

CITY OF LE ROY
COUNTY OF McLEAN, STATE OF ILLINOIS

ORDINANCE NO. 23-04-02-30

**AN ORDINANCE OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS,
APPROVING THE DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROGRAM**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS

3rd Day of April, 2023

PRESENTED: April 3, 2023

PASSED: April 3, 2023

APPROVED: April 3, 2023

RECORDED: April 3, 2023

PUBLISHED: April 3, 2023
In Pamphlet Form

Voting "Aye" 6

Voting "Nay" 0

The undersigned being the duly qualified and acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.



Anita Corso
City Clerk of the City of
Le Roy, McLean County, Illinois

Dated: April 3, 2023



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WHEREAS, the Mayor and City Council (collectively, the “*Corporate Authorities*”) of the City of Le Roy, McLean County, Illinois (the “*City*”), have determined that the stable economic and physical development of the City is endangered by the presence of conservation area factors as often manifested by a declining or stagnant EAV, obsolete retail sites, excessive vacancies, deterioration of structures and surface improvements, a lack of community planning within the area, and inadequate utilities, all of which impair the value of private investments, threaten the sound growth and the tax base of the City and the taxing districts having the power to tax real property in the City (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions in the City need to be prevented and eradicated and redevelopment of the City be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the City and the Taxing Districts; and,

WHEREAS, the City has authorized an eligibility study to determine whether the proposed Downtown/I-74 Redevelopment Project Area (the “*Proposed Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

WHEREAS, the City has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the City for the Proposed Area; and,

WHEREAS, the City has been advised by PGAV Planners, LLC in November, 2022, that the Proposed Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and,

WHEREAS, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

WHEREAS, the City has further caused the preparation of and made available for public inspection the Downtown/I-74 Redevelopment Project Area Tax Increment Financing Redevelopment Plan and Program which includes a proposed redevelopment plan for the Proposed Area (the “*Plan*”); and,

WHEREAS, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the City and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth

and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan, any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the land use to apply in the Proposed Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan and Program accordingly complies in all respects with the requirements of the TIF Act; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an ordinance adopted on November 7, 2022, called a public hearing (the "*Hearing*") relative to the Plan and the designation of the Proposed Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 13th day of February, 2023 at 6:00 p.m., at the Le Roy City Hall, 207 S. East Street, Le Roy, Illinois 61752; and,

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 20, 2022, was published on February 2, 2023 and January 26, 2023, and sent by certified mail to taxpayers within the Proposed Area on November 10, 2022; and,

WHEREAS, the City has established and gave published an "interested parties registry" for the Proposed Area in compliance with the requirements of the TIF Act; and,

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

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

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

WHEREAS, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the City approve the Plan and to designate the Proposed Area as a redevelopment project area under the TIF Act; and,

WHEREAS, the Joint Review Board based its decision to approve the proposal on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and,

WHEREAS, the City held the Hearing on January 4, 2023 at the Village of Le Roy, City Hall, 207 S. East Street, Le Roy, Illinois at 10:30 a.m.; and,

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

WHEREAS, the Hearing was adjourned on the 4th day of January, 2023; and,

WHEREAS, the Plan and Eligibility Report set forth the factors which cause (i) the unimproved/vacant parcels in the Proposed Area to be a blighted area, the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing, and are generally informed of the conditions in the Proposed Area which could cause the Proposed Area to be qualified as both a “conservation area” and a “blighted area”, as these terms are defined in the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and,

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and,

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan, and any program to address such financial impact or increased demand; and,

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the City as a whole, to determine whether the proposed Plan conform to the comprehensive plan of the Village.

NOW THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Le Roy, McLean County, Illinois, as follows:

Section 1. Findings. The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the

Proposed Area showing the street location is depicted in *Exhibit B*, attached hereto as and incorporated herein as if set out in full by this reference.

- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and for the parcels included therein to be classified as both a “conservation area” and a “blighted area”, as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Program.
- (d) The Plan conforms to the comprehensive plan for the development of the City as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is December 31, 2046, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2046.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

Section 2. Exhibits Incorporated by Reference. The Plan and Program which were the subject matter of the public hearing held on the 13th day of February 2023, are hereby adopted

and approved. A copy of the Plan and a copy of the Eligibility Report are attached as *Exhibit C*, attached hereto and incorporated herein.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Exhibit A

