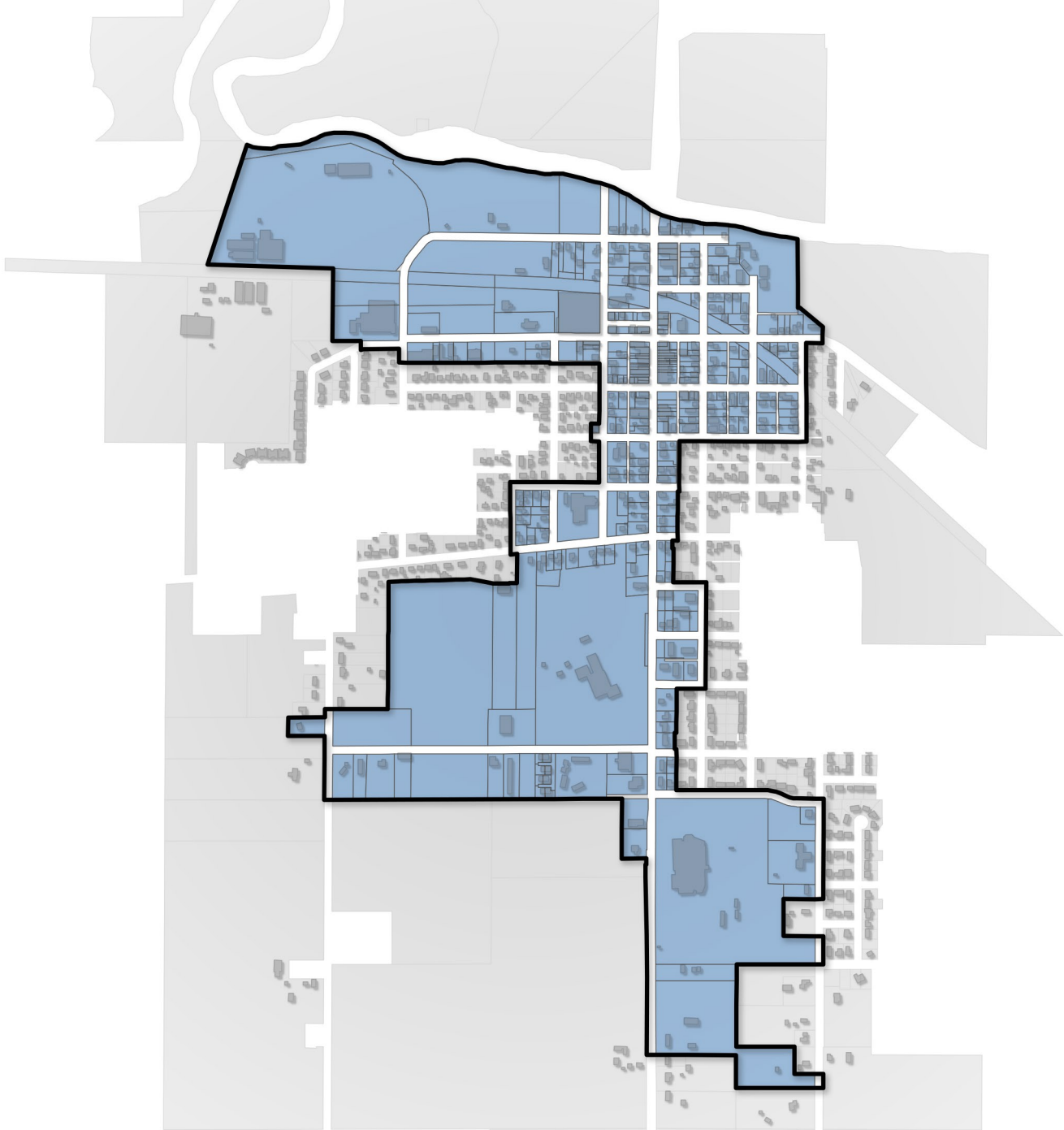


# PECATONICA BUSINESS DISTRICT BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT



The Village of  
**PECATONICA, IL**  
November 17, 2020



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## **SECTION I. INTRODUCTION**

