 250530 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-309-002; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 238° 57' 18" 156.018 FEET, 238° 57' 33" 452.498 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY BAKER JOSEPH D, RECORDER'S DOCUMENT # 296824 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-004; THENCE WESTERLY ALONG SAID SOUTH LINE 2° 40' 3" 966.958 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4<sup>TH</sup> STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 270° 26' 1" 19.851 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY BADE TR PHILIP E & MARY MARGARET, RECORDER'S DOCUMENT # 286877 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-001; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID SOUTH LINE OF SAID PARCEL 2° 20' 27" 30.035 FEET, 2° 20' 10" 30.015 FEET, 2° 20' 11" 50.032 FEET, 8° 1' 21" 50.444 FEET, 2° 20' 55" 50.032 FEET, 340° 17' 8" 53.241 FEET, 2° 20' 13" 100.063 FEET, 16° 15' 7" 62.352 FEET, 19° 49' 2" 48.109 FEET, 33° 21' 57" 66.166 FEET, 42° 36' 26" 5.346 FEET, 42° 36' 24" 53.58 FEET, 41° 4' 1" 45.303 FEET, 41° 3' 59" 12.222 FEET, 38° 45' 10" 68.181 FEET, 39° 2' 59" 3.238 FEET, 39° 1' 34" 67.894 FEET, 40° 30' 1" 35.506 FEET, 40° 18' 21" 44.415 FEET, 50° 49' 34" 33.435 FEET, 39° 3' 1" 42.159 FEET, 55° 52' 48" 38.113 FEET, 55° 52' 46" 11.75 FEET, 70° 56' 15" 27.307 FEET, 70° 56' 14" 13.415 FEET, 88° 59' 52" 24.066 FEET, 89° 6' 21" 16.524 FEET, 90° 32' 57" 17.869 FEET, 93° 3' 28" 28.938 FEET, 93° 3' 29" 18.776 FEET, 93° 3' 29" 14.292 FEET, 97° 56' 45" 30.382 FEET, 100° 20' 44" 46.608 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY AMERICAN WATER CO, RECORDER'S DOCUMENT # 301197 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-003; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 2° 20' 24" 136.611 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 81° 13' 13" 205.346 FEET, 81° 13' 11" 4.943 FEET, 81° 13' 13" 13.445 FEET, 83° 34' 32" 82.108 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY EMBARRAS, LLC, RECORDER'S DOCUMENT # 300114 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-018; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 150° 15' 10" 10.152 FEET, 155° 3' 32" 20.987 FEET, 141° 10' 7" 26.123 FEET, 146° 10' 12" 26.921 FEET, 140° 57' 25" 17.34 FEET, 141° 2' 40" 4.565 FEET, 149° 11' 40" 26.79 FEET, 136° 16' 31" 41.623 FEET, 139° 29' 30" 31.671 FEET, 129° 19' 51" 40.929 FEET, 124° 55' 9" 29.333 FEET, 124° 55' 7" 4.681 FEET, 129° 47' 18" 34.565 FEET, 128° 19' 30" 22.559 FEET, 128° 19' 31" 12.419 FEET, 131° 5' 50" 32.312 FEET, 129° 53' 54" 31.726 FEET, 117° 30' 44" 35.438 FEET, 114° 36' 53" 11.692 FEET, 129° 36' 59" 16.655 FEET, 98° 22' 30" 30.434 FEET, 95° 47' 44" 0.198 FEET, AND 95° 46' 7" 26.567 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHERLY 90° 58' 12" 105.032 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 2° 20' 28" 87.711 FEET, 348° 19' 5" 35.955 FEET, 348° 18' 13" 67.134 FEET, 2° 19' 54" 34.409 FEET TO THE EAST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 90° 31' 42" 222.629 FEET, 90° 31' 50" 91.465 FEET, 90° 31' 54" 360.006 FEET, 90° 31' 43" 199.398 FEET, AND 90° 1' 16" 38.978 FEET TO THE NORTH RAILROAD RIGHT-OF-WAY PARCEL WITH PIN 04-03-11-503-001; THENCE SOUTHWESTERLY ALONG SAID NORTH RAILROAD RIGHT-OF-WAY PARCEL 39° 41' 35" 21.957 FEET AND 39° 41' 32" 480.58 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE 90° 31' 51" 130.616 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY 219° 41' 3" 38.697 FEET TO THE EAST RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 90° 31' 47" 167.647 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY RUDDER LAURA, RECORDER'S DOCUMENT # 304334 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-111-001; THENCE NORTHEASTERLY ALONG SAID NORTH LINE 219° 41' 11" 183.107 FEET AND 219° 41' 0" 203.746 FEET TO THE WEST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE 90° 31' 37" 56.532 FEET; THENCE EASTERLY 180° 42' 58" 60.005 FEET TO THE EAST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE 270° 31' 19" 91.082 FEET, 265° 29' 7" 3.222 FEET, 259° 31' 21" 3.224 FEET, 253° 30' 13" 3.211 FEET, 247° 30' 24" 3.224 FEET, 241° 29' 48" 3.223 FEET, 235° 30' 12" 3.212 FEET, 228° 0' 21" 4.827 FEET, 219° 0' 6" 4.826 FEET, 211° 30' 21" 3.218 FEET, 205° 29' 57" 3.218 FEET, 199° 32' 45" 3.184 FEET, 193° 26' 28" 3.341 FEET, 187° 20' 0" 3.223 FEET, 181° 24' 56" 1.886 FEET, 175° 29' 49" 3.209 FEET, 169° 30' 23" 3.225 FEET, 181° 25' 1" 2.282 FEET, 175° 29' 49" 3.209 FEET, 169° 30' 23" 3.225 FEET, 163° 35' 9" 3.119 FEET, 160° 25' 16" 0.203 FEET, 157° 22' 6" 1.093 FEET, 151° 24' 36" 3.168 FEET, 145° 31' 40" 3.212 FEET, 138° 0' 22" 4.826 FEET, 157° 22' 3" 2.075 FEET, 129° 0' 8" 4.827 FEET, 121° 27' 41" 3.22 FEET, 118° 42' 44" 61.35 FEET AND 118° 42' 44" 56.65 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013; THENCE EASTERLY ALONG SAID SOUTH LINE 180° 43' 54" 186.375

