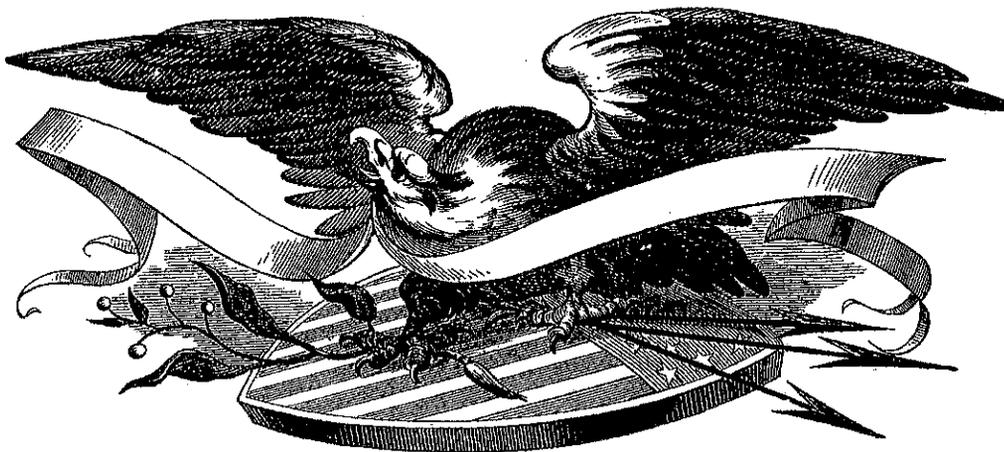


FILED

JUL 29 2016

STEPHEN M. BEAN
COUNTY CLERK MACON COUNTY

THE
CITY
OF
MAROA



2016/07/25-1

**AN ORDINANCE ESTABLISHING THE MAROA BUSINESS DISTRICT;
APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE
IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH
BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN
CONNECTION WITH THE ESTABLISHMENT OF SUCH BUSINESS
DISTRICT.**

ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF MAROA
THIS 25th DAY OF JULY 2016

Published in pamphlet form by authority of the City Council of The City of Maroa, Macon
County, Illinois, this 25th day of July 2016

2016/07/25-1

AN ORDINANCE ESTABLISHING THE MAROA BUSINESS DISTRICT; APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN CONNECTION WITH THE ESTABLISHMENT OF SUCH BUSINESS DISTRICT.

WHEREAS, the City of Maroa, Illinois (the "City") is authorized pursuant to the provisions of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 et seq. as amended (the "Business District Law") to designate an area within its boundaries as a business district for purposes of carrying out the development or redevelopment of such area pursuant to a specific plan; and

WHEREAS, the City's exercise of the powers granted in the Business District Law is dedicated to the promotion of the public interest, the enhancement of the tax base within the City, the creation of employment and the eradication of blight, and the use of such powers for the creation, development, improvement, maintenance and redevelopment of business districts is hereby declared to be for the public safety, benefit and welfare of the residents of the City and the State of Illinois, essential to the public interest and for public purposes; and

WHEREAS, a business district plan has been prepared by the consulting firm of Moran Economic Development, dated May 23, 2016, entitled "*Maroa Business District Plan*" (the "Business District Plan"), which sets forth a plan for the development and redevelopment of an area encompasses 568 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the "Area") spans the City's corporate boundary, taking in the central north/south and east/west corridors. Beginning at Lake Ford Rd along the northern line of the corporate boundary, the Area takes in properties adjacent to Old Us Hwy 51 and continues south. Upon reaching Jackson St the Area takes in properties north of Washington St and extends both to the eastern and western corporate boundary. South of Washington St the Area takes in properties east of Cedar St and extends to properties adjacent to Locust St. South of Lincoln St the Area takes in properties between Old US Hwy 51 and Oak St until reaching Hwy 51, where undeveloped parcels west of Hwy 51 make up the south/southwestern portion of the Area.

WHEREAS, the City on June 1, 2016 and June 13, 2016 published a notice of public hearing to be held with respect to the approval of the Business District Plan and the designation of the Business District, and the City held a public hearing as provided in such notice on June 27, 2016 at which members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

WHEREAS, the City now desires to form the Business District, to authorize the imposition within the Business District of certain taxes, and to make such other findings as necessary pursuant to the Business District Law.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY

COUNCIL OF THE CITY OF MAROA, ILLINOIS, AS FOLLOWS:

Section 1. Incorporation of Recitals. The City Council hereby finds that the recitals to this Ordinance are true, complete and correct and hereby incorporates them into this Ordinance.

Section 2. Findings. The City hereby makes the following findings as supported by the Business District Plan:

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

(b) The Business District Plan conforms to the comprehensive plan for the development of the City as a whole; and

(c) The Business District is a blighted area due to the presence, individually and in combination, of several conditions representative of those outlined in the Act.

These include:

- Deterioration of Site Improvements;
- Defective, Non-Existent, or Inadequate Street Layout
- Existence of Conditions Which Endanger Property by Fire;
- Improper Subdivision or Obsolete Platting

Thus, the District is found to be eligible, as it represents a blighted portion of the City of Maroa by reason of the predominance of deterioration of site improvements, defective, non-existent and an inadequate street layout, existence of conditions which endanger property and obsolete platting. These factors, in combination, contribute to the economic underutilization of the Area, as well as cause the Area to be an economic liability to the City. Additionally, the property in the District would not be reasonably anticipated to be developed or without the establishment of the Maroa Business District and adoption of the Maroa Business District Plan.

Section 3. Approval of the District Plan. The Business District Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved.

Section 4. Establishment of the Business District. The Business District is hereby established pursuant to the Business District Plan and the Business District Law. The boundaries of the Business District are legally described in Appendix A of the Business District Plan and depicted in Exhibit A of the Business District Plan, which legal description and depiction are incorporated herein by this reference. The Business District includes 568 parcels of real property which are directly and substantially benefitted by the Business District Plan. The City Council shall have and possess, without limitation, such powers with respect to the Business District as authorized under the Business District Law and the Business District Plan.

Section 5. Imposition of Business District Taxes.

(a) A Business District Retailers' Occupation Tax is hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail within the Business District at the rate of 1.0% of the gross receipts from such sales made in the course of such business; and a Business District Service Occupation Tax is hereby imposed at the rate of 1.0% upon all persons engaged, in the Business District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. This "Business District Retailers' Occupation Tax" and this "Business District Service Occupation Tax" shall not be applicable to the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics, for human use.

(b) An occupation tax is hereby imposed upon all persons engaged in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate of 1.0% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Business District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.

(c) The taxes imposed pursuant to (a) and (b) above shall be for the planning, execution and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, including payment of bonds, notes or other obligations (the "Obligations") issued to finance such business district project costs. These taxes shall be in full force and effect until the earlier of (i) payment of all Obligations in accordance with the Business District Plan, or (ii) the Dissolution date (as such term is defined in the Business District Law) of the Business District.

(d) The imposition of these Business District taxes is in accordance with the provisions of subsections (b), (c) and (d), respectively, of Section 11-74.3-6 of the Business District Law.

(e) The taxes imposed pursuant to (a) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Department of Revenue shall have full power to administer and enforce such provisions of this Ordinance. The taxes imposed pursuant to (b) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the City. The City shall have full power to administer and enforce such provisions of this Ordinance.

Section 6. Business District Tax Allocation Fund. The City hereby establishes the Maroa Business District Tax Allocation Fund in the custody of the City Treasurer and each

distribution of taxes imposed by this Ordinance to the City from the Department of Revenue shall be deposited in such fund for the purpose of paying or reimbursing business district project costs and obligations incurred in the payment of the costs.

Section 7. Filing of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Department of Revenue on or before the 30th day of September, 2016.