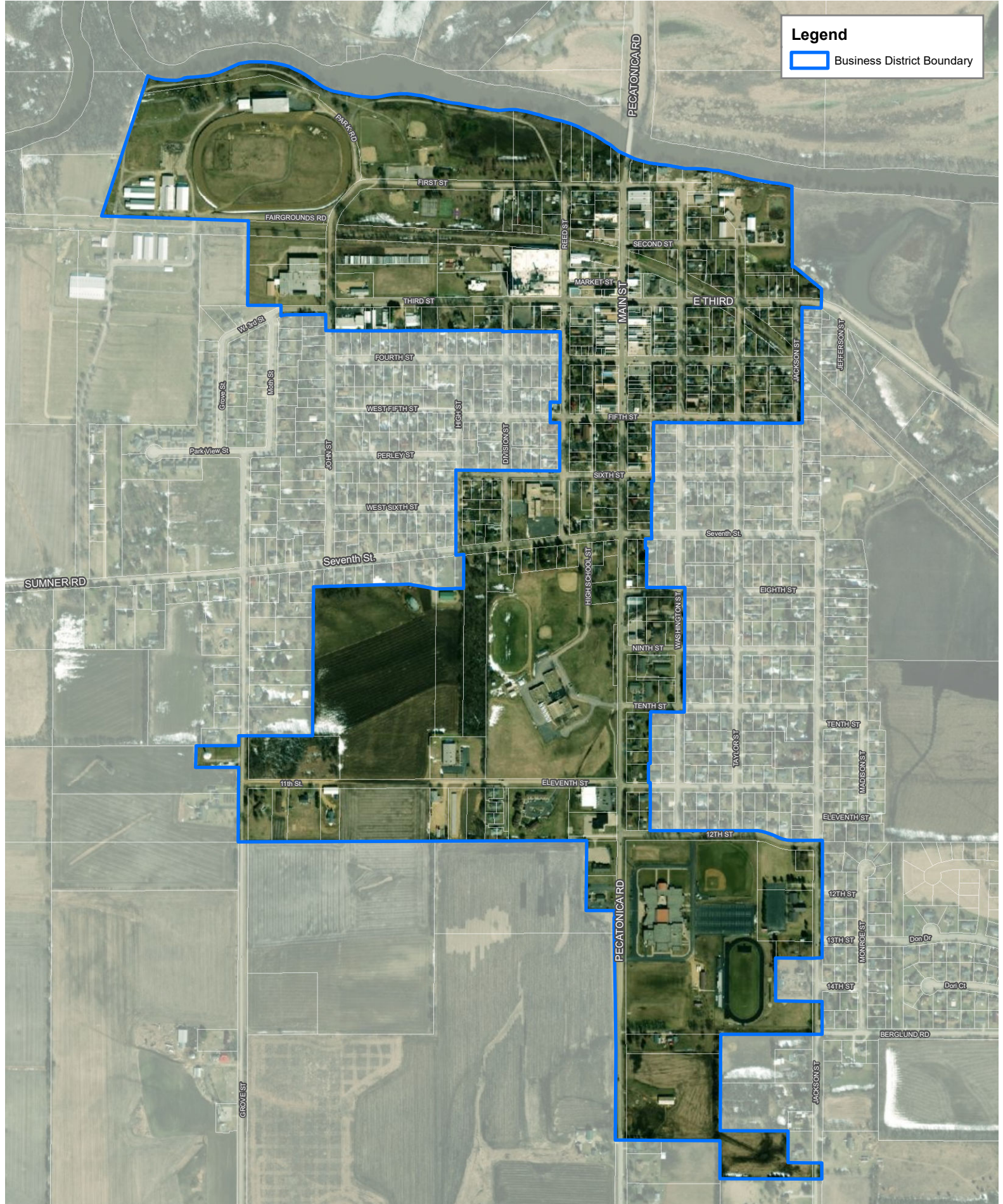
Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (“Act”). The Act sets forth the requirements and procedures for establishing a Business District (“District”) and a Business District Plan (“Plan”). The purposes of this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

- Market the existing businesses within the Area to promote retention and expansion;
- Attract new businesses to fill vacancies, as well as new development on those appropriate parcels which are currently undeveloped;
- Encourage investment in the downtown portion of the Village;
- Extension of infrastructure and utilities to sites that are currently not served, to accommodate future development;
- Water system improvements, including the replacement of aged and undersized lines;
- Sewer system improvements, including the lining of the existing pipes to mitigate the existing infiltration/inflow issues;
- Storm water management improvements, including replacement of undersized culverts and implementation of curb and gutter storm sewers;
- Sidewalk improvements and construction; and
- Street network improvements, including resurfacing and reconstruction where applicable.

The proposed Business District encompasses 325 parcels of property and rights-of-way in the Village. Generally, the Proposed Business District Area includes the primary thoroughfares in the Village, including the downtown area and property along Main Street and 3<sup>rd</sup> Street. South of 12<sup>th</sup> Street parcels between Main Street and Jackson Street make up the southernmost portion of the Area. Continuing north along Main Street the Area takes in property extending to Grove Street on the west side and Washington Street on the east side. North of West 7<sup>th</sup> Street the Area continues and takes in property west to High Street and north of East 5<sup>th</sup> Street the boundary extends east to Jackson Street. North of 3<sup>rd</sup> Street the Area takes in property north to the river, which makes up the northernmost portion of the boundary. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

