MAIN STREET BUSINESS DISTRICT
BUSINESS DISTRICT
REDEVELOPMENT PLAN & PROJECT

DRAFT

The City of
MASCOUTAH, IL
July 17, 2023

MORAN
ECONOMIC DEVELOPMENT

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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 City, and assist in the development and redevelopment 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 taxes raised within the District to pay for certain eligible District costs.

The City of Mascoutah ("City") desires to pursue the establishment of the Main Street Business District Redevelopment Project Area ("Area") to provide resources for the redevelopment of properties in these portions of the City located in the proposed Business District Boundary. Some of the objectives of the Redevelopment Plan include, but are not limited to, the following:

- Upgrade the utilities and infrastructure throughout the Area, including sewer system improvements.
- Improve the sidewalks throughout the Area, including reconstructing/repairing those exhibiting deteriorated conditions along Main Street and neighboring areas.
- Resurface roadways, construct curbs and gutters, make parking lot improvements, and provide resources for other general site improvements.
- Redevelop those properties exhibiting deteriorated conditions, and other general site improvements.
- Enhance the sales tax base of the District.
- Facilitate streetscape and façade improvements for commercial properties in the Area.
- Recruit new retail businesses to promote future sales tax growth.
- Retain small businesses to the community and assist with business development and expansion.
- Enhance the property tax base of the District.
- Provide assistance for the redevelopment of residential properties, including interior and exterior rehabilitation and renovation projects.
- Facilitate 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.

The proposed Main Street Business District encompasses 458 parcels of property and rights-of-way in the City. Generally, the Area includes the properties in the central downtown portions of the City along IL-4 and Main Street/IL-177. Beginning in the northern portion of the boundary property south of Onyx Drive is included, and the Area continues south along IL-4 to Main Street. Along Main Street the boundary includes property on both sides of the roadway, extending east to Mine Road and west to the area just west of County Road. 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.

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Legend
▭ Main Street Business District Boundary
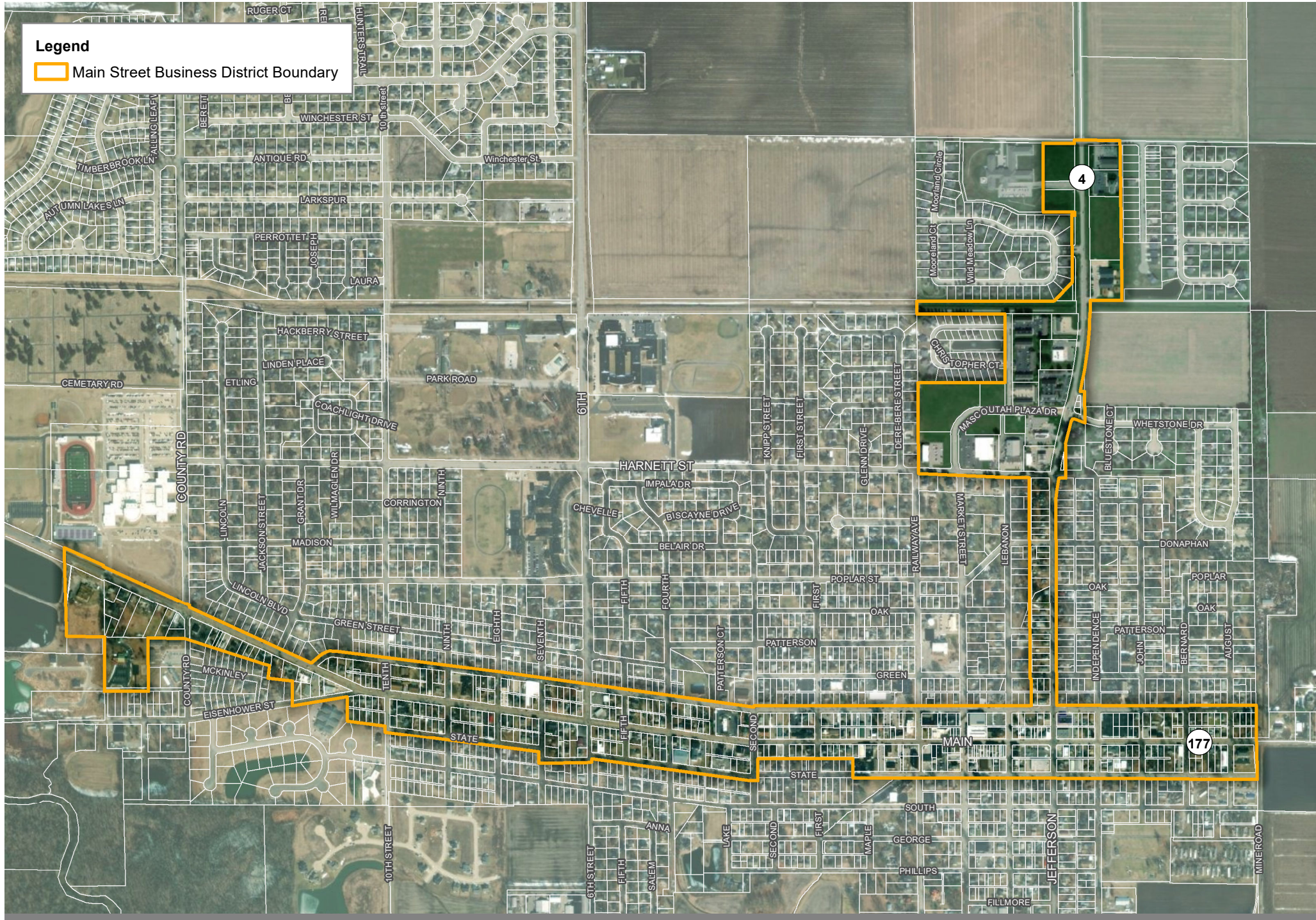
EXHIBIT A - BOUNDARY MAP
MAIN STREET BUSINESS DISTRICT
Mascoutah, IL