Section 8. Severability. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof, and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 9. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

Section 10. Further Authorization. The Mayor is hereby authorized and directed to execute and deliver for and on behalf of the City, and the City Clerk is hereby authorized and directed where appropriate to attest, all certificates, documents, agreements or other instruments, and the Mayor or his designated representative is hereby authorized and directed to take any and all actions, as may be necessary, desirable, convenient or proper to carry out and comply with the provisions of all agreements or contracts, necessary or reasonably incidental to the implementation of this Ordinance.

Section 11. Repealer. All ordinances, resolutions and parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

Section 12: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED, PASSED AND APPROVED, by the Mayor and City Council of the City of Maroa, Illinois, on the 25th day of July 2016.

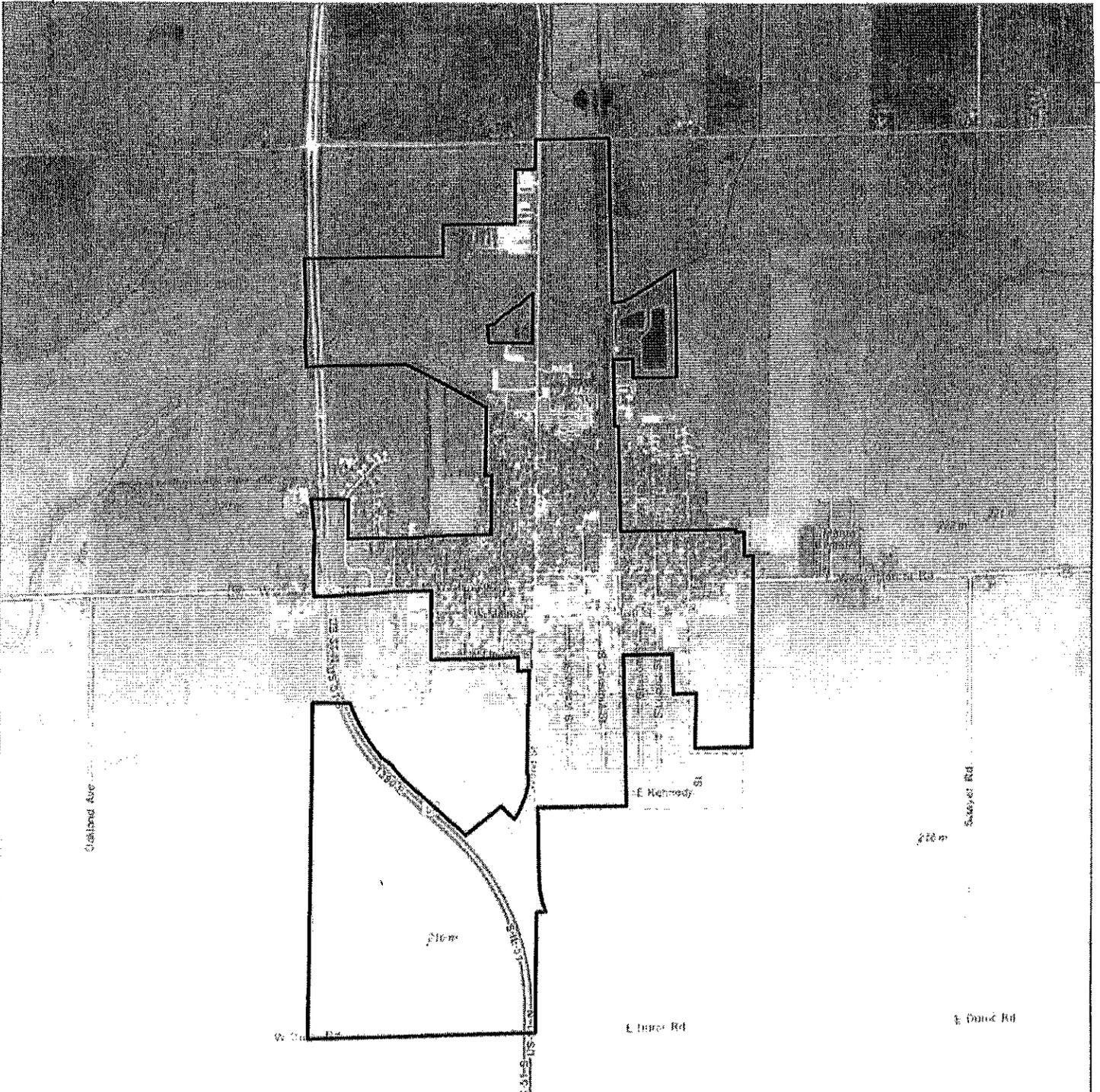
NAME	AYE	NAY	ABSTAIN	ABSENT
Alderman Vincent Sims	✓			
Alderman Wayne Kissinger	✓			
Alderman Ryan Wilkey		✓		
Alderman Frederick Peart	✓			
Alderman Gretchen Underwood	✓			
Alderman Jason Edwards		✓		
Mayor Ted Agee				


 TED AGEE, MAYOR

ATTEST:


 DIANE EDWARDS, CITY CLERK

SEAL



BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT

May 23, 2016

The City of
MAROA, IL

MORAN
ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

SECTION	PAGE
I. Introduction	2
II. Statutory Basis for Business District.....	3
III. Blight Analysis.....	7
IV. Business District Development Plan.....	11
V. Findings and Completion of Obligations.....	15
 EXHIBITS	
Exhibit A Boundary Map.....	Following Page 2
Exhibit B Existing Land Use Map.....	Following Page 2
 TABLES	
Table A EAV Growth Rates.....	9
Table B Estimated Business District Project Costs	13
 APPENDICES	
Appendix A Legal Description.....	19
Appendix B Parcel ID Numbers	23
Appendix C Address List.....	29