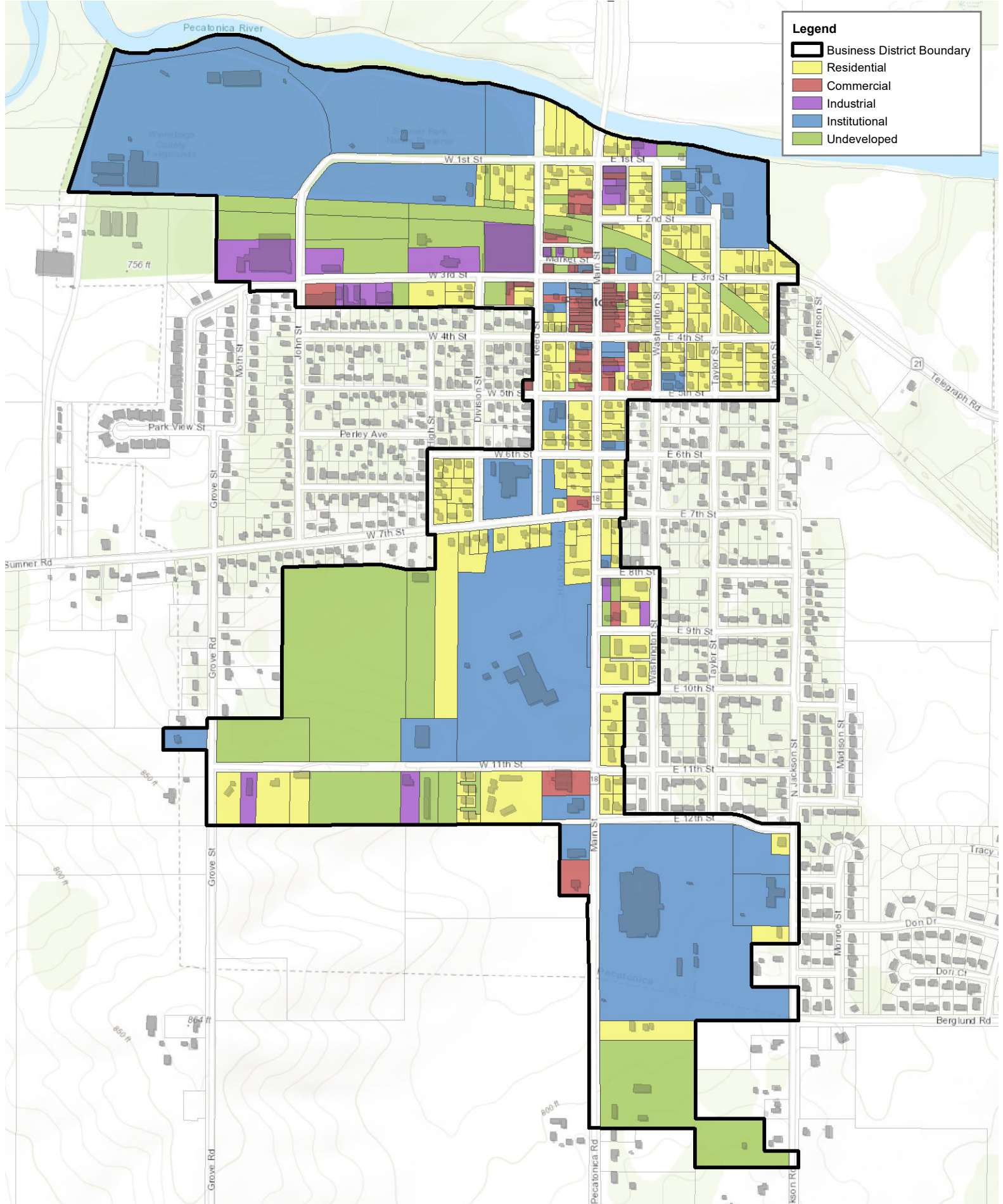
The Blight Analysis for the Area was presented to the Village Board on November 17, 2020. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan.

**Legend**  
Business District Boundary



**EXHIBIT A - BOUNDARY MAP**  
**BUSINESS DISTRICT**  
Pecatonica, IL





**Legend**

- Business District Boundary
- Residential
- Commercial
- Industrial
- Institutional
- Undeveloped

**EXHIBIT B - EXISTING LAND USE**  
**BUSINESS DISTRICT**  
 Pecatonica, IL



## SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

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

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

- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

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

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

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*
- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*

- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

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

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

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



## SECTION III. BLIGHT ANALYSIS

### A. Introduction

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

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

### B. Statutory Qualifications

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

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

### C. Investigation and Analysis of Blighting Conditions

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

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Contacts with Village engineers and other individuals knowledgeable about Area conditions and history, the age and condition of site improvements, and related items.
- Examination of maps, aerial photographs, and historic data related to the proposed Area.
- Research of Winnebago County property tax records and equalized assessed value ("EAV") information.
- Review of the findings and determinations established by the Act in creating business districts.

These findings include:

- That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
- That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.
- That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

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

#### **D. The Proposed District**

The proposed District encompasses 325 parcels of property and rights-of-way in the Village. Generally, the Area includes the primary thoroughfares in the Village, including the downtown area and property along Main Street and 3rd Street. South of 12th Street parcels between Main Street and Jackson Street make up the southernmost portion of the Area. Continuing north along Main Street the Area takes in property extending to Grove Street on the west side and Washington Street on the east side. North of West 7th Street the Area continues and takes in property west to High Street and north of East 5th Street the boundary extends east to Jackson Street. North of 3rd Street the Area takes in property north to the river, which makes up the northernmost portion of the boundary.

#### **E. Review of Findings & Qualifications of the District**

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

- **Defective, Non-Existent, or Inadequate Street Layout**

The existing street network serving the properties in the Area is both defective and inadequate in its current condition. Generally all of the roadways are in poor condition, and at the very least require resurfacing. Ideally all of these streets would be fully reconstructed with full curb and gutter, and new sidewalks. The priority in the short term is to make necessary resurfacing improvements along with strategic curb and sidewalk construction. Village engineers have provided a probable cost opinion for the requisite improvements, categorized in four priorities. The first priority involves Jackson Street, 7<sup>th</sup> Street, High Street, John Street, 3<sup>rd</sup> Street, Washington Street, and Taylor Street, coming to an estimated total of over \$2M in improvements. The second priority includes 4<sup>th</sup> Street and John Street, totaling over \$400,000. The third is Division Street, totaling over \$300,000. Lastly, the fourth priority is 6<sup>th</sup> Street, and is approximately \$190,000. In combination, the estimates for all total nearly \$3M in requisite street improvements.