Legal Description of the Downtown/I-74 Redevelopment Project Area

A part of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 20, part of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 21, part of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 28 and part of the NE $\frac{1}{4}$ & SE $\frac{1}{4}$ of Section 29, all in Township 22 North, Range 4 East of the Third Principal Meridian, City of Le Roy, McLean County, Illinois, more particularly described as follows: Beginning at a point on the west right of way line of Hemlock Street on the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20, said point lying on the westerly extension of the north line of the S $\frac{1}{2}$ of Lot 7 in Block 72 of Conkling's Addition to Le Roy, according to the Plat thereof recorded in Plat Book 3 on Page 546 in the McLean County Recorder of Deeds Office; thence East to the northeast corner of the W $\frac{1}{2}$ of the S $\frac{1}{2}$ of Lot 6 in said Block 72; thence South on the east line of the W $\frac{1}{2}$ of said Lot 6 and the southerly extension thereof to a point on the north line of Lot 9 in said Block 72 on the south right of way line of the public alley; thence East on said south right of way line of the public alley to the northeast corner of said Lot 9 in Block 72; thence South to the southeast corner of said Lot 9 in Block 72 on the north right of way line of Washington Street; thence East on said north right of way line of Washington Street to the southeast corner of Lot 9 in Block 69 of said Conkling's Addition to Le Roy; thence North to the northwest corner of Lot 3 in said Block 69 on the south right of way line of Warren Street; thence East on said south right of way line of Warren Street to the northwest corner of Woodrum Warren Street Subdivision on the east right of way line of West Street, said subdivision recorded as Document No. 2020-27219 in the McLean County Recorder of Deeds Office; thence South on said east right of way line of West Street to the northwest corner of Lot 7 in Block 68 of said Conkling's Addition to Le Roy on the south right of way line of the public alley; thence East on said south right of way line of the public alley and the easterly extension thereof to the northwest corner of Lot 7 in Block 67 of said Conkling's Addition to Le Roy on the east right of way line of Walnut Street; thence South on said east right of way line of Walnut Street to the southwest corner of said Lot 7 in Block 67 on the north right of way line of Washington Street; thence East on said north right of way line of Washington Street to the southeast corner of Lot 9 in said Block 67; thence South along the East/West centerline of Block 62 in said Conkling's Addition to Le Roy and the East/West centerline of Blocks 3, 6 and 11 in the Original Town of Le Roy to the southwest corner of Lot 2 in said Block 11 in the Original Town of Le Roy on the north right of way line of the public alley; thence East on said north right of way line of the public alley to the southeast corner of Lot 1 in said Block 11 on the west right of way line of Main Street; thence North on said west right of way line of Main Street to the northeast corner of said Block 11 on the south right of way line of Oak Street; thence East on said south right of way line of Oak Street to the northwest corner of Block 10 in said Original Town of Le Roy on the east right of way line of Main Street; thence North on said east right of way line of Main Street to the southwest corner of Block 7 in said Original Town of Le Roy on the north right of way line of Oak Street; thence East on said north right of way line of Oak Street to the southwest corner of Block 8 in said Original Town of Le Roy on the east right of way line of Chestnut Street;

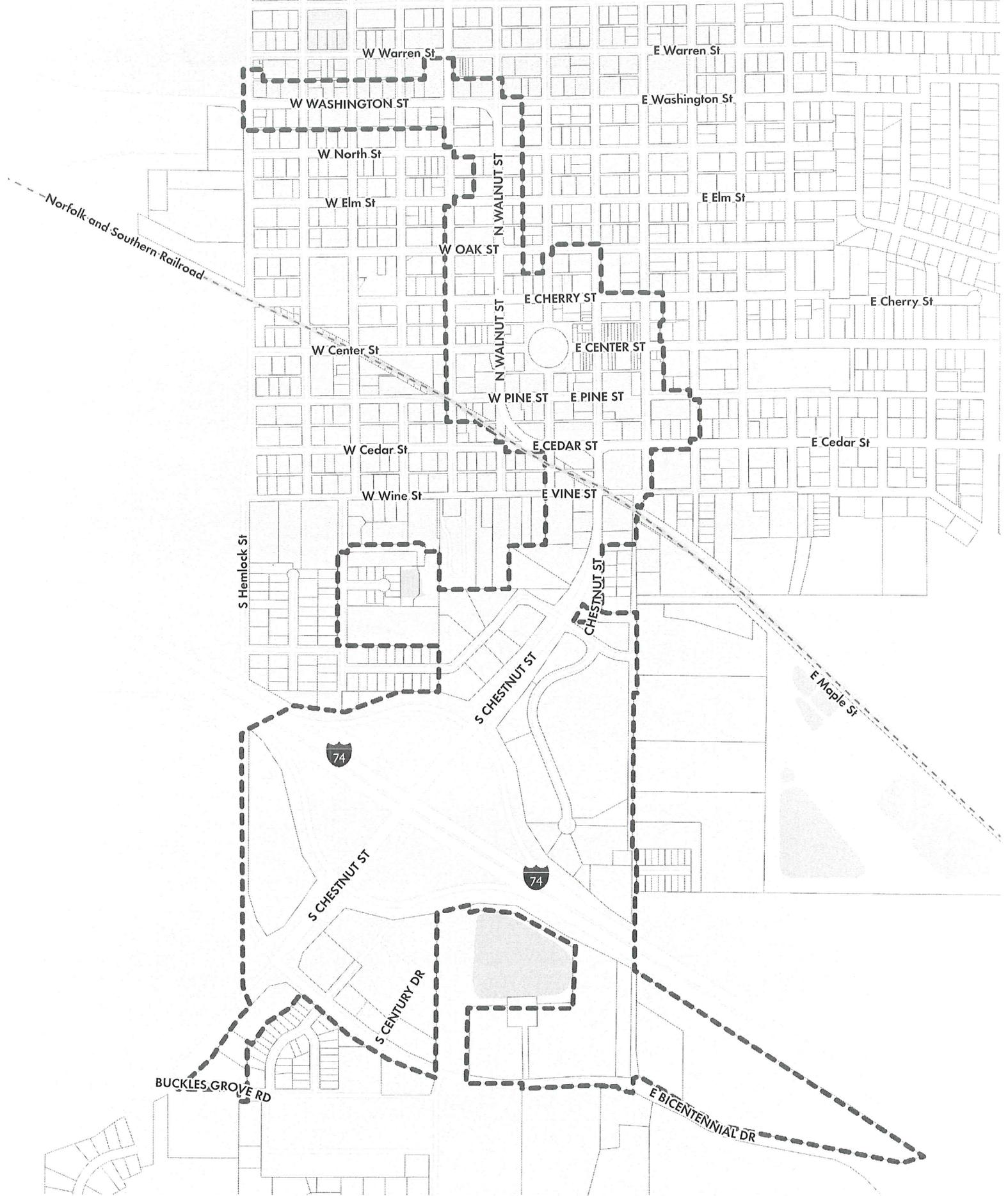
thence South on said east right of way line of Chestnut Street to the southwest corner of Block 9 in said Original Town of Le Roy on the north right of way line of Cherry Street; thence East on said north right of way line of Cherry Street to the southwest corner of Block 128 of Conkling's Addition to Le Roy on the east right of way line of East Street; thence South on said east right of way line of East Street to the northwest corner of Lot 7 in Block 129 in Wood & Conkling's Addition to Le Roy; thence East to the northwest corner of Lot 8 in said Block 129; thence South 8.25 feet on the west line of said Lot 8 in Block 129; thence East on the south line of the North 8.25 feet of said Lot 8 in Block 129 to a point on the west line of the East 21.5 feet of said Lot 8 in Block 129; thence South on said west line of the East 21.5 feet of Lot 8 to the south line of said Block 129 of Wood & Conkling's Addition to Le Roy on the north right of way line of Center Street; thence East 21.5 feet on said north right of way line of Center Street to the southeast corner of said Lot 8 in Block 129; thence South to the southeast corner of Lot 8 in Block 136 in said Wood & Conkling's Addition to Le Roy on the north right of way line of Pine Street; thence East on said north right of way line of Pine Street to the southeast corner of said Block 136 on the west right of way line of Pearl Street; thence South on said west right of way line of Pearl Street to the northeast corner of Block 137 in said Wood & Conkling's Addition to Le Roy on the south right of way line of Pine Street; thence East on said south right of way line of Pine Street to the northwest corner of Block 138 in said Wood & Conkling's Addition to Le Roy on the east right of way line of Pearl Street; thence South on said east right of way line of Pearl Street to the southwest corner of said Block 138 on the north right of way line of Cedar Street; thence West on said north right of way line of Cedar Street to the southeast corner of Block 137 in said Wood & Conkling's Addition to Le Roy on the west right of way line of Pearl Street; thence North on said west right of way line of Pearl Street to the northeast corner Lot 12 in said Block 137; thence West to the northwest corner of Lot 10 in said Block 137; thence South to the northeast corner of Lot 4 in Block 144 in said Wood & Conkling's Addition to Le Roy on the south right of way line of Cedar Street; thence West on said south right of way line of Cedar Street to the northwest corner of said Block 144 on the east right of way line of East Street; thence South on said east right of way line of East Street and the southerly extension thereof to the south right of way line of Vine Street, said point lying on the north line of Lot 12 in First Addition to Springcrest Estates Subdivision, according to the Plat thereof recorded as Document No. 1994-29532 in the McLean County Recorder of Deeds Office; thence West on said south right of way line of Vine Street to the northwest corner of said Lot 12 on the easterly right of way line of East Street; thence Southwesterly on said easterly right of way line of East Street to the southwest corner of said Lot 12 on the north right of way of Conrail Railroad; thence Northwesterly on said north right of way line of Conrail Railroad to the east right of way line of East Street; thence South on said east right of way line of East Street to a point on the easterly extension of the south line of Lot 18 in McConnell Brothers Subdivision, according the Plat thereof recorded in Plat Book 7 on Page 7 in the McLean County Recorder of Deeds Office; thence West to the southwest corner of said Lot 18 on the east right of way line of Chestnut Street; thence South on said east right of way line of Chestnut Street to the northeasterly right of way line of said Chestnut Street as conveyed to the State of Illinois per the Warranty Deed recorded as Document No. 69-6407 in the McLean County Recorder of Deeds Office; thence Southeasterly on said