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Legend

- **Main Street Business District Boundary**
- Residential
- Commercial
- Industrial
- Institutional
- Railroad
- Undeveloped
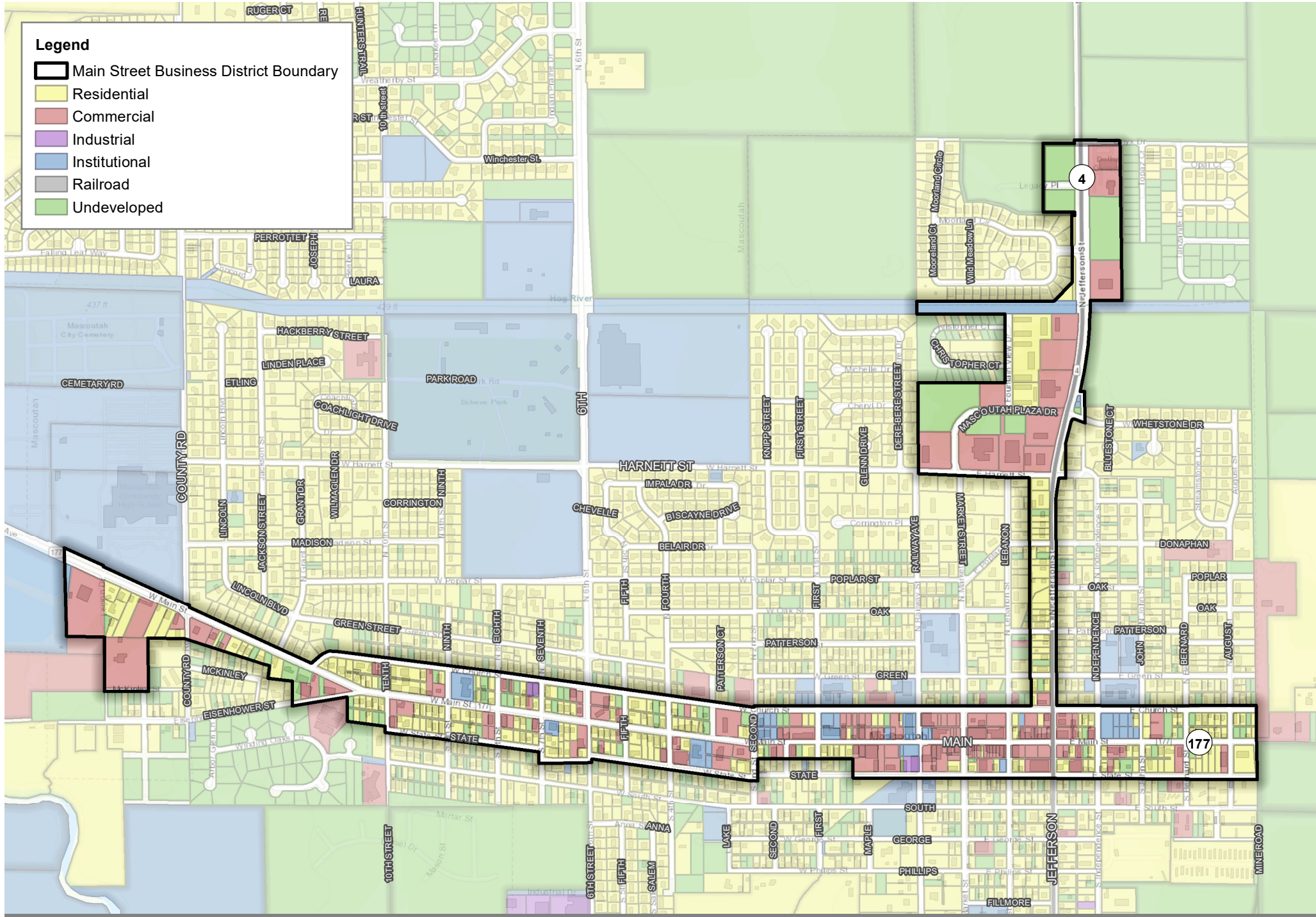
EXHIBIT B - EXISTING LAND USE
MAIN STREET BUSINESS DISTRICT
Mascoutah, IL

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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.*

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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 City has deemed such action desirable to facilitate economic development activities 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 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 the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- 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 City officials and other individuals knowledgeable about Area conditions and history, the age and condition of site improvements, utility and infrastructure improvements, and related items.
- Examination of maps, aerial photographs, and historic data related to the proposed Area.
- Research of St. Clair County property tax records and equalized assessed value ("EAV") information.
- Research of Illinois State Geological Survey ("ISGS") data related to the location of underground mines in the region.
- Use of Claritas, LLC ("Claritas") data, which is sourced from Environics Analytics, the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, and Data Axle.
- Review of the St. Clair County Multi-Hazard Mitigation Plan ("Hazard Mitigation Plan").
- Use of Illinois Department of Transportation ("IDOT") average annual daily traffic ("AADT") count data.
- 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'

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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 Main Street Business District encompasses 458 parcels of property and rights-of-way in the City. Generally, the Area includes the properties in the central downtown portions of the City along IL-4 and Main Street/IL-177. Beginning in the northern portion of the boundary property south of Onyx Drive is included, and the Area continues south along IL-4 to Main Street. Along Main Street the boundary includes property on both sides of the roadway, extending east to Mine Road and west to the area just west of County Road.

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.

Much of the Area exhibits deteriorated site improvements in some form, which can be generally classified as either structural or surface improvements. Approximately 64% of the 448 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. Generally, much of the deteriorated conditions noted could be attributed to the age of the structures, as per Claritas approximately 52% of the structures in the Area were built prior to 1980, with a median year of construction being 1978. Further, approximately 21% of the structures were built prior to 1940.

Additionally, 67% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were deteriorated 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 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. Conditions such as these were present in 308 of the 458 parcels which make up the Area.

The ISGS maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit C, which shows the portions of the Area that are either directly over an underground mine or within the mine proximity region. The Area is undermined primarily by mines as part of the Herrin seam, IGSG Index 340 and 3486. The ISGS No. 340 mine was operated by the Kolb Coal Co. from 1895-1930. This was mined in a modified room and pillar method, with a shaft opening. Mine number 3486 was in operation from 1882-1956 by four different companies (Schubert Coal Co., Beatty Coal Co., Beatty, and Mascoutah Coal Co.). This was also a modified room and pillar panel mine, with a shaft opening. The mined area is shown in addition to the proximity zone, per the ISGS. This zone includes the land over or adjacent to the mines that, on the basis of the mapped extent and general depth of the mine, could be affected by subsidence. Mine subsidence is the downward movement of rocks and soils triggered by a structural failure in an active or abandoned underground mine. Subsidence generally manifests in two forms, either pit or sag. Pit subsidence results in moderate depressions (six to eight feet) and range from 20 to 40 feet in diameter. Pit subsidence occurs when the roof of a mine collapses and the void reaches up through the bedrock to the surface, where a hole eventually forms. Sag subsidence forms a general depression over a large area, originating in places where mine pillars have failed (disintegrated, collapsed, or settled into the mine floor). Sag sites can be quite large, spanning areas of several hundred feet in diameter. Pit subsidence is generally found in shallow mines (less than 60 feet), whereas sag subsidence is found in deeper mines.

These conditions pose a potential barrier to future development, and mine subsidence could threaten any of the existing structural improvements over undermined areas. The Multi-Hazard Mitigation Plan for St. Clair County identifies the City as being potentially susceptible to subsidence and details the types of damage to structures built over mined areas, as well as roadways, utility lines/pipes, railroads, and bridges.

The Hazard Mitigation Plan notes prior occurrences of ground failure in the county and how those events have caused damage to site improvements. The Plan considers all buildings located in or around undermined areas to be vulnerable to ground failure due to subsidence events.

There are issues with improper subdivision and obsolete platting throughout the Area. Some of the existing platting does not meet the needs of the contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. Other smaller parcels were divided in a way that seems to have occurred on an as-needed basis, but has left properties in dimensions that are unusable in their current configuration. These parcels are an inefficient use of land and represent improper subdivision and obsolete platting. These types of issues can be hurdles to the development or redevelopment of an Area, as the need for parcel combinations or splits can be difficult with multiple property owners or other stakeholders involved. There have been numerous examples of parcel reconfigurations in this portion of the City in recent years, and it is likely that further reconfigurations would be necessary to redevelop or develop the properties in the future. Without a guided plan for redevelopment, it is unlikely the properties exhibiting these conditions will be utilized to their highest and best use.