- **Deterioration of Site Improvements**

Much of the Area exhibits deteriorated site improvements in some form, which can be classified as either structural or surface improvements. Approximately 62% of the 429 structures in the Area show some sort of notable defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. The Area encompasses some of the older portions of the Village, and as such much of the deterioration present in the structures can be attributed to general age. Per County records the median age of the structures in the Area is 1930, and 85% of all of the structures in the Area are at least 35 years of age.

Additionally 81% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, alleyways, and driveways lack proper pavement and exhibit clear signs of deterioration. Similarly to the structural deterioration much of the surface deterioration can be attributed to general age, as over time vehicular wear and exposure to the elements degrades the improvements. As detailed prior, the deteriorated roadways which serve the parcels throughout the entirety of the Area are of particular concern for Village officials, and one of the primary goals of the redevelopment plan involves the remediation of these conditions.

In addition to the structural and surface deterioration, deteriorated utilities are present throughout the Area. Village engineers indicated the water system throughout the Area consists of aged cast iron pipes with undersized mains to accommodate the current development. These lines experience frequent breakages, and need to be replaced by more modern PVC lines. The sewer system is also aged and in need of improvements. Engineers indicated that all of the lines serving the Area are in need of lining, as the aged clay pipe lines are experiencing significant infiltration/inflow due to breakages and root intrusion, among other causes.

The storm water management infrastructure is also in need of upgrades, as much of the Area is served by open ditches with undersized culverts. These open ditches can cause issues managing storm water during periods of heavy rain, which is particularly a problem along Main Street. Village engineers indicated the need for improvements to the existing ditches and culverts, and ideally replace the system altogether with a proper curb and gutter storm sewer system.

The Area, by reason of a predominance of the defective, non-existent, or inadequate street layout, as well as the deterioration of site improvements, constitutes an economic liability to the Village. Additionally, these factors in combination contribute to the economic underutilization of the Area.

The presence of deteriorated structures and site conditions can create a perception of localized economic decline, which in turn deters future investment in the neighboring properties. When reinvestment does not occur, particularly in the older portions of the Area, then the structural and surface improvements decline and in turn property values remain stagnant or can decrease. In order to determine whether a project Area is considered to be stagnant or in decline it can be compared to the balance of the Village, which is the total EAV of Pecatonica minus that of the parcels which make up the Area. This comparison is shown in Table A.

TABLE A - PROJECT AREA & VILLAGE BALANCE GROWTH RATES

YEAR	PECATONICA <sup>1</sup>	PROJECT AREA <sup>2</sup>	%	BALANCE <sup>3</sup>	%
2019	\$27,531,193	\$9,756,552	<b>2.03%</b>	\$17,774,641	3.00%
2018	\$26,820,393	\$9,562,653	<b>-0.32%</b>	\$17,257,740	3.52%
2017	\$26,265,203	\$9,593,547	3.70%	\$16,671,656	-0.55%
2016	\$26,014,878	\$9,251,466	<b>0.52%</b>	\$16,763,412	0.59%
2015	\$25,868,724	\$9,203,564	-0.96%	\$16,665,160	-1.51%
2014	\$26,213,090	\$9,292,642	-	\$16,920,448	-

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

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

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

From 2014-2019 the properties in the Business District had lower annual EAV growth rates than the balance of the Village for three of the five years. Additionally, the properties in the Area had multiple years of negative EAV growth. This meets the established threshold the State of Illinois uses in determining whether a Redevelopment Project Area can be considered to be economically underperforming when compared to the balance of a municipality.

Another metric used to analyze a Project Area's economic progress is to compare the property value growth trends to the Consumer Price Index for All Urban Consumers ("CPI") published by the United States Department of Labor. Table B shows this comparison, and that the parcels in the Area are increasing at an annual rate that is less than the CPI for three of the last five years, also meeting the established threshold set forth by the State.

TABLE B - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA <sup>1</sup>	%	CPI <sup>2</sup>
2019	\$9,756,552	2.03%	1.90%
2018	\$9,562,653	<b>-0.32%</b>	2.10%
2017	\$9,593,547	3.70%	2.10%
2016	\$9,251,466	<b>0.52%</b>	0.70%
2015	\$9,203,564	<b>-0.96%</b>	0.80%
2014	\$9,292,642	-	-

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

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

Excluding tax exempt properties, approximately 20% of the parcels in the Area lost value from 2014-2019. These parcels in combination total over \$260,000 in lost EAV. Without a program of intervention to induce reinvestment in the Area, and to remediate the aforementioned conditions which contribute to

the economic stagnation and decline, then it is likely the Area will continue to lose property value over time and worsen the Area's liability to the Village in terms of lost tax revenues.

The Area could also be considered to be economically underutilized. The Project Area Boundary includes 86% of the Village's permanent location sales tax payers. Since 2016 the Village has seen decline in sales tax revenue collections of 2% total, and has average -0.24% in annual growth over that time period. Just as the conditions noted are contributing to the stagnation and decline of property tax revenues, they are also having a similar effect on sales tax collections. Without reinvestment in an Area the conditions will continue to worsen, which in turn will continue to cause sales and property tax revenues to decline. The properties in the Area encompass the most trafficked corridors in the Village, and the Boundary takes in the most viable commercial properties, but currently the parcels are not increasing at a rate consistent with the rest of the Village in terms of property values, and have seen stagnant and declining sales tax collections.