northerly right of way line of Chestnut Street as conveyed in Document No. 69-6407 to the south line of Lot 27 in said McConnell Brothers Subdivision; thence East on the south line of said Lot 27 and the easterly extension thereof to the east right of way line of East Street; thence South on said east right of way line of East Street to the south line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 21; thence West on said south line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 21 to the southwest corner thereof, said point lying on the east line of Le Roy Plaza Subdivision, according to the Plat thereof recorded as Document No. 97-28009 in the McLean County Recorder of Deeds Office; thence South on the east line of said Le Roy Plaza Subdivision and the west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28 to the northwest corner of Bishop Estates Subdivision, according to the Plat thereof recorded as Document No. 2003-49559 in the McLean County Recorder of Deeds Office; thence East on the north line of said Bishop Estates Subdivision to the east right of way line of East Street; thence South on said east right of way line of East Street to the southwest corner of Lot 1 in said Bishop Estates Subdivision on the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28; thence West on said south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28 to the southwest corner thereof at the southwest corner of said Bishop Estates Subdivision; thence South on the west line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28 to the southerly right of way line of F.A.I. Route 74; thence southeasterly on said southerly right of way line of F.A.I. Route 74 to the northeast corner of the tract of land conveyed to Steven Gaul and Karen Gaul per the Warranty Deed recorded as Document No. 2002-6654 in the McLean County Recorder of Deeds Office; thence Southwesterly to the northwest corner of said tract of land conveyed in Document No. 2002-6654 on the northerly right of way line of Bicentennial Drive; thence Northwesterly on the northerly right of way line of Bicentennial Drive to the southeast corner of Poindexter Subdivision, according to the Plat thereof recorded as Document No. 2021-11979 in the McLean County Recorder of Deeds Office; thence Northwesterly on said northerly right of way line of Bicentennial Drive to the southwest corner of said Poindexter Subdivision on the east right of way line of East Street; thence West on the north right of way line Bicentennial Drive to the west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28; thence South on said west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28 to the southwest corner thereof; thence continuing South on the west line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28 to the north line of Monfort Subdivision, according to the Plat thereof recorded as Document No. 1992-19479 in the McLean County Recorder of Deeds Office, said point lying on the southerly right of way line of Bicentennial Drive; thence Northwesterly on said south right of way line of Bicentennial Drive to the northwest corner of said Monfort Subdivision; thence North on the northerly extension of the west line of said Monfort Subdivision to the north line of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28, said point also being the northeast corner of the tract of land conveyed to the Louis Holiday Trust, per the Warranty Deed recorded as Document No. 2016-3156 in the McLean County Recorder of Deeds Office; thence West on said north line of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28 to the northwest corner of said tract of land conveyed in Document No. 2016-3156; thence North on the northerly extension of the west line of said tract of land conveyed in Document No. 2016-3156 to the north right of way line of Bicentennial Drive; thence West on said north right of way line of Bicentennial Drive to a point on the east line of the West 233.50 feet of the NW $\frac{1}{4}$ of Section 28; thence North on said east line of the West 233.50 feet of the NW $\frac{1}{4}$ of Section 28 to the southwest