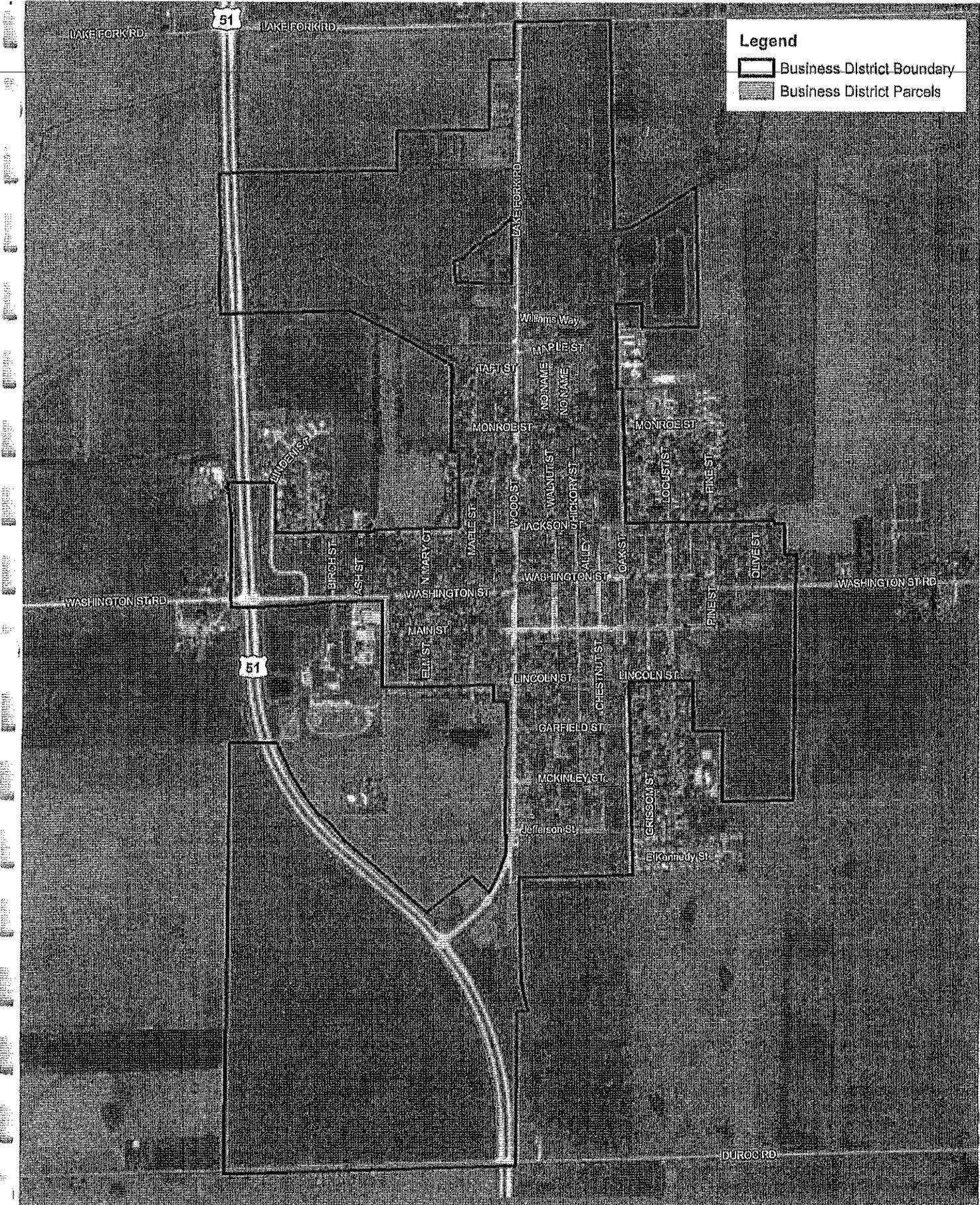
SECTION I. INTRODUCTION

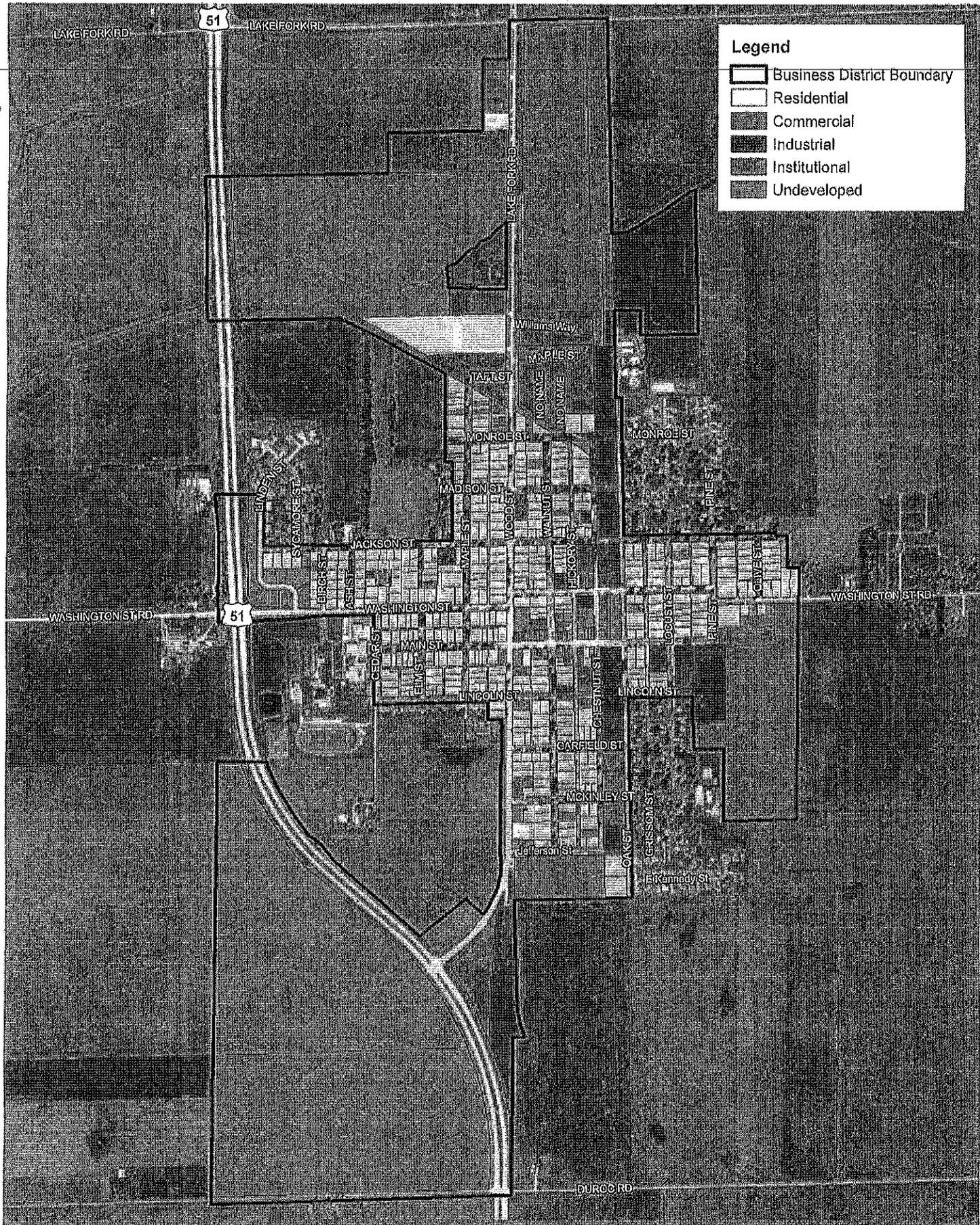
Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the "Act"). The Act sets forth the requirements and procedures for establishing a Business District and a Business District Plan. The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the City, 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 City of Maroa (the "City") desires to encourage investment and redevelopment throughout the City, with a particular focus on the historic downtown area. Much of the infrastructure and utilities throughout the older portion of the City area aged and deteriorated. Additionally, structures in these portions of the City are in need of restoration or repair. In order to remediate these conditions, as well as to generally promote economic development, the City has desired to establish a Business District Redevelopment Plan and Project.

The proposed Maroa Business District ("District") encompasses 568 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the "Area") spans the City's corporate boundary, taking in the central north/south and east/west corridors. Beginning at Lake Ford Rd along the northern line of the corporate boundary, the Area takes in properties adjacent to Old Us Hwy 51 and continues south. Upon reaching Jackson St the Area takes in properties north of Washington St and extends both to the eastern and western corporate boundary. South of Washington St the Area takes in properties east of Cedar St and extends to properties adjacent to Locust St. South of Lincoln St the Area takes in properties between Old US Hwy 51 and Oak St until reaching Hwy 51, where undeveloped parcels west of Hwy 51 make up the south/southwestern portion of the Area. 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 City Council on May 23, 2016. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan ("Plan").

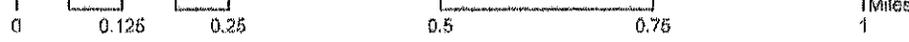




Legend

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

**EXHIBIT B - EXISTING LAND USE
BUSINESS DISTRICT
Maroa, Illinois**



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.
- 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 City has deemed such action desirable in order to remedy existing conditions detrimental to existing development in this portion of the City.