#### **F. Qualification Summary & Findings**

The District is found to be eligible as "blighted" due to the presence conditions representative of those outlined in the Act. These include:

- Defective, Non-Existent, or Inadequate Street Layout
- Deterioration of Site Improvements

These factors, in combination, constitute an economic liability to the Village and an economic underutilization of the Area. Additional findings for the Proposed Business District Area include:

- The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.
- The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.
- The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.

## **SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN**

The Village of Pecatonica, Illinois is considering the approval of the Business District Plan in order to provide an important tool for the remediation of blighting conditions present in the Village. In looking to achieve this end, the Village will seek to adhere to certain objectives and policies.

### **A. Objectives**

The objectives of the Plan are to:

- Redevelop and revitalize retail and commercial properties throughout the Area;
- Ameliorate the blighting conditions within the District;
- Upgrade the utilities and infrastructure throughout the Area;
- Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements;
- Demolition of those structures which are beyond repair;
- Enhance the sales tax base of the District;
- Recruit new retail businesses to promote future sales tax growth;
- Retain small businesses to the community;
- Enhance the property tax base of the District;
- Extend infrastructure and utilities to underserved sites; and,
- Recruit new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

### **B. Policies**

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

These policies include:

- Use Business District-derived revenues to implement the Plan;
- Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan;
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan. The Board recognizes that most revenues will be used to support public improvements but in cases where private development needs assistance the Village should consider aiding only after application to the Village is made. The Board is to further develop policies regulating the type and form of development to support. Only then can the Village consider assistance;
- Use Business District-derived revenues to support new development paying particular attention to the impact that development will have on the community;
- Use Business District-derived revenues to carry out public infrastructure improvements; and,
- Utilize the powers extended to the corporate authorities in a designated District.

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

### **C. Components of the Business District Plan**

#### **1. Boundary Delineation**

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

Field investigators employed by Moran Economic Development conducted research of the area and environs in order to ascertain the existence and prevalence of blighting factors. Moran Economic Development was assisted by information from Winnebago County and the Village of Pecatonica. Based upon these investigations, the eligibility requirements for establishing and

enabling taxes, the determination of redevelopment needs within the Village, and the location of the blighting factors found, the boundaries of the District were determined.

The proposed District encompasses 325 parcels of property and rights-of-way in the Village. Generally, the Area includes the primary thoroughfares in the Village, including the downtown area and property along Main Street and 3rd Street. South of 12th Street parcels between Main Street and Jackson Street make up the southernmost portion of the Area. Continuing north along Main Street the Area takes in property extending to Grove Street on the west side and Washington Street on the east side. North of West 7th Street the Area continues and takes in property west to High Street and north of East 5th Street the boundary extends east to Jackson Street. North of 3rd Street the Area takes in property north to the river, which makes up the northernmost portion of the boundary.

## **2. The Development Project**

The development goals of the Village of Pecatonica for the Business District envision a program resulting in economic development in the Village, through infrastructure and utility improvements to existing development and the extension of the infrastructure and utilities to facilitate new construction. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the Village, as well as provide a revenue source for the Village to make necessary infrastructure improvements throughout the Area. Additionally the Village wishes to promote and enhance the existing commercial properties in the Village. These goals will be accomplished through both public and private projects to encourage commercial growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the Village itself. The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the Village. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the Village.

### **Examples of Key Projects for the Plan include:**

- Market the existing businesses within the Area to promote retention and expansion;
- Attract new businesses to fill vacancies, as well as new development on those appropriate parcels which are currently undeveloped;
- Encourage investment in the downtown portion of the Village;
- Implement streetscape improvements;
- Extension of infrastructure and utilities to sites that are currently not served, to accommodate future development;
- Water system improvements, including the replacement of aged and undersized lines;
- Sewer system improvements, including the lining of the existing pipes to mitigate the existing infiltration/inflow issues;
- Storm water management improvements, including replacement of undersized culverts and implementation of curb and gutter storm sewers;
- Sidewalk improvements and construction; and
- Street network improvements, including resurfacing and reconstruction where applicable.

The Village intends to provide limited economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table C on the following page.

Table C should not be construed to limit the ability of the Village to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the Village and any developer(s).

**3. Name of Business District**

The name of the District is the Pecatonica Business District.

**4. Estimated Business District Project Costs**

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

TABLE C - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	\$675,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;	\$2,950,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;	\$1,025,000
Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures	\$1,625,000
General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$1,225,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$7,500,000</b>

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$7,500,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

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

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

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

In order to expedite the implementation of the Business District Plan, The Village of Pecatonica, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act.

Such loans or obligations may be issued pursuant to the Business District Plan. The Village anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

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

**7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act**

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



## **SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS**

### **A. Formal Findings**

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

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

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

The Village's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the Village of Pecatonica, Illinois.

The Business District is a blighted area; that, by reason of the presence of the defective, non-existent, or inadequate street layout, and deterioration of site improvements. These factors, in combination, constitute an economic liability to the Village, and contribute to the economic underutilization of the Area.