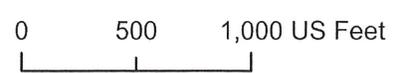
corner of Parcel No. 30-28-100-036; thence East on the south line of said Parcel No. 30-28-100-036 to the west line of the tract of land conveyed to Garth Golden and Debra Golden per the Quit Claim Deed recorded as Document No. 2015-9349 in the McLean County Recorder of Deeds Office; thence North to the northwest corner of said tract of land conveyed in Document No. 2015-9349; thence East to the northeast corner of said tract of land conveyed in said Document No. 2015-9349; thence South on the east line of said tract of land conveyed in Document No. 2015-9349 to the south line of said Parcel No. 30-28-100-036; thence East to the southeast corner of said Parcel No. 30-28-100-036; thence North to the northeast corner of said Parcel No. 30-28-100-036; thence Northwesterly to the northwest corner of said Parcel No. 30-28-100-036 on the east line of the West 233.50 feet of the NW $\frac{1}{4}$ of Section 28; thence North on said east line to the southerly right of way line of F.A.I. Route 74; thence Southwesterly on said southerly right of way line of F.A.I. Route 74 to the northeast corner of Demma Industrial Park Subdivision, according to the Plat thereof recorded as Document No. 1981-3118 in the McLean County Recorder of Deeds Office; thence South on the east line of said Demma Industrial Park Subdivision and the southerly extension thereof to a point on the easterly extension of the north line of Lot 4 in Buckles Grove Bicentennial Addition, according to the Plat thereof recorded as Document No. 1980-6996 in the McLean County Recorder of Deeds Office, said point lying on the south right of way line of Bicentennial Drive; thence Northwesterly on said south right of way line of Bicentennial Drive to the northeast corner of Countryside Estates Subdivision, according to the Plat thereof recorded as Document No. 1995-15210 in the McLean County Recorder of Deeds Office; thence continuing Northwesterly on said south right of way line of Bicentennial Drive to the northeast corner of Lot 28 in said Countryside Estates Subdivision; thence Southwesterly along the easterly line of Lots 28 and 29 in said Countryside Estates Subdivision to the southeast corner of said Lot 29; thence Northwest on the south line of said Lot 29 to the northeast corner of Lot 3 in Central Prairies Commercial Park Subdivision, according to the Plat thereof recorded as Document No. 1981-3119 in the McLean County Recorder of Deeds Office; thence South to the southwest corner of Lot 5 in said Central Prairies Commercial Park Subdivision on the north right of way line of Buckles Grove Road; thence continuing South on the southerly extension of the west line of Lot 5 to the north line of Lot 1 in Buckles Grove Subdivision, according to the Plat thereof recorded as Document No. 1969-2589 in the McLean County Recorder of Deeds Office, said point lying on the south right of way line of Buckles Grove Road; thence West on said south right of way line of Buckles Grove Road to the northwest corner of said Lot 1 in Buckles Grove Subdivision; thence North on the northerly extension of the west line of said Lot 1 in Buckles Grove Addition to the south right of way line of Buckles Grove Road; thence West on said south right of way line of Buckles Grove Road to the easterly right of way line of Chestnut Drive / F.A.I. Route 119; thence Northeasterly on said easterly right of way line of Chestnut Drive to the southwest corner of Lot 4 in said Central Prairies Commercial Park Subdivision; thence continuing Northeasterly on said easterly right of way line of Chestnut Drive and the westerly line of said Central Prairies Commercial Park Subdivision to the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 29; thence North on the west line of said E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 29 to the south right of way line of F.A.I. Route 74; thence northeasterly to the south line of the tract of land conveyed to Richard

Drennen per the Warranty Deed recorded as Document No. 1993-11619 in the McLean County Recorder of Deeds Office, said point lying on the northerly right of way line of F.A.I. Route 74 and in line with the southerly extension of Sunnyside Court; thence Southeasterly and Northeasterly on said north right of way line of F.A.I. Route 74 to a point on the south line of Sunnyside Addition to Le Roy; thence Easterly on said north right of way of F.A.I. Route 74 to the southeast corner of said Sunnyside Addition to Le Roy at the southeast corner of the SE $\frac{1}{4}$ of Section 20; thence North to the northeast corner of Lot 53 in said Sunnyside Addition to Le Roy; thence West along the north side of said Sunnyside Addition to Le Roy and the westerly extension thereof to the west right of way line of Buck Road; thence North on said west right of way line of Buck Road to a point on the westerly extension of the north right of way line of Bel-Air Drive; thence East on said north right of way line of Bel Air Drive to a point of curvature; thence Southeasterly on the easterly right of way line of said Bel Air Drive to the northwest corner of Lot 15 in Bel Vue Subdivision, according to the Plat thereof recorded in Plat Book 16 on Page 424 in the McLean County Recorder of Deeds Office; thence East to the northeast corner of said Lot 15 in Bel Vue Subdivision; thence South on the east line of said Bel Vue Subdivision to the northwest corner of Golden Centre Subdivision, according to the Plat thereof recorded as Document No. 1997-23168 in the McLean County Recorder of Deeds Office; thence East on the north line of said Golden Centre Subdivision to the southwest corner of Le Roy Travel Mart Subdivision, according to the Plat thereof recorded as Document No. 1989-6395 in the McLean County Recorder of Deeds Office; thence North to the northwest corner of said Le Roy Travel Mart Subdivision; thence East to the northeast corner of said Le Roy Travel Mart Subdivision on the west line of said McConnell Brothers Subdivision; thence North on the west line of said McConnell Brothers Subdivision and the northerly extension thereof to the south right of way line of Vine Street; thence West on said south right of way line of Vine Street to a point on the southerly extension of the west right of way line of Main Street; thence North on said west right of way line of Main Street to the northeast corner of Block 27 in the Original Town of Le Roy on the south right of way line of Cedar Street / U.S. Route 150; thence West on said south right of way line of Cedar Street to the northeast corner of Block 28 in said Original Town of Le Roy on the west right of way line of Walnut Street; thence North on said west right of way line of Walnut Street to the south right of way line of the C.C.C. & St. Louis Railroad in Block 21 in said Original Town of Le Roy; thence Northwesterly on said south right of way line of the C.C.C. & St. Louis Railroad to a point on the south right of way line of the public alley in said Block 21; thence West on said south right of way line of the public alley and the westerly extension thereof to the northeast corner of Lot 12 in Block 36 of Conkling's Addition to Le Roy on the west right of way line of West Street; thence North on said west right of way line of West Street to a point on the westerly extension of the South 105 feet of Lots 5 and 6 in Block 20 in the Original Town of Le Roy; thence East on said north line of the South 105 feet of Lots 5 and 6 in Block 20 to a point lying 5 feet West of the east line of said Lot 6; thence North on a line parallel with and 5 feet West of the east lines of Lot 6 and Lot 3 to the south line of the North 74 feet of Lot 3 in said Block 20 in the Original Town of Le Roy; thence East 5 feet on the south line of the North 74 feet of Lot 3 to the east line of said Lot 3 in Block 20 in the Original Town of Le Roy; thence North to the northeast corner of said Lot 3 in Block 20 in the Original Town of Le Roy on the