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

B. Statutory Qualifications

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

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

C. Investigation and Analysis of Blighting Conditions

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

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Research of documentation and property records made available through the Macon County Supervisor of Assessments.
- 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 Maroa Business District encompasses 568 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area spans the City's corporate boundary, taking in the central north/south and east/west corridors. Beginning at Lake Ford Rd along the northern line of the corporate boundary, the Area takes in properties adjacent to Old Us Hwy 51 and continues south. Upon reaching Jackson St the Area takes in properties north of Washington St and extends both to the eastern and western corporate boundary. South of Washington St the Area takes in properties east of Cedar St and extends to properties adjacent to Locust St. South of Lincoln St the Area takes in properties between Old US Hwy 51 and Oak St until reaching Hwy 51, where undeveloped parcels west of Hwy 51 make up the south/southwestern portion of the Area.

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**

This factor is predominant throughout the Area in terms of total acreage, particularly in undeveloped properties. The parcels in the Area total approximately 567 acres, of which 340 are undeveloped. Of the 340 acres of undeveloped property, 331 (97%) exhibit some form of this factor. In most cases the parcels suffer from a non-existent street layout, lacking the proper access of right-of-way to make the land suited for development. In other cases the street layout provides access to a portion of the property, but is inadequate in terms of its ability to serve the entire acreage. Again, the development of these properties is severely inhibited by the lack of existing infrastructure.

- **Deterioration of Site Improvements**

The vast majority of the Area exhibits deteriorated site improvements in some form. These site improvements are classified into structural and surface improvements, and most parcels in the Area exhibited both forms of deterioration. Approximately 590 of the 858 (69%) structures in the Area show some sort of notable defects in the structural components, including roofs, windows, foundations, and fascia materials. Additionally, 431 of the 568 parcels in the Area (76%) exhibit deteriorated surface improvements. Common forms of this type of deterioration are cracking sidewalks, cracked and deteriorated roadway surfacing, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, and especially driveways lack proper pavement and exhibit clear signs of deterioration. Many of these gravel driveways are unkempt and in an unsightly state.

- **Improper Subdivision or Obsolete Platting**

There are numerous examples of improper subdivision or obsolete platting throughout the Area, particularly in the undeveloped parcels. Many of these parcels are of a shape and size that is not compatible with modern development standards. Another example of this factor is found in parcels that have been subdivided in a way that prohibits the highest and best use in terms of future development, and will require splits and/or combinations in the future.

The presence of the factors outlined above, in their current condition, combine to constitute an economic liability and an underutilization of the Area.

This liability can be analyzed in terms of the relative equalized assessed valuation (EAV) growth rate of the Proposed District compared to the balance of the City, which is the City's EAV minus the EAV of the Business District properties. This comparison is illustrated in Table A.

TABLE A - EAV GROWTH RATES

	MAROA¹	BUSINESS DISTRICT²	%	BALANCE³	%
2014	\$20,667,203	\$10,533,848	0.63%	\$10,133,355	1.23%
2013	\$20,478,575	\$10,467,942	-1.88%	\$10,010,633	1.89%
2012	\$20,493,647	\$10,668,735	-4.45%	\$9,824,912	-3.22%
2011	\$21,317,238	\$11,165,359	-0.18%	\$10,151,879	0.50%
2010	\$21,285,875	\$11,184,975	-	\$10,100,900	-

¹Total City Equalized Assessed Value (EAV). Source: Macon County Clerk

²Total EAV of the Business District Project Area. Source: Macon County Supervisor of Assessments

³Total City EAV Minus the EAV of the Business District Project Area

Over the last five years from which data was available (2010-2014), the properties in the Business District had lower annual EAV growth rates than the balance of the City. Additionally, the properties in the Area had three consecutive years of negative EAV growth. This is evidence that the properties in the District are not only failing to maintain comparable growth rates to the balance of the City, but also that they are declining in value. New investment is not occurring in the Area in a significant way, which is why the presence of the deterioration of site improvements is prevalent throughout the proposed District. As such, the properties are an economic liability to the City.

The Area is also economically underutilized. The proposed Business District encompasses the commercial and retail corridor, which should be one of the drivers for economic growth in the City. Yet when examining Table A, it is clear the Area is not performing as such. There are opportunities for development in the Area, yet such blighting factors as having a defective, non-existing, or inadequate street layout, and improper subdivision and obsolete platting can prove to inhibit future development. Additionally the presence of the deterioration of site improvements throughout the District can create a negative perception of the economic viability of an area. This could dissuade developers from investing in the Area, which contributes to the underutilization of the Area.

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
- Improper Subdivision or Obsolete Platting

The above factors, in combination, contribute to the Proposed Business District Area being an economic liability to the City. Additionally, the presence of these blighting factors contributes to the 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.**
As previously outlined in the Blight Analysis, development in the Area has been stagnant as compared to the rest of the City. Additionally, property values have been decreasing.
- **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 lack of growth in the Area is well documented, and it cannot reasonably be anticipated that without the adoption of the Business District any significant development would occur in the future. This can be attributed to the presence of the blighting factors outlined previously; thus the purpose of the Business District Redevelopment Plan is to remediate said factors.
- **The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.**

The Proposed District is found to be eligible as "blighted" due to the presence of three factors that, in combination, contribute to an economic liability and economic underutilization of the Area.

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

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

A. Objectives

The objectives of the Plan are to:

- Ameliorate the blighting conditions within the District.
- Enhance the sales tax base of the District.
- Enhance the property tax base of the District.
- Upgrade and improve the infrastructure in the District.
- Promote and enhance the City's downtown commercial area.

B. Policies

The City of Maroa will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize City 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.
- Use Business District-derived revenues to support new development.
- Use Business District-derived revenues to carry out public infrastructure improvements.
- 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 City.

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 Macon County and the City of Maroa. Based upon these investigations, the eligibility requirements for

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

The proposed Maroa Business District encompasses 568 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area spans the City's corporate boundary, taking in the central north/south and east/west corridors. Beginning at Lake Ford Rd along the northern line of the corporate boundary, the Area takes in properties adjacent to Old Us Hwy 51 and continues south. Upon reaching Jackson St the Area takes in properties north of Washington St and extends both to the eastern and western corporate boundary. South of Washington St the Area takes in properties east of Cedar St and extends to properties adjacent to Locust St. South of Lincoln St the Area takes in properties between Old US Hwy 51 and Oak St until reaching Hwy 51, where undeveloped parcels west of Hwy 51 make up the south/southwestern portion of the Area.

2. The Development Project

The development goals of the City of Maroa for the Maroa Business District envision a redevelopment program resulting in the development of the Area. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the City.

Key Projects for the Plan include:

- Street and entryway improvements within the District boundaries;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed or reconstructed in road right-of-way or other public easements;
- Improvements to infrastructure including, improvement of the interior and extension of the existing street network within the area;
- Restoration of aging buildings in the District;
- The development of additional commercial properties within the District; and
- The facilitation of private investment within the District.

3. Name of Business District

The name of the District is the Maroa Business District.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the City (the "Pledged Revenues") as discussed below, is presented in Table B - 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 B 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 B. 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 City.

TABLE B - 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;	\$150,000
Property assembly costs, including but not limited to acquisition of land and other real or personal property;	\$275,000
Site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;	\$750,000
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;	\$1,850,000
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;	\$825,000
Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures	\$1,275,000
Financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$450,000
TOTAL ESTIMATED BUDGET	\$5,750,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$5,750,000 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 Maroa 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 City of Maroa, 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 City anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

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

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

Within the District, a rate of tax of 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 City of Maroa makes the following formal findings with respect to establishing the Maroa 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 City limits of Maroa, Illinois.

The Business District is a blighted area; that, by reason of the existence of defective, non-existent, or inadequate street layout, deterioration of site improvements, and improper subdivision or obsolete platting. These factors, in combination, constitute an economic liability and an underutilization of the Area in its present condition and use.

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

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

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 Maroa Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (12) and (13) of Section 11-74.3-3.