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City of Villa Grove, Illinois

FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-128-002; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 90° 31' 48" 248.637 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON AVENUE; THENCE SOUTHERLY 90° 32' 4" 59.996 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELM STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE 90° 31' 39" 50.002 FEET; THENCE EASTERLY 179° 59' 27" 59.982 FEET TO THE EAST RIGHT-OF-WAY LINE OF ELM STREET; THENCE NORTHERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013 270° 30' 56" 51.362 FEET, EASTERLY 181° 17' 14" 142.016 FEET, AND SOUTHERLY 90° 31' 44" 360.025 FEET AND 90° 31' 47" 360.035 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MCKINLEY AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF A PARCEL OF LAND OWNED BY MILLER DONALD R, RECORDER'S DOCUMENT # 278586 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-122-001 121° 57' 0" 116.345 FEET AND 89° 46' 25" 200.001 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY TRI-CITY COUNTRY CLUB, RECORDER'S DOCUMENT # 571/324 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-004; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 1° 17' 3" 63.366 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL 63° 50' 26" 189.547 FEET, 63° 50' 29" 13.484 FEET, 63° 50' 26" 101.209 FEET AND 61° 10' 20" 173.38 FEET, SOUTHERLY 90° 31' 51" 300.033 FEET, AND SOUTHEASTERLY 125° 51' 13" 36.434 FEET, 125° 50' 46" 110.586 FEET, 125° 50' 53" 45.859 FEET, 125° 50' 53" 121.122 FEET, 139° 39' 34" 182.797 FEET AND 139° 39' 40" 361.296 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE EASTERLY ALONG SAID SOUTH LINE 181° 31' 12" 65.603 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY TRI-CITY COUNTRY CLUB, RECORDER'S DOCUMENT # 506/266 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-009; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 90° 34' 13" 1353.448 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY MARTIN W PONDER; RECORDER'S DOCUMENT # 270352 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-008, AND POINT OF BEGINNING. CONTAINING 204.9 ACRES, MORE OR LESS.

DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE DOUGLAS COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, JULY 2024.

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# APPENDIX B

## PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

04-03-02-300-003	04-03-02-307-002	04-03-02-312-009	04-03-02-320-004
04-03-02-300-019	04-03-02-307-003	04-03-02-312-010	04-03-02-320-007
04-03-02-302-001	04-03-02-307-004	04-03-02-312-011	04-03-11-100-011
04-03-02-302-002	04-03-02-307-005	04-03-02-312-012	04-03-11-100-013
04-03-02-302-003	04-03-02-307-006	04-03-02-313-001	04-03-11-102-001
04-03-02-302-004	04-03-02-307-007	04-03-02-313-002	04-03-11-102-002
04-03-02-302-006	04-03-02-308-001	04-03-02-313-003	04-03-11-102-003
04-03-02-302-007	04-03-02-308-002	04-03-02-313-004	04-03-11-102-004
04-03-02-303-001	04-03-02-308-003	04-03-02-313-005	04-03-11-102-005
04-03-02-303-004	04-03-02-308-004	04-03-02-313-006	04-03-11-102-006
04-03-02-303-005	04-03-02-308-005	04-03-02-313-007	04-03-11-102-007
04-03-02-303-006	04-03-02-308-006	04-03-02-314-005	04-03-11-103-001
04-03-02-303-007	04-03-02-308-007	04-03-02-314-006	04-03-11-103-002
04-03-02-303-008	04-03-02-308-008	04-03-02-314-009	04-03-11-103-003
04-03-02-303-009	04-03-02-308-009	04-03-02-314-010	04-03-11-103-004
04-03-02-304-003	04-03-02-308-012	04-03-02-318-004	04-03-11-103-005
04-03-02-304-004	04-03-02-308-013	04-03-02-318-005	04-03-11-103-008
04-03-02-305-002	04-03-02-309-001	04-03-02-318-006	04-03-11-105-001
04-03-02-305-003	04-03-02-309-002	04-03-02-318-008	04-03-11-105-002
04-03-02-305-004	04-03-02-311-001	04-03-02-318-009	04-03-11-105-003
04-03-02-305-005	04-03-02-311-002	04-03-02-319-001	04-03-11-105-004
04-03-02-305-006	04-03-02-311-003	04-03-02-319-002	04-03-11-105-005
04-03-02-305-007	04-03-02-311-004	04-03-02-319-003	04-03-11-105-006
04-03-02-305-008	04-03-02-311-005	04-03-02-319-004	04-03-11-105-007
04-03-02-305-009	04-03-02-311-006	04-03-02-319-005	04-03-11-105-008
04-03-02-306-001	04-03-02-311-007	04-03-02-319-006	04-03-11-105-009
04-03-02-306-002	04-03-02-311-008	04-03-02-319-007	04-03-11-105-010
04-03-02-306-003	04-03-02-312-001	04-03-02-319-008	04-03-11-105-011
04-03-02-306-004	04-03-02-312-002	04-03-02-319-009	04-03-11-106-003
04-03-02-306-005	04-03-02-312-003	04-03-02-319-010	04-03-11-122-001
04-03-02-306-006	04-03-02-312-004	04-03-02-319-011	04-03-11-125-001
04-03-02-306-007	04-03-02-312-005	04-03-02-319-012	04-03-11-300-004
04-03-02-306-008	04-03-02-312-006	04-03-02-320-001	04-03-11-300-008
04-03-02-306-009	04-03-02-312-007	04-03-02-320-002	04-03-11-300-009
04-03-02-307-001	04-03-02-312-008	04-03-02-320-003	