The presence of these factors, in combination, creates conditions which constitute an economic liability to the City. Additionally, these factors combine to contribute to the economic underutilization of the Area.

The presence of deteriorated structures and 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. Additionally, conditions such as obsolete platting can make coordinating development difficult. In order for these properties to be utilized to their highest and best uses some sort of reconfiguration of the land would be necessary, either through splits, combinations, or both. When multiple stakeholders and property owners are involved the process becomes more difficult, resulting in the parcels remaining undeveloped or without any investment in redevelopment and contributing to stagnant or declining property tax revenues. Finally, the existence of conditions threatening property could potentially deter investment in those portions of the City either directly undermined or in the proximity region, or at least add to development costs which can present a barrier to the economic growth of the property.

In order to determine whether properties in a project Area could considered to be stagnant or in decline, the growth rates of the EAVs of the parcels can be compared to the growth rates of the balance of the City, which is the total value of Mascoutah minus the value of the properties which make up the Area. The established threshold for redevelopment project areas by the state of Illinois to document stagnant EAV growth is if the properties have been growing at rate at or below the balance of the municipality for three of the last five years for which data is available. Approximately 85% of the 458 parcels in the Area have had at least three years where the annual EAV growth rates are less than the balance of the City from 2017-2022. This widespread stagnation of economic growth in the Area is shown in Exhibit D. This analysis demonstrates that there are conditions present in the Area which cause it to be an economic liability to the City, and if there is not some program of intervention to reverse the trend of stagnant property values then the conditions will continue to worsen, which in turn will reduce the amount of tax revenues the City and associated taxing districts will draw from the properties.

The Area could also be considered to be economically underutilized. There have been developments in the Area, but the vast majority of the parcels are underperforming when compared to the balance of the City. Not including the I-64 interchange, the proposed Business District Area encompasses the most trafficked areas in the City, including the main thoroughfares of IL-4 and Main Street, in addition to the City's downtown area. As shown in Exhibit E, IL-4 has an AADT count of nearly 8,000 and Main Street nearly 7,000. This is an indication that the uses in the Area are failing to capitalize on the visibility of these properties, both in the form of undeveloped properties not being utilized to their highest and best uses.

Another indication of the economic underutilization of the Area is in the form of the Retail Opportunity Gap that exists for the City. Retail Market Power ("RMP") data from Claritas (outlined in Table A) shows an

Legend
- **Main Street Business District Boundary**
- **Undermined Area**
- **Undermined Area Proximity Region**
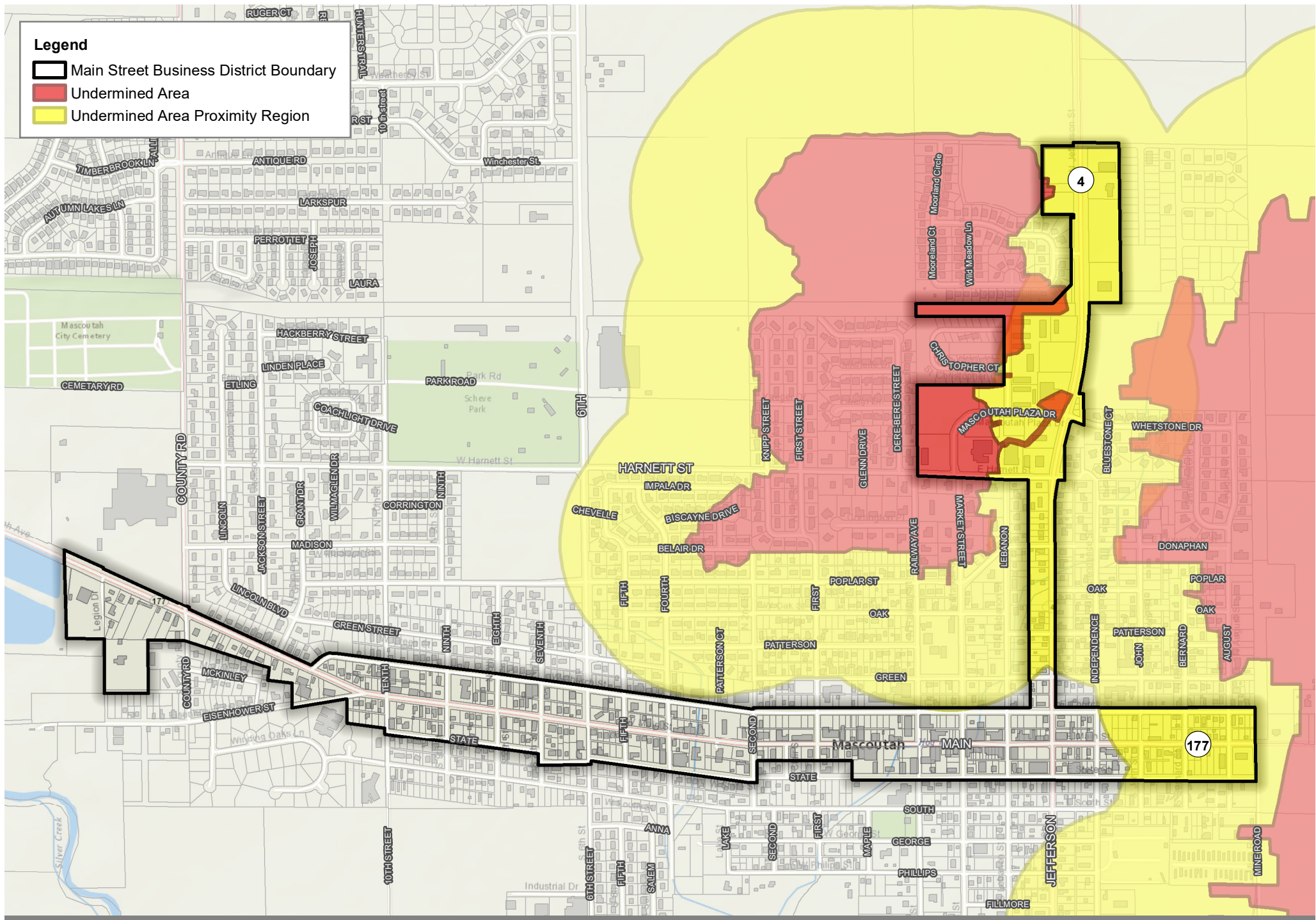
EXHIBIT C - UNDERMINED AREA
MAIN STREET BUSINESS DISTRICT
Mascoutah, IL