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APPENDIX A LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

Beginning at the Center of Section 10, Township 18 North, Range 2 East of the 3rd P.M. in Macon County, Illinois; thence Northerly along the West line of N.E. $\frac{1}{4}$ of said Section 10 to the North line of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 10; thence Easterly along the said North line S.W. $\frac{1}{4}$, N.E. $\frac{1}{4}$ of Section 10 to the intersection with the Easterly right of way line of U.S. Route 51; thence Southeasterly along the Northeasterly right of way line of said U.S. Route 51 to the Northwest corner of a tract with a Parcel Tax ID No. 10-02-10-400-005; thence Northeasterly along the Northwesterly line of said tract (Parcel Tax ID No. 10-02-10-400-005) to the Northeast corner of said tract (Parcel Tax ID No. 10-02-10-400-005); thence Southeasterly along the Northeasterly line of said tract (Parcel Tax ID No. 10-02-10-400-005) to the intersection with the Westerly right of way line of Wood Street; thence Northerly along the said Westerly right of way line of Wood Street to the intersection of the South line of a tract with Parcel Tax ID No. 10-02-10-233-004; thence Westerly along the South line of said tract (Parcel Tax ID No. 10-02-10-233-004) to the Southwest corner of said tract (Parcel Tax ID No. 10-02-10-233-004); thence Northerly along the West line of said tract (Parcel Tax ID No. 10-02-10-233-004) extended to the South right of way line of Lincoln Street; thence Westerly along the said South right of way line of Lincoln Street to the West right of way line of Cedar Street; thence North along the said West right of way line of Cedar Street to the South line of Washington Street; thence West along the said South line of Washington Street extended Westerly to the West right of way line of U.S. Route 51; thence North along the said West right of way line of U.S. Route 51 to the Westerly extension of the South line of Lot 46 of Hamilton's Addition as per plat recorded in Book 1832 on page 430 of the records in the Recorder's Office of Macon County, Illinois; thence Easterly to the Southwest corner of said Lot 46 of Hamilton's Addition; thence Easterly along the South line of said Lot 46 of Hamilton's Addition extended Easterly to the East right of way line of Linden Street; thence Southerly along the said East right of way line of Linden Street to the North right of way line of Jackson Street; thence Easterly along the North right of way line of said Jackson Street to a point 100 feet West of the SE corner of Lot 4 of Crocker's Addition as per plat recorded in Book 34 on page 39 in said Recorder's Office; thence North along a line 100 feet West of the East line of said Lot 4 of Crocker's Addition to the North line of said Lot 4 of said Crocker's Addition; thence West along the said North line of Lot 4 of Crocker's Addition to the Southeast corner of a tract with a Parcel Tax ID No. 10-02-03-428-002; thence North to the Northeast corner of said tract (Parcel Tax ID No. 10-02-03-428-002); thence Northwesterly to the Northwest corner of a tract with a Parcel Tax ID No. 10-02-03-428-001; thence South along the West line of said tract (Parcel Tax ID No. 10-02-03-428-001) for 18.92 feet to the South line of a tract with a Parcel Tax ID No. 10-02-03-200-016; thence Northwesterly along the Southwesterly line of said tract (Parcel Tax ID No. 10-02-03-200-016) to the South line of the N.E. $\frac{1}{4}$ of Section 3, Township 18 North, Range 2 East of the 3rd P.M.; thence West along the said South line of the N.E. $\frac{1}{4}$ of Section 3 extended Westerly to the West right of way line of U.S. Route 51; thence North along the said West right of way of U.S. Route 51 to the North line of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 3; thence East along the North line of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 3 to the SW corner of a tract with a Parcel Tax ID No. 10-02-03-200-004; thence North to the NW corner of said tract (Parcel Tax ID No. 10-02-03-200-004); thence East to the SW corner of a tract with a Parcel Tax ID No. 10-02-03-200-013; thence North to the Northwest corner of a tract with a Parcel Tax ID No. 10-02-03-200-018; thence East along the North line of said tract (Parcel Tax ID No. 10-02-03-200-018) to the West right of way line of Wood Street; thence North along the said West right of way line of Wood Street extended to the North right of way line of Lake Fork Road; thence East along the said North right of way line of Lake Fork Road to the intersection with the Northerly extension of the West line of a tract with a Parcel Tax ID No. 10-02-02-100-017; thence South along the West line of said tract (Parcel Tax ID No. 10-02-02-100-017) to the NW corner of a tract with a Parcel Tax ID No. 10-02-02-100-006; thence Northeasterly along the Northerly line of said tract (Parcel Tax ID No. 10-02-02-100-006) to the NE corner of said tract (Parcel Tax ID No. 10-02-02-100-006); thence South to the SE corner of said tract (Parcel Tax ID No. 10-02-02-100-006); thence West to the SE corner of a tract with a Parcel Tax ID No. 10-02-02-303-008; thence North to the NE corner of said tract (Parcel Tax ID No. 10-02-02-303-008); thence West along the North line of said tract (Parcel Tax ID No. 10-02-02-303-008) to the NW corner of said tract (Parcel Tax ID No. 10-02-02-303-008); thence South along the West line of said tract (Parcel Tax ID No. 10-02-02-303-008) to the intersection with the Westerly extension of the North line of Lot A of Sinosky Addition as per plat recorded in Book 1832 on page 818 in said Recorder's Office; thence East to the NW corner of said Lot A of Sinosky Addition; thence to the SW corner of said Lot A of Sinosky Addition; thence South to the NW corner Lot 1 in Block 2 of Illinois Central Railroad Company's Addition to the City

of Maroa, said point being on the East right of way line of Oak Street; thence South along the said East right of way line to the North right of way line of Jackson Street; thence East along the said North right of way line of Jackson Street to the SE corner of a tract with a Parcel Tax ID No. 10-02-02-379-009; thence South to the centerline of said Jackson Street; thence East along said centerline of Jackson Street to the Northerly extension of the East line of Lots 1, 2, 3 & 4 of J.H. Parker's 2nd Addition as per plat recorded in Book 1270 on page 25 in said Recorder's Office; thence South along the East line of said Lots 1, 2, 3 & 4 of J.H. Parker's 2nd Addition to a point 41.34 feet North of the SE corner of said Lot 4 of said J.H. Parker's 2nd Addition; thence East to the NE corner of a tract with a Parcel Tax ID No. 10-02-02-383-012, said point being on the East line of the S.W. $\frac{1}{4}$ of Section 2, Township 18 North, Range 2 East of the 3rd P.M.; thence South to the SE corner of said S.W. $\frac{1}{4}$ of Section 3; thence South along the East line of the N.W. $\frac{1}{4}$ of Section 11, Township 18 North, Range 2 East of the 3rd P.M. to SE corner of Lot 10 of the Resurvey of the E. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of said Section 11; thence West to the SW corner of said Lot 10 of the Resurvey of the E. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of said Section 11; thence North along the West line of said Lot 10 of the Resurvey of the E. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of said Section 11 to the South right of way line of Garfield Street; thence West along the said South right of way line of Garfield Street to the NE corner of Lot 1 in Block 16 of the Original town of Maroa as per plat recorded in Book Q on page 94 in said Recorder's Office; thence North to the NE corner of Lot 1 in Block 9 of said Original Town of Maroa, said point being on the South right of way of Lincoln Street; thence West along the said South right of way line of Lincoln Street to the East right of way line of Oak Street; thence South along the East right of way line Oak Street to the North line of the S.W. $\frac{1}{4}$ of said Section 11; thence West along the North line of the S.W. $\frac{1}{4}$ of said Section 11 to the SW corner of a tract with a Parcel Tax No. 10-02-11-159-002; thence South along the West line of a tract with a Parcel Tax No. 10-02-11-300-011 extended Southerly to the South right of way line of Duroc Road; thence West along the said South right of way line of Duroc Road to the West line of the S.E. $\frac{1}{4}$ of said Section 10; thence North along the West line of the S.E. $\frac{1}{4}$ of said Section 10 to the point of beginning.