south right of way line of Center Street; thence East on said south right of way line of Center Street to a point on the southerly extension of the west line of the East 22 feet of Lot 7 in Block 13 in said Original Town of Le Roy; thence North on the west line of said East 22 feet of Lot 7 in Block 13 to the south right of way line of the public alley; thence West on said south right of way line of the public alley to the northwest corner of Lot 5 in said Block 13 in the Original Town of Le Roy on the east right of way line of West Street; thence South to the southwest corner of said Block 13 in the Original Town of Le Roy on the north right of way line of Center Street; thence West to the southeast corner of Block 44 in said Conkling's Addition to Le Roy on the west right of way line of West Street; thence North on said west right of way line of West Street along the east line of Blocks 44, 45, 52, 53 and 60 in said Conkling's Addition to Le Roy to the northeast corner of Lot 12 in said Block 60 on the south right of way line of the public alley; thence West on said south right of way line of the public alley in Blocks 60, 59, 58 and 57 in said Conkling's Addition to Le Roy and the westerly extension thereof to the west right of way line of Hemlock Street on the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20; thence North on said right of way line of Hemlock Street and the west line of said E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20 to the Point of Beginning.



TIF Redevelopment Project Area Boundary
Le Roy, IL



Tax Increment Financing Redevelopment Plan & Project

Downtown/I-74 Redevelopment Project Area



City of Le Roy, Illinois

JANUARY 5, 2023

PGAV PLANNERS

ACKNOWLEDGMENTS

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SECTION I - INTRODUCTION

The area being considered for designation as a TIF area generally includes the Downtown area, a corridor north of the Downtown core along the east and west sides of North Walnut Street (U.S. Route 150) extending north to West Washington Street (U.S. Route 150), a corridor along West Washington Street extending west to North Hemlock Street, and a large area south of Downtown generally following South Chestnut Street that encompasses properties surrounding its interchange with I-74. The area is referred to herein as the Downtown/I-74 Redevelopment Project Area, or the "Area." The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix as Attachment A**. An existing land use map is shown on **Exhibit B - Current Land Use**, on page 10.

The Area contains approximately 270 acres, including street right-of-way, and 213 parcels of real property. The portion of the Area north of Vine Street is mostly built out and there are very few vacant lots while the part of the Area surrounding the Chestnut Street/I-74 interchange has many undeveloped parcels that present opportunities for new commercial uses. The Area suffers from the presence of deteriorated buildings and site improvements and the parcels in the vicinity of the interchange need additional water, sewer, and roadway infrastructure in order to develop further.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of more than 9 inhabited residential units.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

Exhibit A - Redevelopment Project Area Boundary



Redevelopment Project Area Boundary
Le Roy, IL

0 500 1,000 US Feet

PCAV PLANNERS LLC



SECTION II - BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This section documents the relevant statutory requirements and how the Area meets the eligibility criteria as a combination of blighted and conservation areas.

Definition of a Blighted Area

The TIF Act states that a “blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:”

1. “**If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area.”
 - A. “Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.”
 - B. “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.”
 - C. “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”
 - D. “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”

- E. “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”
- F. “Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”
- G. “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- H. “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”
- I. “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- J. “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- K. “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or

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

- L. “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”
 - M. “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”
1. **“If vacant,** the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”
 - A. “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.”
 - B. “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
 - C. “Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
 - D. “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”

- E. “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”
 - F. “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”
2. **“If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- A. The area consists of one or more unused quarries, mines, or strip mine ponds.
 - B. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - C. The area, prior to its designation, is subject to
 - a. chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
 - b. surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - E. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

- F. The area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

Definition of a Conservation Area

1. **“Conservation area”** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:
 - A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
 - B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
 - C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
 - D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
 - E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
 - F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
 - G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window

area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- K. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- L. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development

standards, or other evidence demonstrating an absence of effective community planning.

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

Findings

In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- Contacts with City officials knowledgeable about area conditions and history and age of buildings and site improvements.
- On-site field examination of conditions within the Area on October 11, 2022 by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of McLean County real property tax assessment records.

On October 11, 2022, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. **Exhibit C – Existing Conditions** shows the reasonable distribution of factors throughout the Area. **Exhibit D – Summary of Blighting and Conservation Area Factors** displays the summary of qualifying factors.