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Legend
☐ Main Street Business District Boundary
Years Below Balance Growth
■ 1-2 Years
■ 3-5 Years
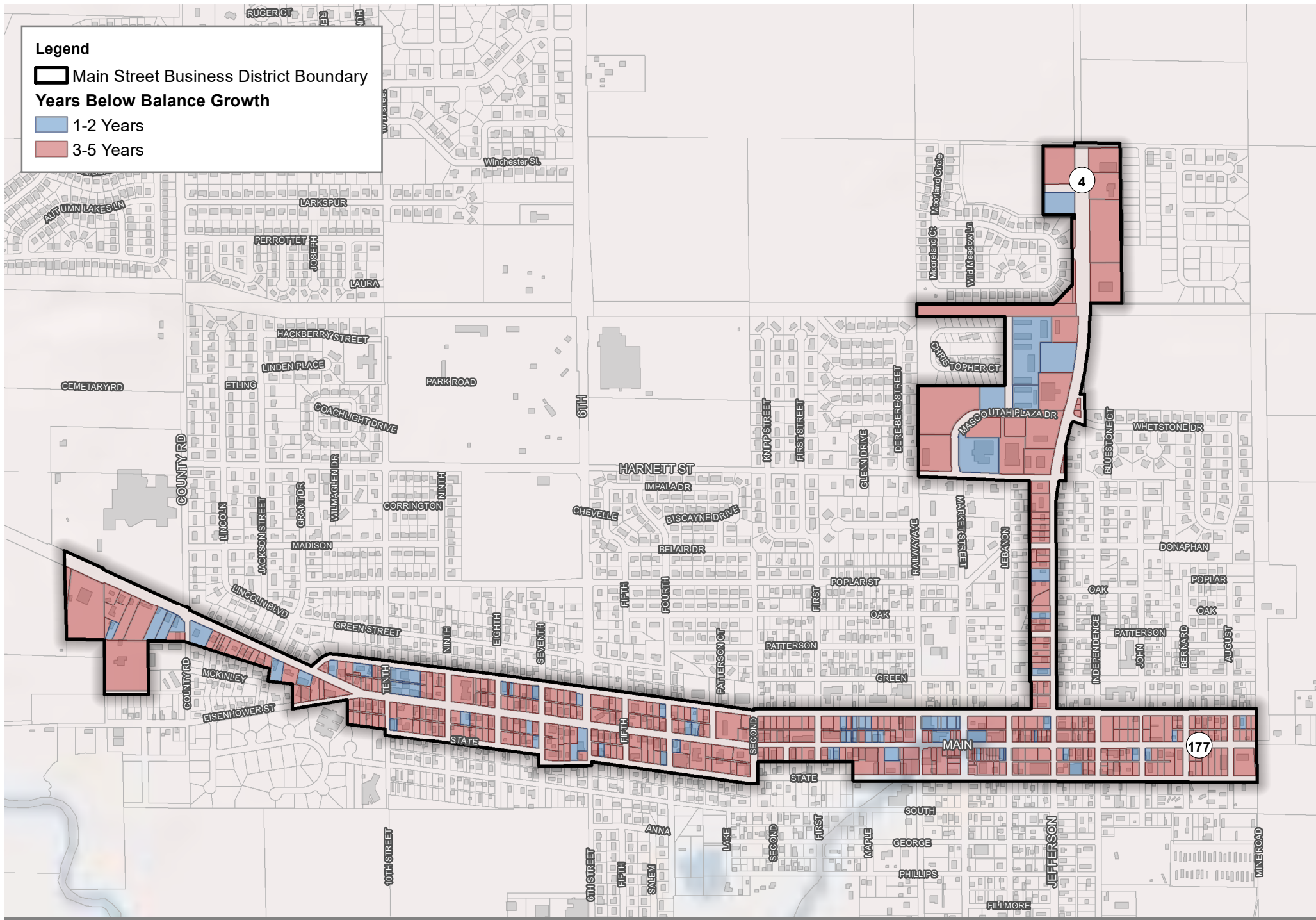
EXHIBIT D - CITY BALANCE EAV COMPARISON
MAIN STREET BUSINESS DISTRICT
Mascoutah, IL

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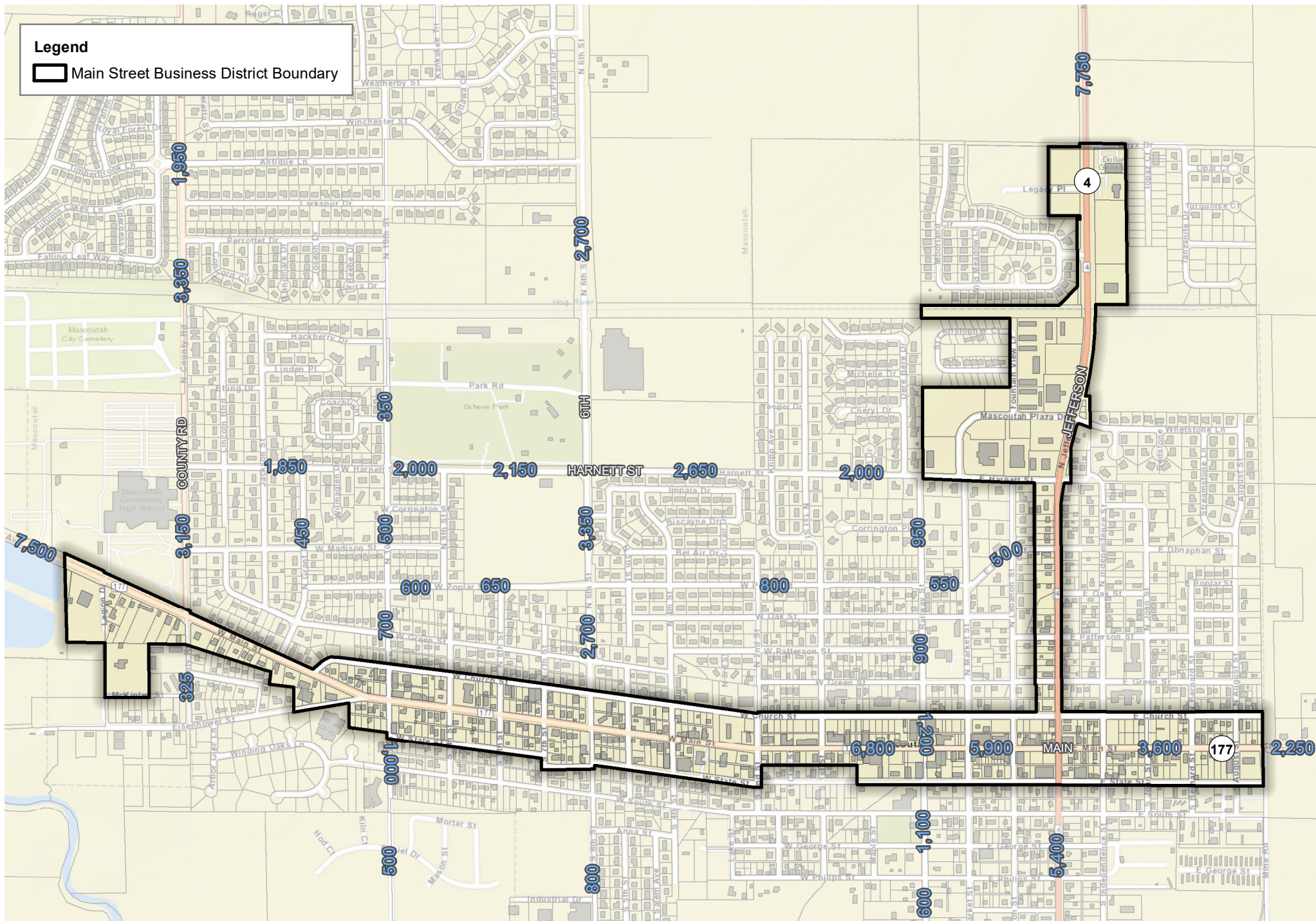
EXHIBIT E - AADT COUNTS
MAIN STREET BUSINESS DISTRICT
Mascoutah, IL