EXCEPTING THEREFROM:

A tract with a Parcel Tax No. 10-02-03-200-011.

APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

02-02-100-006	02-02-354-014	02-02-361-002	02-02-382-012	02-03-454-004
02-02-100-012	02-02-354-015	02-02-361-003	02-02-383-001	02-03-454-005
02-02-100-013	02-02-354-016	02-02-361-004	02-02-383-002	02-03-454-006
02-02-100-014	02-02-355-001	02-02-361-005	02-02-383-003	02-03-454-007
02-02-301-003	02-02-355-002	02-02-361-006	02-02-383-004	02-03-454-008
02-02-301-004	02-02-355-003	02-02-361-007	02-02-383-005	02-03-454-009
02-02-301-005	02-02-355-004	02-02-361-008	02-02-383-006	02-03-454-012
02-02-301-006	02-02-355-005	02-02-361-009	02-02-383-009	02-03-454-013
02-02-301-007	02-02-355-006	02-02-361-010	02-02-383-010	02-03-454-014
02-02-301-008	02-02-355-007	02-02-361-011	02-02-383-012	02-03-454-015
02-02-302-006	02-02-356-001	02-02-362-001	02-02-383-013	02-03-454-016
02-02-302-007	02-02-356-002	02-02-362-002	02-03-200-004	02-03-454-017
02-02-302-008	02-02-356-007	02-02-363-001	02-03-200-013	02-03-454-018
02-02-302-009	02-02-356-011	02-02-364-001	02-03-200-014	02-03-454-019
02-02-303-017	02-02-356-012	02-02-365-001	02-03-200-016	02-03-454-020
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APPENDIX B - PARCEL ID LIST (CONT.)

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02-03-478-004	02-03-481-025	02-10-226-010	02-10-230-009	02-11-102-002
02-03-478-005	02-03-481-026	02-10-227-001	02-10-230-010	02-11-102-003
02-03-478-006	02-03-481-029	02-10-227-002	02-10-230-011	02-11-102-004
02-03-478-007	02-03-481-030	02-10-227-005	02-10-230-012	02-11-102-005
02-03-478-008	02-03-481-031	02-10-227-006	02-10-230-013	02-11-102-006
02-03-478-009	02-03-482-002	02-10-227-007	02-10-230-014	02-11-102-007
02-03-478-010	02-03-482-003	02-10-227-008	02-10-230-015	02-11-102-008
02-03-478-011	02-03-482-004	02-10-227-009	02-10-231-001	02-11-102-009
02-03-479-001	02-03-482-005	02-10-227-010	02-10-231-002	02-11-102-010
02-03-479-002	02-03-482-006	02-10-227-011	02-10-231-003	02-11-102-011
02-03-479-003	02-03-482-007	02-10-228-001	02-10-231-004	02-11-102-014
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02-03-481-006	02-03-483-006	02-10-229-009	02-10-400-002	02-11-105-005
02-03-481-007	02-03-483-007	02-10-229-010	02-10-400-003	02-11-105-006
02-03-481-008	02-03-483-008	02-10-229-011	02-10-400-004	02-11-105-007
02-03-481-009	02-03-483-009	02-10-229-012	02-11-101-005	02-11-105-008
02-03-481-010	02-03-483-010	02-10-229-013	02-11-101-006	02-11-106-001
02-03-481-011	02-03-483-011	02-10-229-014	02-11-101-007	02-11-106-002
02-03-481-012	02-03-483-012	02-10-229-015	02-11-101-008	02-11-106-003
02-03-481-013	02-03-483-013	02-10-229-016	02-11-101-009	02-11-106-004
02-03-481-014	02-03-483-014	02-10-229-017	02-11-101-010	02-11-106-006
02-03-481-015	02-10-226-001	02-10-229-018	02-11-101-011	02-11-106-007
02-03-481-016	02-10-226-002	02-10-230-001	02-11-101-012	02-11-106-008
02-03-481-017	02-10-226-003	02-10-230-002	02-11-101-013	02-11-106-009
02-03-481-018	02-10-226-004	02-10-230-003	02-11-101-014	02-11-106-010
02-03-481-019	02-10-226-005	02-10-230-004	02-11-101-015	02-11-106-011
02-03-481-020	02-10-226-006	02-10-230-005	02-11-101-016	02-11-106-012
02-03-481-022	02-10-226-007	02-10-230-006	02-11-101-017	02-11-107-001

APPENDIX B - PARCEL ID LIST (CONT.)

02-11-107-002	02-11-113-001	02-11-151-007	02-11-160-009
02-11-107-003	02-11-113-003	02-11-151-008	02-11-160-011
02-11-107-004	02-11-113-006	02-11-151-009	
02-11-107-007	02-11-113-007	02-11-151-010	
02-11-107-008	02-11-113-008	02-11-151-011	
02-11-107-009	02-11-113-009	02-11-151-012	
02-11-107-010	02-11-126-001	02-11-152-001	
02-11-107-011	02-11-126-002	02-11-152-002	
02-11-107-012	02-11-126-003	02-11-152-003	
02-11-108-001	02-11-126-004	02-11-152-004	
02-11-108-003	02-11-126-005	02-11-152-005	
02-11-108-006	02-11-127-001	02-11-153-001	
02-11-108-007	02-11-127-002	02-11-153-002	
02-11-108-008	02-11-127-003	02-11-153-003	
02-11-109-001	02-11-127-004	02-11-153-004	
02-11-109-003	02-11-127-005	02-11-153-005	
02-11-110-001	02-11-127-006	02-11-153-006	
02-11-110-002	02-11-127-007	02-11-153-007	
02-11-110-003	02-11-127-008	02-11-153-008	
02-11-110-004	02-11-127-009	02-11-154-010	
02-11-110-005	02-11-128-001	02-11-155-001	
02-11-110-006	02-11-128-002	02-11-155-002	
02-11-110-007	02-11-128-003	02-11-155-003	
02-11-110-008	02-11-128-004	02-11-155-004	
02-11-111-001	02-11-128-005	02-11-155-005	
02-11-111-002	02-11-128-007	02-11-155-006	
02-11-111-003	02-11-128-009	02-11-155-007	
02-11-111-004	02-11-128-010	02-11-155-008	
02-11-111-005	02-11-129-002	02-11-155-010	
02-11-111-006	02-11-129-003	02-11-156-001	
02-11-111-007	02-11-129-004	02-11-156-002	
02-11-111-008	02-11-129-005	02-11-156-003	
02-11-111-009	02-11-129-006	02-11-156-004	
02-11-111-010	02-11-129-007	02-11-156-005	
02-11-111-011	02-11-130-001	02-11-157-001	
02-11-111-012	02-11-132-006	02-11-157-002	
02-11-112-001	02-11-151-001	02-11-157-003	
02-11-112-002	02-11-151-002	02-11-157-005	
02-11-112-003	02-11-151-003	02-11-157-006	
02-11-112-004	02-11-151-004	02-11-157-007	
02-11-112-005	02-11-151-005	02-11-159-001	
02-11-112-006	02-11-151-006	02-11-159-002	