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

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

### **B. Completion of Business District Projects / Retirement of Obligations**

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

# APPENDIX A

## LEGAL DESCRIPTION

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## APPENDIX A – LEGAL DESCRIPTION

PARTS OF SECTIONS 20, 28, 29, AND 33 IN TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF PECATONICA AND WINNEBAGO COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF WINNEBAGO COUNTY ASSESSOR'S PARCEL WITH PIN 09-32-226-006 (CALLED "ASSESSOR'S PARCEL" HEREAFTER, LOCATED ON THE NORTH LINE OF SECTION 33 IN TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 2,388 FEET TO THE WEST RIGHT-OF-WAY LINE OF GROVE STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 511 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-376-010; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 296 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 148 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 292 FEET TO THE WEST RIGHT-OF-WAY LINE OF GROVE STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 66 FEET TO THE POINT OF INTERSECT WITH THE WESTERN EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 09-29-451-004; THENCE EASTERLY ALONG SAID WESTERN EXTENSION A DISTANCE OF 505 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 1,020 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-404-012; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 1,034 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-432-002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 232 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEVENTH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 54 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGH STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 583 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SIXTH STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 710 FEET TO THE WEST RIGHT-OF-WAY LINE OF REED STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 330 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 66 FEET TO THE SOUTHERN EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 09-29-281-015; THENCE NORTHERLY ALONG SAID SOUTHERN EXTENSION AND WEST LINE A DISTANCE OF 141 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 66 FEET TO THE WEST RIGHT-OF-WAY LINE OF REED STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 482 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-278-010; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 397 FEET TO THE WEST RIGHT-OF-WAY LINE OF DIVISION STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 9 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-255-027; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 1,211 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOHN STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 109 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST THIRD STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 307 FEET TO THE SOUTHERN EXTENSION OF THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-176-003; THENCE NORTHERLY ALONG SAID SOUTHERN EXTENSION A DISTANCE OF 74 FEET TO SAID NORTHEAST CORNER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 229 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-251-003; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 580 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FAIRGROUNDS ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,006 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-126-004; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 1,013 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-29-201-004; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 4,602 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-105-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 550 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-108-010; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 254 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 131 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST THIRD STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 793 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,018 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-157-004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 402 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SIXTH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 12 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-304-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 396 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEVENTH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 42 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-308-002; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 343 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EIGHTH STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 264 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 853 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TENTH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 231 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-354-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 354 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-354-003; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 12 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-28-354-012; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A

DISTANCE OF 130 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ELEVENTH STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 13 FEET TO THE POINT OF INTERSECT WITH THE NORTHERN EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 09-28-357-002; THENCE SOUTHERLY ALONG SAID NORTHERN EXTENSION AND EAST LINE A DISTANCE OF 330 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TWELFTH STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,192 FEET TO THE EAST RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 804 FEET TO THE POINT OF INTERSECT WITH THE EASTERN EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 09-33-101-007; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTH LINE A DISTANCE OF 319 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 295 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 319 FEET TO THE EAST RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 226 FEET TO THE POINT OF INTERSECT WITH THE EASTERN EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 09-33-151-019; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTH LINE A DISTANCE OF 695 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 660 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-33-151-008; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 466 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-33-151-013; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 231 FEET TO THE EAST RIGHT-OF-WAY LINE OF JACKSON ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 112 FEET TO THE POINT OF INTERSECT WITH THE EASTERN EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 09-33-151-012; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND SOUTH LINE A DISTANCE OF 699 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 09-33-151-004; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF 262 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 717 FEET TO THE WEST RIGHT-OF-WAY LINE OF PECATONICA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,579 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-32-226-008; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 197 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 480 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09-32-226-006, ALSO THE NORTH LINE OF SECTION 33 IN TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

DISTANCES REFERENCED ARE 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, AND SHOWN IN EXHIBIT C.

# APPENDIX B

## PARCEL ID LIST

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**APPENDIX B - PARCEL ID LIST**