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Opportunity Gap of over $75M in the City across all retail trade sectors, identified by the North American Industry Classification System (NAICS) code. This data provides an analysis of the existing demand for certain retail store types amongst residents in the City, along with the existing expenditures of the residents for those same retail store types. While some of the sub NAICS categories show that the demand is being met for certain retail store types that have a surplus, overall there is a significant opportunity gap. What this means is that residents are having to leave the City to purchase goods, with the City's existing supply of these retail store types meeting only 57% of the resident's demand. If the properties in the Area were being utilized to their highest and best uses the Opportunity Gap across all of these sectors would potentially be met, which would in turn keep resident's expenditures local and also create additional property tax revenues through the development of new retail and commercial properties. Again, the presence of some of the aforementioned factors can inhibit reinvestment in the Area, and it is likely that only through a program of intervention and a means to achieve those ends, will these properties be utilized to their highest and best uses.

TABLE A - RETAIL STORE OPPORTUNITY GAP

RETAIL STORE TYPE	NAICS	DEMAND	SUPPLY	OPPORTUNITY GAP/SURPLUS
Total Retail Trade Including Food & Drink	44, 45, 722	$174,347,340	$99,041,738	$75,305,603
Motor Vehicle & Parts Dealers	441	$39,191,091	$12,468,131	$26,722,960
Furniture & Home Furnishings Stores	442	$2,974,840	$5,393,879	($2,419,039)
Electronics & Appliance Stores	443	$2,440,996	$2,066,932	$374,064
Building Material & Garden Equipment & Supplies Dealers	444	$11,439,761	$5,352,271	$6,087,490
Food & Beverage Stores	445	$20,956,731	$14,774,660	$6,182,071
Health & Personal Care Stores	446	$9,227,587	$4,374,095	$4,853,493
Gasoline Stations	447	$12,162,843	$5,492,526	$6,670,317
Clothing & Clothing Accessories Stores	448	$6,904,692	$3,725,626	$3,179,066
Sporting Goods, Hobby, Musical Instrument, & Book Stores	451	$2,549,242	$3,119,417	($570,175)
General Merchandise Stores	452	$18,968,894	$22,333,919	($3,365,025)
Miscellaneous Store Retailers	453	$3,200,707	$2,826,864	$373,843
Non-Store Retailers	454	$26,594,030	$3,271,308	$23,322,723
Food Services & Drinking Places	722	$17,735,926	$13,842,110	$3,893,815

Source: Claritas, Environics Analytics, US Census Bureau of Labor Statistics, Data Axle

The potential use of Business District Redevelopment Project resources should serve to overcome the conditions in the Area which contribute to both the economic liability and underutilization of the properties.

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 conditions such as the deterioration of site improvements, conditions which potentially endanger property, and improper subdivision or obsolete platting. These factors, in combination, constitute an economic liability to the City 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.

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SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The City of Mascoutah 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 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:

- Upgrade the utilities and infrastructure throughout the Area, including sewer system improvements.
- Improve the sidewalks throughout the Area, including reconstructing/repairing those exhibiting deteriorated conditions along Main Street and neighboring areas.
- Facilitate requisite infrastructure improvements in accordance with IDOT requirements for the redevelopment of the Main Street corridor.
- Resurface roadways, construct curb and gutter, make parking lot improvements, and provide resources for other general site improvements.
- Redevelop those properties exhibiting deteriorated conditions, and other general site improvements.
- Enhance the sales tax base of the District.
- Facilitate streetscape and façade improvements for commercial properties in the Area.
- Recruit new retail businesses to promote future sales tax growth.
- Retain small businesses to the community, and assist with business development and expansion.
- Enhance the property tax base of the District.
- Provide assistance for the redevelopment of residential properties, including interior and exterior rehabilitation and renovation projects.
- Facilitate 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 City of Mascoutah will follow certain policies to achieve the objectives outlined above. These policies include:

- Use Business District-derived revenues to implement the Plan.
- Use Business District-derived revenues to carry out public infrastructure and utility improvements.
- 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 certain private actions and activities as outlined in the Business District Plan. The Council recognizes that most revenues will be used to support public improvements but in cases where private development needs assistance the City should consider aiding only after application to the City is made. The Council is to further develop policies regulating the type and form of development to support. Only then can the City consider assistance.
- Use Business District-derived revenues to support new development paying particular attention to the impact that development will have on the community.
- 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. Discussions with City officials and review of the physical conditions in the Area largely determined the proposed Business District Boundary. Based upon these investigations, the

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eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the City, the location of requisite infrastructure and utility improvements, and the location of the blighting factors found, the boundaries of the District were determined. The proposed Main Street Business District encompasses 458 parcels of property and rights-of-way in the City. Generally, the Area includes the properties in the central downtown portions of the City along IL-4 and Main Street/IL-177. Beginning in the northern portion of the boundary property south of Onyx Drive is included, and the Area continues south along IL-4 to Main Street. Along Main Street the boundary includes property on both sides of the roadway, extending east to Mine Road and west to the area just west of County Road.

2. The Development Project

The development goals of the City of Mascoutah for the Business District envision a program resulting in the ability to provide for the development and redevelopment of the properties which make up the Area. The satisfaction of these needs will ultimately increase the sales and property tax revenues generated in the Area for the City, as well as provide a revenue source for the City to make necessary infrastructure and structural improvements throughout the Area. Additionally, the City wishes to promote and enhance the existing commercial properties in the City, including the downtown portion as well as those properties in the northern portion of the District along IL-4. These goals will be accomplished through both public and private projects to encourage economic growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the City 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 City. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the City. The City may provide 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 B on the following page. Table B should not be construed to limit the ability of the City 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 City and any developer(s).

3. Name of Business District

The name of the District is the Main Street Business District.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the City ("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.

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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.	$2,125,000
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.	$9,725,000
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.	$8,675,000
Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures.	$12,225,000
TOTAL ESTIMATED BUDGET	$32,750,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed $32,750,000 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 Business District Redevelopment Area (collectively, the "Pledged Revenues").

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

To expedite the implementation of the Business District Plan, The City of Mascoutah, 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 by 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.

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SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

A.   Formal Findings

The City of Mascoutah 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 City limits of Mascoutah, Illinois.