Exhibit B – Current Land Use



Current Land Use
Le Roy, IL

0 1,000 2,000 US Feet

PCAV PLANNERS LLC



Exhibit C – Existing Conditions



Existing Conditions
Le Roy, IL

0 1,000 2,000 US Feet

PGAV PLANNERS LLC



Exhibit D – Summary of Blighting and Conservation Area Factors

Downtown/I-74 Redevelopment Project Area Le Roy, IL

	Total	%
No. of improved parcels	179	84.0%
No. of vacant parcels	34	16.0%
No. of right-of-way and Railroad parcels	0	0.0%
Total parcels	213	
No. of buildings	162	
No. of buildings 35 years of age or older	140	86.4%
No. inhabited residential units	96	
IMPROVED LAND FACTORS:		
No. of improved parcels with either deteriorated site improvements or buildings	118	65.9%
Buildings that are dilapidated	nd ¹	
Buildings that are obsolete	nd ¹	
No. of structures below minimum code	nd ¹	
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
Number of buildings that are wholly or partially vacant	19	11.7%
No. of improved parcels with excessive land coverage or overcrowding of structures	nd ¹	
Inadequate utilities (Entire Project Area)	Yes	
Deleterious land use or layout (by Sub-Area)	nd ¹	
Lack of community planning	nd ¹	
Environmental clean-up	nd ¹	
Improved parcels that are taxable	172	96%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete platting	nd ¹	
Diversity of ownership	nd ¹	
Tax delinquencies	nd ¹	
Vacant parcels with deterioration of structures or site improvements in neighboring areas	22	64.7%
Environmental clean-up	nd ¹	
Vacant land that is taxable	16	47.1%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (1 or More):		
Unused quarry, mines, rail, etc.	nd ¹	
Blighted before vacant	nd ¹	
Chronic flooding	nd ¹	
Unused or illegal disposal site	nd ¹	

¹ Not determined.

Eligibility of Improved Parcels

1. Summary of Findings on Age of Structures

Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater to meet this criterion. The Area contains 162 buildings, of which approximately 140 (86.4%) are 35 years of age or older, as determined by field surveys. Only the primary structures on each parcel were considered as part of the field examination. Accessory structures were not considered. More than 50% of the buildings exceed 35 years of age; therefore, the age threshold is met for qualifying the improved property within the Area as a conservation area.

2. Summary of Findings on Deterioration (Improved Land Factor #1)

Deteriorating conditions were recorded on 118 (65.9%) out of 179 improved parcels. The field survey of exterior building conditions found defects in the secondary structural components, including windows, doors, gutters, downspouts, interior walls, etc. Additionally, deteriorated site improvements such as sidewalks, driveways, and parking lots were distributed throughout the Area. Photographic evidence of deteriorating conditions can be found on **Attachment B** in the **Appendix**.

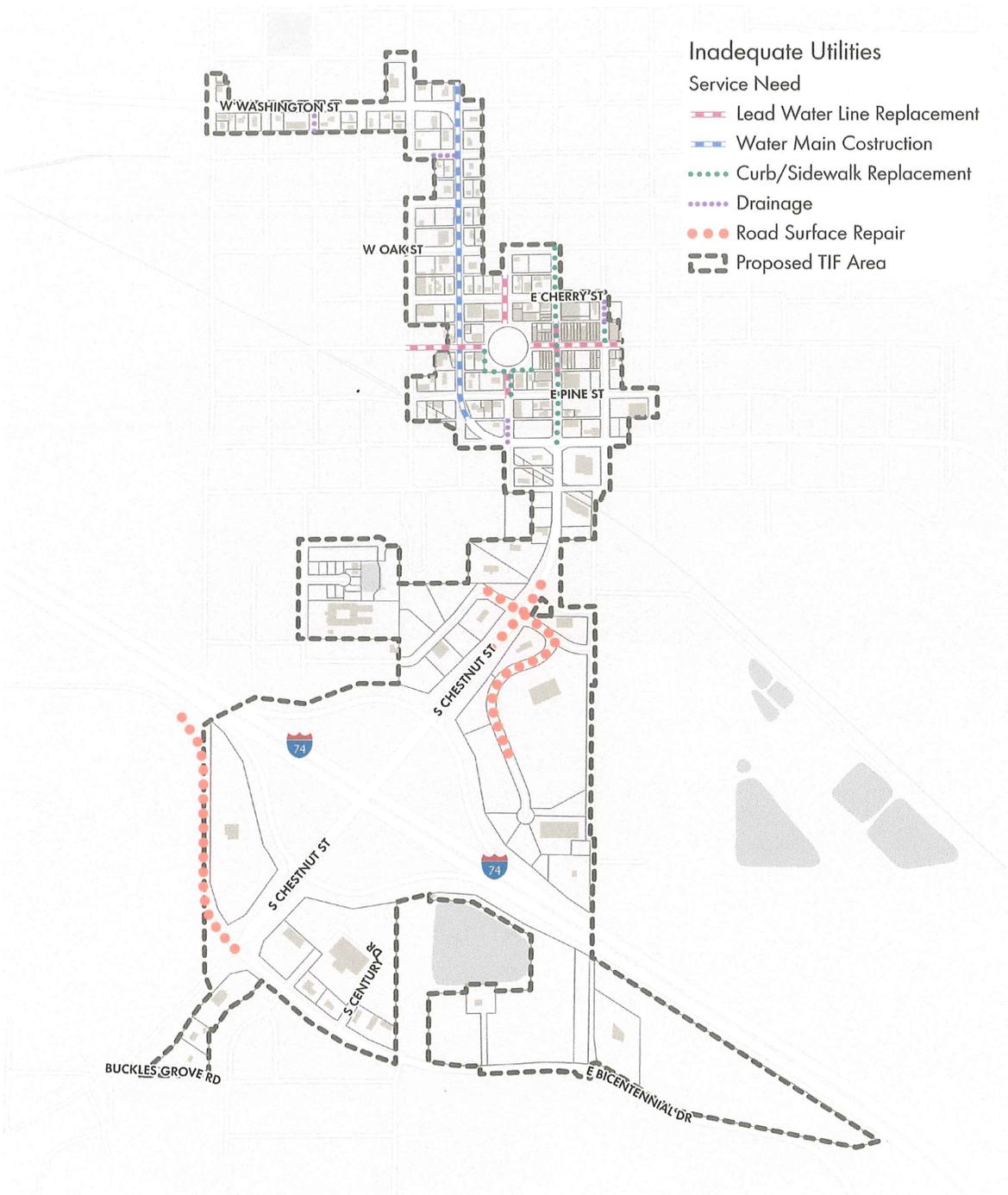
3. Summary of Findings on Excessive Vacancy