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APPENDIX C

ADDRESS LIST

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APPENDIX C - ADDRESS LIST

201	N	ASH	ST	203	E	GARFIELD	ST
208	N	ASH	ST	215	E	GARFIELD	ST
209	N	ASH	ST	221	E	GARFIELD	ST
228	N	ASH	ST	222	E	GARFIELD	ST
229	N	ASH	ST	305	E	GARFIELD	ST
247	N	ASH	ST	155	W	GARFIELD	ST
248	N	ASH	ST	156	W	GARFIELD	ST
268	N	ASH	ST	159	W	GARFIELD	ST
269	N	ASH	ST	162	W	GARFIELD	ST
289	N	ASH	ST	115	S	GRISSOM	ST
298	N	ASH	ST	107	N	HICKORY	ST
204	N	BIRCH	ST	111	N	HICKORY	ST
209	N	BIRCH	ST	101	E	JACKSON	ST
218	N	BIRCH	ST	115	E	JACKSON	ST
219	N	BIRCH	ST	205	E	JACKSON	ST
229	N	BIRCH	ST	215	E	JACKSON	ST
238	N	BIRCH	ST	300	E	JACKSON	ST
258	N	BIRCH	ST	404	E	JACKSON	ST
259	N	BIRCH	ST	416	E	JACKSON	ST
278	N	BIRCH	ST	428	E	JACKSON	ST
120	S	CEDAR	ST	107	W	JACKSON	ST
126	S	CEDAR	ST	108	W	JACKSON	ST
333	N	CHESTNUT	ST	109	W	JACKSON	ST
401	N	CHESTNUT	ST	129	W	JACKSON	ST
475	N	CHESTNUT	ST	207	W	JACKSON	ST
103	S	CHESTNUT	ST	220	W	JACKSON	ST
221	S	CHESTNUT	ST	221	W	JACKSON	ST
307	S	CHESTNUT	ST	229	W	JACKSON	ST
313	S	CHESTNUT	ST	230	W	JACKSON	ST
333	S	CHESTNUT	ST	302	W	JACKSON	ST
345	S	CHESTNUT	ST	303	W	JACKSON	ST
415	S	CHESTNUT	ST	312	W	JACKSON	ST
110	S	ELM	ST	322	W	JACKSON	ST
111	S	ELM	ST	328	W	JACKSON	ST
120	S	ELM	ST	402	W	JACKSON	ST
121	S	ELM	ST	410	W	JACKSON	ST
125	S	ELM	ST	420	W	JACKSON	ST
126	S	ELM	ST	426	W	JACKSON	ST
127	S	ELM	ST	428	W	JACKSON	ST
128	S	ELM	ST	430	W	JACKSON	ST
136	S	ELM	ST	602	W	JACKSON	ST
137	S	ELM	ST	704	W	JACKSON	ST
202	E	GARFIELD	ST	706	W	JACKSON	ST

APPENDIX C - ADDRESS LIST (CONT.)

710	W	JACKSON	ST	108	E	MAIN	ST
111	E	JEFFERSON	ST	109	E	MAIN	ST
227	E	JEFFERSON	ST	114	E	MAIN	ST
302	E	JEFFERSON	ST	201	E	MAIN	ST
103	W	JEFFERSON	ST	220	E	MAIN	ST
405	E	LINCOLN	ST	229	E	MAIN	ST
409	E	LINCOLN	ST	401	E	MAIN	ST
415	E	LINCOLN	ST	415	E	MAIN	ST
117	W	LINCOLN	ST	416	E	MAIN	ST
120	W	LINCOLN	ST	429	E	MAIN	ST
205	W	LINCOLN	ST	430	E	MAIN	ST
219	W	LINCOLN	ST	505	E	MAIN	ST
309	W	LINCOLN	ST	525	E	MAIN	ST
411	W	LINCOLN	ST	105	W	MAIN	ST
108	N	LOCUST	ST	111	W	MAIN	ST
109	N	LOCUST	ST	116	W	MAIN	ST
112	N	LOCUST	ST	119	W	MAIN	ST
116	N	LOCUST	ST	212	W	MAIN	ST
117	N	LOCUST	ST	219	W	MAIN	ST
120	N	LOCUST	ST	220	W	MAIN	ST
121	N	LOCUST	ST	223	W	MAIN	ST
133	N	LOCUST	ST	225	W	MAIN	ST
211	N	LOCUST	ST	228	W	MAIN	ST
212	N	LOCUST	ST	230	W	MAIN	ST
217	N	LOCUST	ST	300	W	MAIN	ST
218	N	LOCUST	ST	303	W	MAIN	ST
221	N	LOCUST	ST	316	W	MAIN	ST
229	N	LOCUST	ST	317	W	MAIN	ST
230	N	LOCUST	ST	323	W	MAIN	ST
120	S	LOCUST	ST	329	W	MAIN	ST
121	S	LOCUST	ST	350	W	MAIN	ST
127	S	LOCUST	ST	352	W	MAIN	ST
133	S	LOCUST	ST	400	W	MAIN	ST
135	S	LOCUST	ST	403	W	MAIN	ST
103	E	MADISON	ST	408	W	MAIN	ST
105	E	MADISON	ST	409	W	MAIN	ST
238	E	MADISON	ST	412	W	MAIN	ST
240	E	MADISON	ST	415	W	MAIN	ST
101	W	MADISON	ST	418	W	MAIN	ST
102	W	MADISON	ST	419	W	MAIN	ST
104	W	MADISON	ST	420	W	MAIN	ST
105	W	MADISON	ST	424	W	MAIN	ST
101	E	MAIN	ST	425	W	MAIN	ST
107	E	MAIN	ST	109	N	MAPLE	ST

APPENDIX C - ADDRESS LIST (CONT.)

214	N	MAPLE	ST	225		MARY	CT
218	N	MAPLE	ST	228		MARY	CT
219	N	MAPLE	ST	229		MARY	CT
221	N	MAPLE	ST	102	E	MCKINLEY	ST
222	N	MAPLE	ST	104	E	MCKINLEY	ST
317	N	MAPLE	ST	106	E	MCKINLEY	ST
321	N	MAPLE	ST	205	E	MCKINLEY	ST
327	N	MAPLE	ST	255	E	MCKINLEY	ST
330	N	MAPLE	ST	100	W	MCKINLEY	ST
332	N	MAPLE	ST	103	W	MCKINLEY	ST
333	N	MAPLE	ST	115	W	MCKINLEY	ST
334	N	MAPLE	ST	321	E	MONROE	ST
400	N	MAPLE	ST	329	E	MONROE	ST
401	N	MAPLE	ST	123	W	MONROE	ST
410	N	MAPLE	ST	125	W	MONROE	ST
411	N	MAPLE	ST	220	W	MONROE	ST
415	N	MAPLE	ST	114		MONTGOMERY	CT
416	N	MAPLE	ST	115		MONTGOMERY	CT
420	N	MAPLE	ST	118		MONTGOMERY	CT
421	N	MAPLE	ST	119		MONTGOMERY	CT
425	N	MAPLE	ST	123		MONTGOMERY	CT
428	N	MAPLE	ST	129		MONTGOMERY	CT
500	N	MAPLE	ST	134		MONTGOMERY	CT
506	N	MAPLE	ST	211		MONTGOMERY	CT
507	N	MAPLE	ST	103	N	OAK	ST
509	N	MAPLE	ST	112	N	OAK	ST
511	N	MAPLE	ST	120	N	OAK	ST
512	N	MAPLE	ST	212	N	OAK	ST
513	N	MAPLE	ST	220	N	OAK	ST
515	N	MAPLE	ST	600	N	OAK	ST
516	N	MAPLE	ST	102	S	OAK	ST
517	N	MAPLE	ST	114	S	OAK	ST
620	N	MAPLE	ST	124	S	OAK	ST
116	S	MAPLE	ST	505	S	OAK	ST
117	S	MAPLE	ST	211	N	OLIVE	ST
120	S	MAPLE	ST	212	N	OLIVE	ST
121	S	MAPLE	ST	213	N	OLIVE	ST
124	S	MAPLE	ST	216	N	OLIVE	ST
127	S	MAPLE	ST	221	N	OLIVE	ST
128	S	MAPLE	ST	222	N	OLIVE	ST
135	S	MAPLE	ST	225	N	OLIVE	ST
218		MARY	CT	226	N	OLIVE	ST
219		MARY	CT	229	N	OLIVE	ST
224		MARY	CT	230	N	OLIVE	ST

APPENDIX C - ADDRESS LIST (CONT.)