The City'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 City of Mascoutah, Illinois.

The Business District is a blighted area; the presence of deterioration of site improvements, the presence of conditions threatening property, improper subdivision or obsolete platting, and other existing conditions contribute to the properties in the Area being an economic liability to the City, as well as the properties being economic underutilized.

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 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 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.

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APPENDIX A
LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PARTS OF SECTIONS 29, 31, AND 32 IN TOWNSHIP 1 NORTH 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ST. CLAIR COUNTY, ILLINOIS, AND SECTION 36 IN TOWNSHIP 1 NORTH 7 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ST. CLAIR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ONYX DRIVE AND THE EAST LINE OF ST CLAIR COUNTY ASSESSOR'S PARCEL (HEREAFTER REFERRED TO AS "ASSESSOR'S PARCEL") WITH PIN 10290312001; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 601 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 10290303026; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 556 FEET TO THE NORTH LINE OF LOT 4 IN THE PRAIRIE VIEW ESTATES PHASE 1 SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10290303012; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 215 FEET TO THE NORTHEAST CORNER OF LOT 2 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10290303014; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 525 FEET TO THE NORTH CORNER OF OUTLOT B IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10290315018; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 207 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 10290300002; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 1,093 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 100 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 699 FEET TO THE WEST RIGHT-OF-WAY LINE OF FOUNTAINVIEW DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 545 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN THE ST. CHRISTOPHER LAKE RESUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10290311009; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 694 FEET TO THE EAST LINE OF LOT 32 IN THE KLINGELHOEFER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10300406017; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 724 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST HARTNETT STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 877 FEET TO THE NORTHEAST CORNER OF LOT 2 IN THE JEFFERSON PLACE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10320101001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,595 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST GREEN STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 9 FEET TO THE NORTHEAST CORNER OF LOT 4 IN THE TETRICK AND FIKES ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10320130018; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 213 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST CHURCH STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,202 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 10 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,569 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,061 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 15 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,102 FEET TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 09360201042; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 705 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09360201043; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 303 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 09360201051; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 428 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MCKINLEY STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 350 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE A DISTANCE OF APPROXIMATELY 421 FEET TO THE SOUTH LINE OF LOT 4 IN THE JOKISCH TRACTS A.P. SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 09360201009; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 296 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH COUNTY ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE WEST PARK PLACE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310111050, A DISTANCE OF APPROXIMATELY 704 FEET TO THE NORTHEAST CORNER OF LOT 3 IN THE HOERCHER ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310111051; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 100 FEET TO THE NORTH LINE OF LOT 4 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310111048; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 194 FEET TO THE NORTHEAST CORNER OF LOT 7 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310111032; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 195 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EISENHOWER STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF LOT 13 IN THE MASCOUTAH RESIDENTIAL CARE VILLAS AND TOWNHOUSES SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310113025; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 190 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310113026; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 303 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH TENTH STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST STATE STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,230 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH SEVENTH STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 92 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST STATE STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 421 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 26 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST STATE STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,329 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH SECOND STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 172 FEET TO THE NORTHWEST CORNER OF LOT 127 IN THE JOHN SCHEELS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310243012; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 754 FEET TO THE NORTHEAST CORNER OF LOT 123 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10310244043; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 150 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST STATE STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,207 FEET TO THE WEST RIGHT-OF-WAY LINE OF MINE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 325 FEET TO THE SOUTHEAST CORNER OF LOT 52 IN THE SCHMAHLS SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10320143008; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 266 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST CHURCH STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,582 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH JEFFERSON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,807 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST HARNETT STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 54 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 12 IN THE MEADOW LAWN SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10290301024; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 473 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH JEFFERSON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 201 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WHETSTONE LANE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 104 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 21 IN THE STONEMILL ESTATES SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 10290305001; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 253 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 10290304001; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 36 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH JEFFERSON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 734 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 10290312017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 250 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,229 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ONYX DRIVE, AND 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.

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APPENDIX B
PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

09-36.0-201-008	10-31.0-111-011	10-31.0-130-009	10-31.0-218-006
09-36.0-201-009	10-31.0-111-012	10-31.0-130-010	10-31.0-218-010
09-36.0-201-010	10-31.0-111-013	10-31.0-130-011	10-31.0-218-012
09-36.0-201-011	10-31.0-111-027	10-31.0-130-012	10-31.0-218-014
09-36.0-201-012	10-31.0-111-035	10-31.0-130-013	10-31.0-218-015
09-36.0-201-021	10-31.0-111-036	10-31.0-130-015	10-31.0-218-016
09-36.0-201-025	10-31.0-111-037	10-31.0-131-001	10-31.0-219-001
09-36.0-201-032	10-31.0-111-039	10-31.0-131-002	10-31.0-219-002
09-36.0-201-033	10-31.0-111-041	10-31.0-131-005	10-31.0-219-003
09-36.0-201-042	10-31.0-111-042	10-31.0-131-006	10-31.0-219-005
09-36.0-201-043	10-31.0-111-043	10-31.0-131-007	10-31.0-219-006
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10-29.0-300-027	10-31.0-111-054	10-31.0-131-015	10-31.0-219-012
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10-31.0-110-015	10-31.0-129-009	10-31.0-134-018	10-31.0-224-019
10-31.0-110-016	10-31.0-129-010	10-31.0-134-019	10-31.0-241-001
10-31.0-110-017	10-31.0-129-011	10-31.0-134-020	10-31.0-241-002
10-31.0-110-018	10-31.0-129-012	10-31.0-217-005	10-31.0-241-003
10-31.0-110-021	10-31.0-129-013	10-31.0-217-010	10-31.0-241-004
10-31.0-110-022	10-31.0-130-003	10-31.0-217-012	10-31.0-241-005
10-31.0-110-023	10-31.0-130-004	10-31.0-217-013	10-31.0-241-008
10-31.0-111-007	10-31.0-130-005	10-31.0-217-014	10-31.0-241-009
10-31.0-111-009	10-31.0-130-006	10-31.0-217-015	10-31.0-241-010
10-31.0-111-010	10-31.0-130-008	10-31.0-218-004	10-31.0-241-011

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APPENDIX B - PARCEL ID LIST (CONT.)