09-28-102-001	09-28-151-012	09-28-155-009	09-29-229-012	09-29-279-005	09-29-431-005
09-28-102-002	09-28-151-013	09-28-155-010	09-29-229-018	09-29-279-006	09-29-431-006
09-28-102-003	09-28-151-014	09-28-156-001	09-29-229-020	09-29-279-007	09-29-431-007
09-28-102-004	09-28-151-017	09-28-156-002	09-29-229-021	09-29-279-008	09-29-432-003
09-28-103-001	09-28-151-019	09-28-156-003	09-29-230-009	09-29-279-009	09-29-432-004
09-28-103-002	09-28-151-020	09-28-156-004	09-29-230-011	09-29-279-010	09-29-432-006
09-28-103-003	09-28-151-021	09-28-156-005	09-29-230-012	09-29-279-011	09-29-432-007
09-28-103-004	09-28-151-022	09-28-156-006	09-29-230-015	09-29-279-012	09-29-432-009
09-28-103-005	09-28-151-023	09-28-156-007	09-29-230-016	09-29-279-013	09-29-432-010
09-28-103-006	09-28-151-025	09-28-156-008	09-29-230-017	09-29-279-014	09-29-432-011
09-28-103-007	09-28-151-026	09-28-156-009	09-29-230-018	09-29-279-015	09-29-432-012
09-28-103-008	09-28-151-027	09-28-157-001	09-29-230-019	09-29-279-016	09-29-432-013
09-28-103-009	09-28-151-028	09-28-157-002	09-29-230-020	09-29-279-017	09-29-433-001
09-28-103-010	09-28-151-029	09-28-157-003	09-29-230-021	09-29-279-018	09-29-433-002
09-28-104-001	09-28-152-001	09-28-301-001	09-29-230-022	09-29-279-019	09-29-433-003
09-28-104-002	09-28-152-002	09-28-301-002	09-29-251-001	09-29-279-021	09-29-433-004
09-28-104-003	09-28-152-003	09-28-304-001	09-29-251-003	09-29-279-023	09-29-433-005
09-28-104-004	09-28-152-004	09-28-304-002	09-29-251-005	09-29-279-024	09-29-451-009
09-28-104-005	09-28-152-005	09-28-304-009	09-29-254-002	09-29-281-015	09-29-451-010
09-28-104-006	09-28-152-006	09-28-304-010	09-29-254-003	09-29-282-001	09-29-451-011
09-28-104-007	09-28-152-007	09-28-308-002	09-29-254-007	09-29-282-002	09-29-451-013
09-28-105-001	09-28-152-008	09-28-308-006	09-29-254-008	09-29-282-004	09-29-452-001
09-28-106-001	09-28-152-009	09-28-308-007	09-29-254-009	09-29-282-005	09-29-452-002
09-28-106-002	09-28-153-001	09-28-308-013	09-29-254-011	09-29-282-006	09-29-452-005
09-28-106-003	09-28-153-002	09-28-311-001	09-29-254-012	09-29-282-007	09-29-476-001
09-28-106-004	09-28-153-004	09-28-311-005	09-29-255-005	09-29-282-009	09-29-476-002
09-28-106-005	09-28-153-005	09-28-311-009	09-29-255-006	09-29-282-010	09-29-477-003
09-28-106-010	09-28-153-006	09-28-311-012	09-29-255-007	09-29-282-011	09-29-477-004
09-28-106-011	09-28-153-011	09-28-311-013	09-29-255-008	09-29-282-012	09-29-477-005
09-28-106-012	09-28-153-012	09-28-311-014	09-29-255-009	09-29-282-013	09-29-477-009
09-28-107-002	09-28-153-013	09-28-311-015	09-29-255-010	09-29-282-015	09-29-477-010
09-28-107-003	09-28-153-014	09-28-351-001	09-29-255-025	09-29-285-001	09-29-477-011
09-28-107-004	09-28-154-001	09-28-351-002	09-29-255-026	09-29-285-002	09-29-477-012
09-28-107-005	09-28-154-002	09-28-351-003	09-29-255-029	09-29-285-003	09-29-477-013
09-28-107-006	09-28-154-003	09-28-354-001	09-29-276-001	09-29-376-010	09-29-477-014
09-28-107-007	09-28-154-004	09-28-354-002	09-29-276-004	09-29-428-001	09-29-477-015
09-28-107-008	09-28-154-005	09-28-354-003	09-29-276-006	09-29-428-002	09-29-477-016
09-28-107-009	09-28-154-006	09-28-354-012	09-29-276-007	09-29-428-003	09-29-477-017
09-28-107-010	09-28-154-007	09-28-357-001	09-29-276-008	09-29-428-004	09-29-477-018
09-28-107-011	09-28-154-008	09-28-357-002	09-29-276-009	09-29-429-001	09-29-477-019
09-28-108-003	09-28-154-011	09-28-357-005	09-29-277-001	09-29-429-002	09-29-477-020
09-28-108-004	09-28-154-012	09-28-357-006	09-29-277-002	09-29-429-003	09-32-226-006
09-28-108-008	09-28-154-014	09-29-126-004	09-29-277-003	09-29-429-004	09-32-226-008
09-28-108-010	09-28-154-015	09-29-201-004	09-29-277-004	09-29-429-005	09-33-101-002
09-28-108-011	09-28-154-016	09-29-227-001	09-29-277-005	09-29-429-006	09-33-101-003
09-28-151-001	09-28-154-017	09-29-228-001	09-29-277-006	09-29-429-007	09-33-101-004
09-28-151-003	09-28-154-020	09-29-228-002	09-29-278-001	09-29-429-008	09-33-101-005
09-28-151-004	09-28-155-001	09-29-228-003	09-29-278-002	09-29-429-009	09-33-101-006
09-28-151-005	09-28-155-002	09-29-228-004	09-29-278-003	09-29-429-010	09-33-151-001
09-28-151-006	09-28-155-003	09-29-229-002	09-29-278-004	09-29-429-011	09-33-151-012
09-28-151-007	09-28-155-004	09-29-229-003	09-29-278-005	09-29-430-001	
09-28-151-008	09-28-155-005	09-29-229-004	09-29-279-001	09-29-431-001	
09-28-151-009	09-28-155-006	09-29-229-005	09-29-279-002	09-29-431-002	
09-28-151-010	09-28-155-007	09-29-229-008	09-29-279-003	09-29-431-003	
09-28-151-011	09-28-155-008	09-29-229-009	09-29-279-004	09-29-431-004	



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# APPENDIX C

## ADDRESS LIST

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**APPENDIX C - ADDRESS LIST**