109	N	PINE	ST	111	S	WALNUT	ST
110	N	PINE	ST	114	S	WALNUT	ST
115	N	PINE	ST	116	S	WALNUT	ST
121	N	PINE	ST	121	S	WALNUT	ST
133	N	PINE	ST	124	S	WALNUT	ST
200	N	PINE	ST	125	S	WALNUT	ST
210	N	PINE	ST	130	S	WALNUT	ST
214	N	PINE	ST	131	S	WALNUT	ST
215	N	PINE	ST	200	S	WALNUT	ST
219	N	PINE	ST	201	S	WALNUT	ST
220	N	PINE	ST	212	S	WALNUT	ST
229	N	PINE	ST	216	S	WALNUT	ST
230	N	PINE	ST	219	S	WALNUT	ST
107	N	WALNUT	ST	220	S	WALNUT	ST
109	N	WALNUT	ST	223	S	WALNUT	ST
121	N	WALNUT	ST	227	S	WALNUT	ST
124	N	WALNUT	ST	228	S	WALNUT	ST
128	N	WALNUT	ST	232	S	WALNUT	ST
129	N	WALNUT	ST	300	S	WALNUT	ST
132	N	WALNUT	ST	301	S	WALNUT	ST
137	N	WALNUT	ST	309	S	WALNUT	ST
201	N	WALNUT	ST	314	S	WALNUT	ST
211	N	WALNUT	ST	320	S	WALNUT	ST
214	N	WALNUT	ST	321	S	WALNUT	ST
223	N	WALNUT	ST	324	S	WALNUT	ST
224	N	WALNUT	ST	325	S	WALNUT	ST
226	N	WALNUT	ST	330	S	WALNUT	ST
227	N	WALNUT	ST	407	S	WALNUT	ST
228	N	WALNUT	ST	411	S	WALNUT	ST
235	N	WALNUT	ST	414	S	WALNUT	ST
236	N	WALNUT	ST	424	S	WALNUT	ST
308	N	WALNUT	ST	203	E	WASHINGTON	ST
316	N	WALNUT	ST	236	E	WASHINGTON	ST
317	N	WALNUT	ST	300	E	WASHINGTON	ST
319	N	WALNUT	ST	400	E	WASHINGTON	ST
326	N	WALNUT	ST	403	E	WASHINGTON	ST
336	N	WALNUT	ST	410	E	WASHINGTON	ST
414	N	WALNUT	ST	429	E	WASHINGTON	ST
417	N	WALNUT	ST	502	E	WASHINGTON	ST
420	N	WALNUT	ST	503	E	WASHINGTON	ST
425	N	WALNUT	ST	509	E	WASHINGTON	ST
434	N	WALNUT	ST	521	E	WASHINGTON	ST
102	S	WALNUT	ST	529	E	WASHINGTON	ST
110	S	WALNUT	ST	624	E	WASHINGTON	ST

APPENDIX C - ADDRESS LIST (CONT.)

625	E	WASHINGTON	ST	222	N	WOOD	ST
629	E	WASHINGTON	ST	231	N	WOOD	ST
701	E	WASHINGTON	ST	236	N	WOOD	ST
715	E	WASHINGTON	ST	239	N	WOOD	ST
719	E	WASHINGTON	ST	246	N	WOOD	ST
725	E	WASHINGTON	ST	247	N	WOOD	ST
111	W	WASHINGTON	ST	312	N	WOOD	ST
212	W	WASHINGTON	ST	317	N	WOOD	ST
215	W	WASHINGTON	ST	320	N	WOOD	ST
216	W	WASHINGTON	ST	321	N	WOOD	ST
224	W	WASHINGTON	ST	327	N	WOOD	ST
229	W	WASHINGTON	ST	333	N	WOOD	ST
230	W	WASHINGTON	ST	400	N	WOOD	ST
303	W	WASHINGTON	ST	401	N	WOOD	ST
315	W	WASHINGTON	ST	404	N	WOOD	ST
316	W	WASHINGTON	ST	406	N	WOOD	ST
322	W	WASHINGTON	ST	410	N	WOOD	ST
328	W	WASHINGTON	ST	411	N	WOOD	ST
329	W	WASHINGTON	ST	412	N	WOOD	ST
335	W	WASHINGTON	ST	413	N	WOOD	ST
402	W	WASHINGTON	ST	416	N	WOOD	ST
404	W	WASHINGTON	ST	425	N	WOOD	ST
405	W	WASHINGTON	ST	429	N	WOOD	ST
415	W	WASHINGTON	ST	501	N	WOOD	ST
420	W	WASHINGTON	ST	507	N	WOOD	ST
424	W	WASHINGTON	ST	602	N	WOOD	ST
427	W	WASHINGTON	ST	611	N	WOOD	ST
430	W	WASHINGTON	ST	612	N	WOOD	ST
431	W	WASHINGTON	ST	615	N	WOOD	ST
439	W	WASHINGTON	ST	15277	N	WOOD	ST
449	W	WASHINGTON	ST	15277	N	WOOD	ST
116		WILLIAMS	WAY	15343	N	WOOD	ST
118		WILLIAMS	WAY	15405	N	WOOD	ST
101	N	WOOD	ST	101	S	WOOD	ST
109	N	WOOD	ST	108	S	WOOD	ST
120	N	WOOD	ST	110	S	WOOD	ST
132	N	WOOD	ST	121	S	WOOD	ST
201	N	WOOD	ST	126	S	WOOD	ST
202	N	WOOD	ST	127	S	WOOD	ST
209	N	WOOD	ST	135	S	WOOD	ST
214	N	WOOD	ST	136	S	WOOD	ST
215	N	WOOD	ST	202	S	WOOD	ST
218	N	WOOD	ST	203	S	WOOD	ST
220	N	WOOD	ST	207	S	WOOD	ST

APPENDIX C - ADDRESS

LIST (CONT.)

212	S	WOOD	ST
216	S	WOOD	ST
220	S	WOOD	ST
226	S	WOOD	ST
302	S	WOOD	ST
310	S	WOOD	ST
318	S	WOOD	ST
324	S	WOOD	ST
408	S	WOOD	ST
416	S	WOOD	ST
418	S	WOOD	ST
506	S	WOOD	ST
561	S	WOOD	ST

STATE OF ILLINOIS)
)
COUNTY OF MACON) S.S.

CERTIFICATE

I, Diane Edwards, certify that I am the duly elected and acting City Clerk of the City of Maroa, Macon County, Illinois.

I further certify that on July 25, 2016 the Corporate Authorities of such Municipality passed and approved an Ordinance entitled:

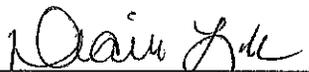
2016/07/25-1

AN ORDINANCE ESTABLISHING THE MAROA BUSINESS DISTRICT; APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN CONNECTION WITH THE ESTABLISHMENT OF SUCH BUSINESS DISTRICT.

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **ORDINANCE NO. 2016/07/25-1** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the City Hall, commencing on July 25th 2016, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

DATED at Maroa, Illinois, this 25th day of July 2016.



DIANE EDWARDS
CITY CLERK

SEAL