10-31.0-241-012	10-32.0-101-021	10-32.0-139-022	10-32.0-145-011
10-31.0-241-013	10-32.0-101-025	10-32.0-139-024	10-32.0-145-012
10-31.0-241-014	10-32.0-101-030	10-32.0-139-026	10-32.0-145-014
10-31.0-241-019	10-32.0-109-025	10-32.0-139-027	10-32.0-145-015
10-31.0-242-001	10-32.0-109-026	10-32.0-140-003	10-32.0-145-022
10-31.0-242-003	10-32.0-109-027	10-32.0-140-004	10-32.0-145-023
10-31.0-242-004	10-32.0-109-030	10-32.0-140-005	10-32.0-145-024
10-31.0-242-005	10-32.0-109-031	10-32.0-140-006	10-32.0-145-025
10-31.0-242-006	10-32.0-109-033	10-32.0-140-009	10-32.0-145-026
10-31.0-242-007	10-32.0-109-034	10-32.0-140-011	10-32.0-145-027
10-31.0-242-008	10-32.0-109-035	10-32.0-140-012	10-32.0-146-008
10-31.0-242-009	10-32.0-109-036	10-32.0-140-014	10-32.0-146-009
10-31.0-242-010	10-32.0-109-040	10-32.0-140-015	10-32.0-146-014
10-31.0-242-011	10-32.0-109-043	10-32.0-141-001	10-32.0-146-015
10-31.0-242-012	10-32.0-122-007	10-32.0-141-002	10-32.0-146-016
10-31.0-242-015	10-32.0-122-008	10-32.0-141-003	10-32.0-146-017
10-31.0-242-016	10-32.0-122-009	10-32.0-141-004	10-32.0-147-001
10-31.0-242-020	10-32.0-122-010	10-32.0-141-005	10-32.0-147-002
10-31.0-242-021	10-32.0-122-011	10-32.0-141-006	10-32.0-147-003
10-31.0-242-022	10-32.0-122-012	10-32.0-141-007	10-32.0-147-004
10-31.0-242-023	10-32.0-130-004	10-32.0-141-008	10-32.0-147-007
10-31.0-242-024	10-32.0-130-005	10-32.0-142-001	10-32.0-147-008
10-31.0-242-025	10-32.0-130-006	10-32.0-142-002	10-32.0-147-011
10-31.0-242-026	10-32.0-130-010	10-32.0-142-003	10-32.0-147-015
10-31.0-242-027	10-32.0-130-017	10-32.0-142-005	10-32.0-147-016
10-31.0-242-028	10-32.0-136-003	10-32.0-142-006	10-32.0-147-017
10-31.0-242-029	10-32.0-136-005	10-32.0-142-007	10-32.0-148-001
10-31.0-242-032	10-32.0-136-010	10-32.0-142-008	10-32.0-148-004
10-31.0-242-033	10-32.0-136-011	10-32.0-142-009	10-32.0-148-005
10-31.0-242-034	10-32.0-136-012	10-32.0-142-011	10-32.0-148-006
10-31.0-242-035	10-32.0-136-020	10-32.0-142-012	10-32.0-148-007
10-31.0-243-001	10-32.0-136-024	10-32.0-142-014	10-32.0-148-013
10-31.0-243-003	10-32.0-136-025	10-32.0-143-001	10-32.0-148-015
10-31.0-243-004	10-32.0-136-026	10-32.0-143-002	10-32.0-148-016
10-31.0-243-006	10-32.0-136-027	10-32.0-143-003	10-32.0-148-017
10-31.0-243-007	10-32.0-136-028	10-32.0-143-004	10-32.0-148-018
10-31.0-243-024	10-32.0-137-016	10-32.0-143-005	10-32.0-148-019
10-31.0-243-027	10-32.0-137-018	10-32.0-143-006	10-32.0-149-001
10-31.0-244-001	10-32.0-137-019	10-32.0-143-007	10-32.0-149-002
10-31.0-244-002	10-32.0-138-002	10-32.0-143-008	10-32.0-149-011
10-31.0-244-022	10-32.0-138-008	10-32.0-144-001	10-32.0-149-012
10-31.0-244-023	10-32.0-138-011	10-32.0-144-002	10-32.0-149-013
10-31.0-244-024	10-32.0-138-012	10-32.0-144-003	10-32.0-149-014
10-31.0-244-025	10-32.0-138-016	10-32.0-144-008	10-32.0-150-001
10-31.0-244-027	10-32.0-138-019	10-32.0-144-009	10-32.0-150-002
10-31.0-244-028	10-32.0-138-023	10-32.0-144-010	10-32.0-150-004
10-31.0-244-030	10-32.0-138-025	10-32.0-144-014	10-32.0-150-005
10-31.0-244-031	10-32.0-138-026	10-32.0-144-015	10-32.0-150-007
10-31.0-244-035	10-32.0-138-028	10-32.0-144-018	10-32.0-150-008
10-31.0-244-036	10-32.0-138-029	10-32.0-144-019	10-32.0-150-009
10-31.0-244-038	10-32.0-138-032	10-32.0-145-001	10-32.0-150-010
10-31.0-244-041	10-32.0-138-033	10-32.0-145-002	10-32.0-151-001
10-31.0-244-044	10-32.0-138-034	10-32.0-145-003	
10-31.0-244-048	10-32.0-139-009	10-32.0-145-004	
10-32.0-101-017	10-32.0-139-010	10-32.0-145-005	
10-32.0-101-018	10-32.0-139-018	10-32.0-145-006	
10-32.0-101-019	10-32.0-139-020	10-32.0-145-007	
10-32.0-101-020	10-32.0-139-021	10-32.0-145-008	