423 1/2 MAIN ST	314 E 3RD ST	119 W 5TH ST
429 1/2 MAIN ST	320 E 3RD ST	126 W 5TH ST
301 W 11TH ST	322 E 3RD ST	127 W 5TH ST
303 W 11TH ST	323 E 3RD ST	203 W 5TH ST
307 W 11TH ST	328 E 3RD ST	118 W 6TH ST
313 W 11TH ST	400 E 3RD ST	306 W 6TH ST
315 W 11TH ST	111 W 3RD ST	312 W 6TH ST
519 W 11TH ST	115 W 3RD ST	318 W 6TH ST
109 11TH ST	122 W 3RD ST	322 W 6TH ST
305 11TH ST	202 W 3RD ST	103 E 7TH ST
309 11TH ST	310 W 3RD ST	111 E 7TH ST
311 11TH ST	430 W 3RD ST	110 W 7TH ST
523 11TH ST	105 E 4TH ST	117 W 7TH ST
106 E 12TH ST	117 E 4TH ST	202 W 7TH ST
113 W 12TH ST	118 E 4TH ST	210 W 7TH ST
108 E 1ST ST	119 E 4TH ST	214 W 7TH ST
110 E 1ST ST	123 E 4TH ST	222 W 7TH ST
112 E 1ST ST	125 E 4TH ST	226 W 7TH ST
124 E 1ST ST	208 E 4TH ST	300 W 7TH ST
103 W 1ST ST	213 E 4TH ST	308 W 7TH ST
113 W 1ST ST	215 E 4TH ST	316 W 7TH ST
123 W 1ST ST	218 E 4TH ST	317 W 7TH ST
131 W 1ST ST	226 E 4TH ST	420 W 7TH ST
214 W 1ST ST	302 E 4TH ST	101 E 8TH ST
226 W 1ST ST	308 E 4TH ST	108 E 8TH ST
500 W 1ST ST	316 E 4TH ST	102 E 9TH ST
501 W 1ST ST	317 E 4TH ST	114 E 9TH ST
232 1ST ST	109 W 4TH ST	405 DIVISION ST
107 E 2ND ST	111 W 4TH ST	417 DIVISION ST
130 E 2ND ST	116 W 4TH ST	715 DIVISION ST
204 E 2ND ST	117 W 4TH ST	723 DIVISION ST
213 E 2ND ST	121 W 4TH ST	737 DIVISION ST
219 E 2ND ST	124 W 4TH ST	1234 GROVE RD
222 E 2ND ST	125 W 4TH ST	730 HIGH ST
210 2ND ST	129 W 4TH ST	738 HIGH ST
102 E 3RD ST	112 4TH ST	820 HIGH SCHOOL RD
119 E 3RD ST	116 E 5TH ST	1141 N JACKSON RD
223 E 3RD ST	216 E 5TH ST	411 JACKSON ST
303 E 3RD ST	224 E 5TH ST	423 JACKSON ST
305 E 3RD ST	320 E 5TH ST	511 JACKSON ST
309 E 3RD ST	105 W 5TH ST	517 JACKSON ST

**APPENDIX C - ADDRESS LIST (CONT.)**

523 JACKSON ST	602 MAIN ST	518 REED ST
1301 JACKSON ST	603 MAIN ST	626 REED ST
1303 JACKSON ST	608 MAIN ST	630 REED ST
320 JOHN ST	616 MAIN ST	721 REED ST
325 JOHN ST	617 MAIN ST	100 TAYLOR ST
410 JOHN ST	624 MAIN ST	321 TAYLOR ST
216 N MAIN ST	625 MAIN ST	323 TAYLOR ST
421 N MAIN ST	630 MAIN ST	327 TAYLOR ST
1106 S MAIN ST	631 MAIN ST	409 TAYLOR ST
202 MAIN ST	703 MAIN ST	413 TAYLOR ST
203 MAIN ST	709 MAIN ST	503 TAYLOR ST
209 MAIN ST	712 MAIN ST	506 TAYLOR ST
216 MAIN ST	715 MAIN ST	510 TAYLOR ST
219 MAIN ST	720 MAIN ST	515 TAYLOR ST
223 MAIN ST	727 MAIN ST	524 TAYLOR ST
230 MAIN ST	728 MAIN ST	530 TAYLOR ST
302 MAIN ST	803 MAIN ST	211 WASHINGTON ST
315 MAIN ST	807 MAIN ST	215 WASHINGTON ST
318 MAIN ST	1116 MAIN ST	223 WASHINGTON ST
402 MAIN ST	1126 MAIN ST	306 WASHINGTON ST
403 MAIN ST	1134 MAIN ST	308 WASHINGTON ST
404 MAIN ST	1200 MAIN ST	309 WASHINGTON ST
406 MAIN ST	1202 MAIN ST	318 WASHINGTON ST
408 MAIN ST	1205 MAIN ST	404 WASHINGTON ST
411 MAIN ST	1220 MAIN ST	405 WASHINGTON ST
413 MAIN ST	1300 MAIN ST	409 WASHINGTON ST
414 MAIN ST	1305 MAIN ST	411 WASHINGTON ST
416 MAIN ST	121 MARKET ST	414 WASHINGTON ST
417 MAIN ST	127 MARKET ST	417 WASHINGTON ST
418 MAIN ST	3123 N PECATONICA RD	422 WASHINGTON ST
420 MAIN ST	3225 PECATONICA RD	425 WASHINGTON ST
421 MAIN ST	206 REED ST	429 WASHINGTON ST
423 MAIN ST	207 REED ST	506 WASHINGTON ST
424 MAIN ST	218 REED ST	511 WASHINGTON ST
427 MAIN ST	227 REED ST	514 WASHINGTON ST
429 MAIN ST	230 REED ST	515 WASHINGTON ST
502 MAIN ST	320 REED ST	516 WASHINGTON ST
503 MAIN ST	405 REED ST	523 WASHINGTON ST
507 MAIN ST	410 REED ST	528 WASHINGTON ST
523 MAIN ST	413 REED ST	529 WASHINGTON ST
528 MAIN ST	426 REED ST	