APPENDIX C
ADDRESS LIST

DRAFT

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APPENDIX C - ADDRESS LIST

1 LEGION DR	1222 W MAIN ST	211 E MAIN ST
1 MASCOUTAH PLAZA DR	1226 W MAIN ST	211 W STATE ST
10 N LEBANON ST	1230 W MAIN ST	213 E CHURCH ST
10 N RAILWAY AVE	1238 W MAIN ST	213 N JEFFERSON ST
10 N SECOND ST	1248 W MAIN ST	214 E GREEN ST
10 W CHURCH ST	125 W MAIN ST	214 E MAIN ST
100 E MAIN ST	126 E MAIN ST	215 E MAIN ST
1000 W MAIN ST	126 W MAIN ST	215 W MAIN ST
1003 W MAIN ST	128 E MAIN ST	216 E CHURCH ST
1004 W MAIN ST	13 S MARKET ST	216 E POPLAR ST
1005 W MAIN ST	1300 W MAIN ST	217 E MAIN ST
1008 W MAIN ST	131 W MAIN ST	217 N JEFFERSON ST
1009 W MAIN ST	1310 W MAIN ST	219 E CHURCH ST
101 E MAIN ST	1316 W MAIN ST	219 E MAIN ST
101 W MAIN ST	1320 W MAIN ST	220 W MAIN ST
1012 W MAIN ST	1330 W MAIN ST	223 E MAIN ST
1014 W CHURCH ST	1338 W MAIN ST	223 N JEFFERSON ST
1016 W MAIN ST	134 W MAIN ST	227 E MAIN ST
1017 W MAIN ST	1344 W MAIN ST	23 E MAIN ST
102 E MAIN ST	135 W MAIN ST	23 W MAIN ST
102 W MAIN ST	14 N 4TH ST	24 W MAIN ST
1025 W MAIN ST	14 S 5TH ST	25 E MAIN ST
1027 W MAIN ST	14 S JEFFERSON ST	25 W MAIN ST
1034 W MAIN ST	14 S MARKET ST	27 W MAIN ST
1035 W MAIN ST	1414 W MAIN ST	28 E MAIN ST
104 E MAIN ST	1415 MCKINLEY ST	3 S JEFFERSON ST
104 MASCOUTAH PLAZA DR	15 N BERNARD ST	3 W MAIN ST
1040 W MAIN ST	15 N FOURTH ST	301 N JEFFERSON ST
1043 W MAIN ST	15 N JOHN ST	302 E CHURCH ST
106 W CHURCH ST	15 S 6TH ST	302 E MAIN ST
108 E MAIN ST	15 S COUNTY RD	303 E MAIN ST
108 W MAIN ST	15 S INDEPENDENCE ST	305 N JEFFERSON ST
11 N AUGUST ST	15 S LEBANON AVE	305 W MAIN ST
11 N FIRST ST	15 W MAIN ST	306 W MAIN ST
11 N JEFFERSON ST	16 E MAIN ST	308 E MAIN ST
11 N TENTH ST	16 S BERNARD ST	309 E STATE ST
110 E MAIN ST	17 W MAIN ST	309 N JEFFERSON ST
1100 W MAIN ST	18 E MAIN ST	311 E MAIN ST
1108 W MAIN ST	19 W STATE ST	311 E STATE ST
111 E MAIN ST	2 LEGION DR	311 N JEFFERSON ST
111 E STATE ST	2 W MAIN ST	311 W MAIN ST
112 E MAIN ST	200 E MAIN ST	312 E MAIN ST
112 MASCOUTAH PLAZA DR	201 E HARNETT ST	313 E MAIN ST
112 W MAIN ST	201 E STATE ST	313 N JEFFERSON ST
113 N JEFFERSON ST	201 S 10TH ST	314 W MAIN ST
114 E MAIN ST	201 S TENTH ST	315 E MAIN ST
116 E MAIN ST	203 N JEFFERSON ST	315 W MAIN ST
117 E STATE ST	203 W STATE ST	318 E MAIN ST
117 W MAIN ST	204 W MAIN ST	319 W MAIN ST
118 E MAIN ST	205 E HARNETT ST	320 E CHURCH ST
12 E MAIN ST	205 E MAIN ST	320 E MAIN ST
12 N AUGUST ST	205 E STATE ST	321 W MAIN ST
120 E MAIN ST	205 W MAIN ST	322 E CHURCH ST
1200 W MAIN ST	209 E FILLMORE ST	322 W MAIN ST
121 E MAIN ST	209 E HARNETT ST	323 E MAIN ST
121 W MAIN ST	209 E MAIN ST	34 W MAIN ST
122 W MAIN ST	209 N JEFFERSON ST	35 W MAIN ST
1220 W MAIN ST	210 N AUGUST ST	36 W MAIN ST

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APPENDIX C - ADDRESS LIST (CONT.)

4 N LEBANON ST	520 W MAIN ST	718 W MAIN ST
4 N MARKET ST	521 E MAIN ST	719 W MAIN ST
40 N 6TH ST	522 E MAIN ST	720 W CHURCH ST
40 W CHURCH ST	525 E MAIN ST	721 N JEFFERSON ST
400 E MAIN ST	58 W MAIN ST	721 W MAIN ST
400 W MAIN ST	6 S 7TH ST	721 W STATE ST
401 E MAIN ST	60 W MAIN ST	724 W MAIN ST
401 E STATE ST	601 E MAIN ST	739 N JEFFFERSON RD
401 W MAIN ST	602 W MAIN ST	751 N JEFFERSON ST
403 N JEFFERSON ST	603 N JEFFERSON ST	759 N JEFFERSON ST
404 W MAIN ST	604 E CHURCH ST	769 N JEFFERSON ST
405 W MAIN ST	605 E MAIN ST	779 N JEFFERSON ST
406 E MAIN ST	605 W MAIN ST	780 N JEFFERSON ST
407 E STATE ST	606 E MAIN ST	8 E MAIN ST
409 E STATE ST	606 W MAIN ST	8 S 9TH ST
409 N JEFFERSON ST	607 W STATE ST	8 W MAIN ST
409 W MAIN ST	609 E MAIN ST	800 W CHURCH ST
41 W MAIN ST	609 W STATE ST	801 N JEFFERSON ST
410 W CHURCH ST	610 E CHURCH ST	801 W MAIN ST
410 W MAIN ST	610 E MAIN ST	802 W MAIN ST
411 E STATE ST	610 W MAIN ST	805 W MAIN ST
412 E MAIN ST	611 N JEFFERSON ST	806 W MAIN ST
412 W MAIN ST	611 W MAIN ST	808 W MAIN ST
413 N JEFFERSON ST	612 W MAIN ST	808 W STATE ST
416 W MAIN ST	613 W MAIN ST	811 W MAIN ST
417 E STATE ST	614 E MAIN ST	812 W MAIN ST
418 E MAIN ST	614 W MAIN ST	813 W STATE ST
42 S 4TH ST	615 E MAIN ST	816 W CHURCH ST
42 W MAIN ST	617 E MAIN ST	816 W MAIN ST
420 W CHURCH ST	618 E CHURCH ST	823 W STATE ST
421 N JEFFERSON ST	618 E MAIN ST	832 N JEFFERSON ST
422 E MAIN ST	619 W MAIN ST	844 N JEFFERSON ST
423 W MAIN ST	620 E MAIN ST	9 E MAIN ST
43 W MAIN ST	621 W STATE ST	9 N 9TH ST
44 W MAIN ST	622 W MAIN ST	9 S 7TH ST
47 W MAIN ST	623 E MAIN ST	9 S 9TH ST
48 W MAIN ST	625 W MAIN ST	9 S JEFFERSON ST
5 MASCOUTAH PLAZA DR	626 W CHURCH ST	9 W MAIN ST
500 E MAIN ST	64 W MAIN ST	900 W MAIN ST
500 W CHURCH ST	640 LEGACY PL	904 W MAIN ST
500 W MAIN ST	641 LEGACY PL	907 W STATE ST
501 W MAIN ST	700 E MAIN ST	908 W MAIN ST
503 N JEFFERSON ST	700 FOUNTAIN VIEW DR	911 W MAIN ST
504 W MAIN ST	702 W MAIN ST	912 W CHURCH ST
505 E STATE ST	703 W MAIN ST	912 W MAIN ST
505 W MAIN ST	705 N JEFFERSON ST	913 W MAIN ST
507 E MAIN ST	705 W STATE ST	916 W MAIN ST
507 N JEFFERSON ST	706 E CHURCH ST	922 W MAIN ST
508 W MAIN ST	709 W MAIN ST	927 W MAIN ST
509 N JEFFERSON ST	709 W STATE ST	929 W STATE ST
51 N 7TH ST	710 FOUNTAIN VIEW DR	932 W MAIN ST
510 E MAIN ST	710 N JEFFERSON ST	935 W STATE ST
512 W MAIN ST	710 W MAIN ST	95 MASCOUTAH PLAZA DR
514 E MAIN ST	711 E MAIN ST	
517 N JEFFERSON ST	712 E CHURCH ST	
519 W STATE ST	712 W MAIN ST	
52 W CHURCH ST	714 N JEFFERSON ST	
52 W MAIN ST	715 W MAIN ST	

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ECONOMIC DEVELOPMENT