While only 19 out of 162 buildings (11.7%) are vacant, many of them are concentrated in the downtown area and this high level of vacancy and partial vacancy may have an adverse effect on the surrounding properties and overall vitality of the Project Area.

4. Inadequate utilities (Improved Land Factor #2)

There are several instances of inadequate utilities within the Project Area. To qualify the Area from this standpoint, the City must identify where utilities such as storm sewers, sanitary sewers, water lines, and gas utilities are of insufficient capacity, deteriorated, or lacking within the Project Area. **Exhibit E – Inadequate Utilities and Infrastructure** shows where these blighting conditions exist within the Project Area.

Exhibit E – Inadequate Utilities



Inadequate Utilities & Infrastructure
Le Roy, IL

0 500 1,000 US Feet

PGAV PLANNERS LLC



5. Declining or Sub-par EAV Growth (Improved Land Factor #3)

The Area, on the whole, contains property whose equalized assessed valuation has grown at a lower rate than the balance of the City. The area exhibited this characteristic for 3 out of the last 5 years. See **Exhibit F – Comparison of EAV Growth Rates (2016-2021)**.

Exhibit F – Comparison of EAV Growth Rates (2016-2021)

COMPARISON OF EAV GROWTH RATES (2016-2021)

Downtown/I-74 Redevelopment Project Area

Le Roy, IL

Assessment Year	Project Area EAV *	EAV Declined?	Balance of City **	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI Index for All Urban Consumers?
2016	\$ 8,437,586		\$47,489,210		
2017	\$ 9,381,938		\$48,160,563		
Annual Percent Change	11.2%	NO	1.4%	NO	NO
2018	\$ 9,173,863		\$47,862,740		
Annual Percent Change	-2.2%	YES	-0.6%	YES	YES
2019	\$ 9,098,374		\$47,708,287		
Annual Percent Change	-0.8%	YES	-0.3%	YES	YES
2020	\$ 9,375,592		\$ 47,105,063		
Annual Percent Change	3.0%	NO	-1.3%	NO	NO
2021	\$ 9,614,225		\$ 49,096,872		
Annual Percent Change	2.5%	NO	4.2%	YES	YES

* Source: McLean County Assessor data.

** Source: McLean County Tax Computation Reports 2016-2021.

Eligibility of Vacant Parcels

1. Deterioration of structures or site improvements in neighboring areas (Vacant Land Factor #1)

There are 22 (64.7%) out of 34 vacant parcels adjacent to properties containing deteriorated structures and/or site improvements.

2. Declining or Sub-par EAV Growth (Vacant Land Factor #2)

(See Summary of Declining or Sub-par EAV Growth in sub-section title Eligibility of Improved Parcels)

SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitutes the Redevelopment Plan and Project for the Downtown/I-74 TIF Redevelopment Project Area.

General Land Uses to Apply

The general land uses to apply for the Area are shown in **Exhibit G – General Land Use Plan**.

Objectives

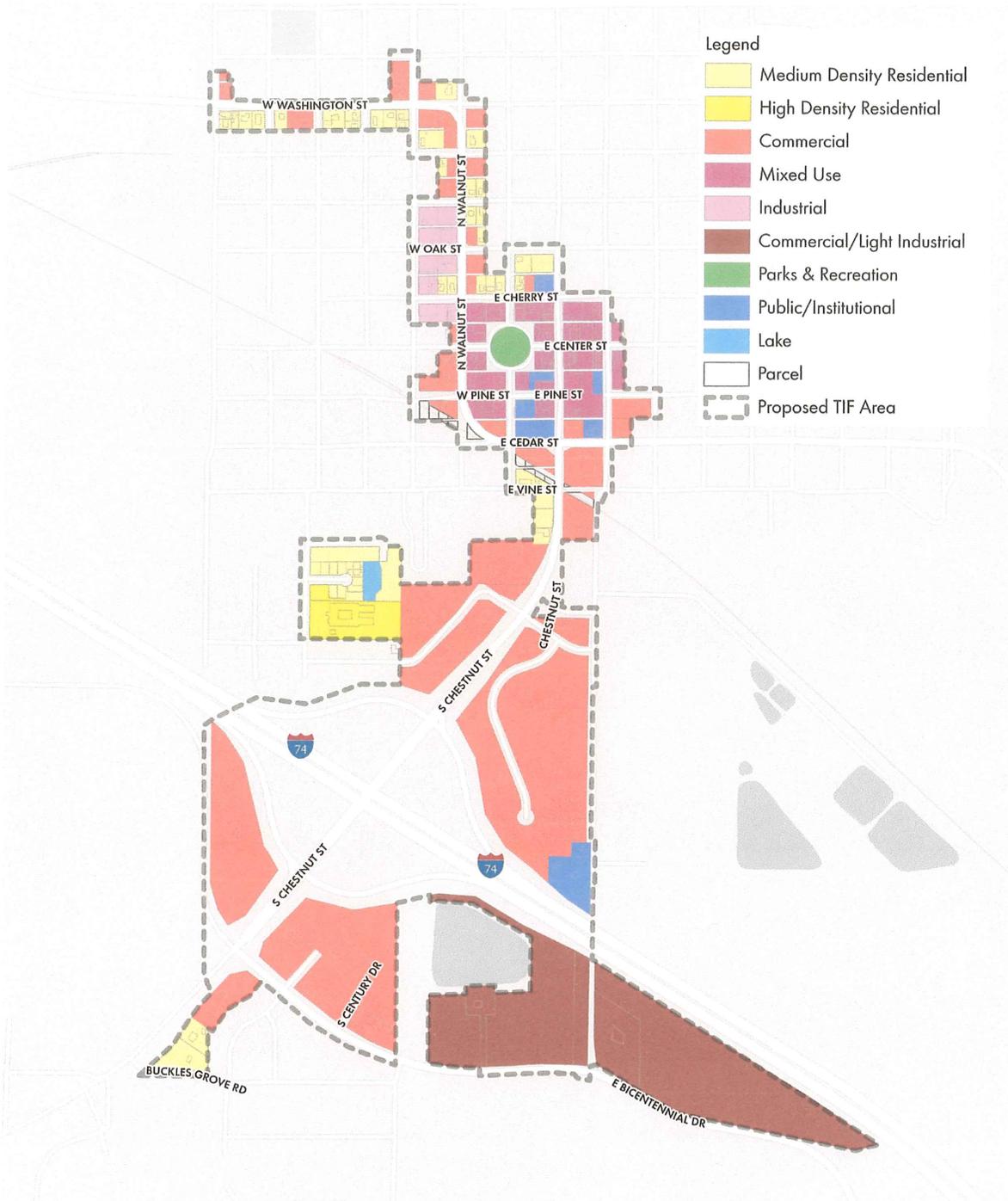
The objectives of this Plan are as follow:

1. To provide adequate stormwater infrastructure for the Redevelopment Area.
2. To provide adequate infrastructure to alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, sidewalks, streets, and streetlights.
3. Enhance the tax base for the City and all other taxing bodies.
4. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
5. Complete all public and private actions required in this Plan in an expeditious manner.
6. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
7. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.

Program to be Undertaken to Accomplish Objectives

The City has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area. It has been determined, through private & public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

Exhibit G – General Land Use Plan



Future Land Use
Le Roy, IL

0 1,000 2,000 US Feet

PG&V PLANNERS LLC



Redevelopment Project

Activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

Construction of new private buildings at various locations in the Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to: street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, and marketing of properties, as well as other programs of financial assistance provided by the City.

3. Land Assembly, Displacement Certificate, and Relocation Assistance:

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by developers or the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. Activities of this type may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units.

Relocation Assistance:

If households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

Exhibit H – Estimated Redevelopment Project Costs below shows the redevelopment project costs anticipated to be financed with TIF funds. These costs do not represent all public and private costs that will be invested in the redevelopment project area. In addition, costs associated with public improvements may be financed using State or Federal funding grant or loan sources.

Exhibit H – Estimated Redevelopment Project Costs

Description	Estimated Cost ^{1, 2, & 3}
A. Public Works or Improvements	\$1,801,590
B. Property Assembly	\$391,650
C. Building Rehabilitation/Retrofit	\$1,958,250
D. Relocation costs	\$391,650
E. Taxing District Capital Costs	\$391,650
F. Job Training	\$0
G. Interest Costs Incurred by Developers (30% of interest costs)	\$1,566,600
H. Planning, Legal & Professional Services	\$391,650
I. General Administration	\$156,660
J. Financing Costs	\$391,650
K. Contingency (5%)	\$391,650
Total Estimated Costs ⁴	\$7,833,000

Notes:

1. All costs shown are in 2022 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Private redevelopment costs and investment are in addition to the above.
4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

Description of Redevelopment Project Costs

Costs that may be reimbursed are defined as “redevelopment project costs” in the Act as, may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

- 1. Costs of studies, surveys, development of plans, and specifications, implementation and administration** of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except

that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5. After July 1, 1999, **annual administrative costs shall not include general overhead or administrative costs of the municipality** that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- 1.6. The **cost of marketing sites** within the redevelopment project area to prospective businesses, developers, and investors;
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, **real or personal**, or rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and **the clearing and grading of land**;
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs **shall not include the**

cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either

- (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
 - (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
 6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
 7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
 8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
 9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];
 10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs
 - (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons

employed or to be employed by employers located in a redevelopment project area; and

- (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
- (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
 - (i) cost paid or incurred by the redeveloper for the redevelopment project plus
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

12. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

13. After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while

terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

- 14.** No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
- (i)** a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - (ii)** a contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

SECTION IV - OTHER FINDINGS AND REQUIREMENTS

Conformance with Comprehensive Plan

The General Land Use Plan conforms with the City’s comprehensive plan from 2021. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances. See **Exhibit G – General Land Use Plan** for more details.

Area, on the Whole, not Subject to Growth and Development

The properties in the Area have not been subject to growth and development through investment by private enterprise. Upon examination of equalized assessed valuation (EAV) data for the properties in the Area, the lack of investment is evident in the fact that annual growth in EAV values have not kept pace with the City or with the CPI for three out of the last five years. This was demonstrated previously in Section II of this report on Exhibit F. **Exhibit F – Comparison of EAV Growth Rates (2016-2021)** is repeated below for convenience.

Exhibit F – Comparison of EAV Growth Rates (2016-2021)

COMPARISON OF EAV GROWTH RATES (2016-2021)

Downtown/I-74 Redevelopment Project Area

Le Roy, IL

Assessment Year	Project Area EAV *	EAV Declined?	Balance of City**	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI Index for All Urban Consumers?
2016	\$ 8,437,586		\$47,489,210		
2017	\$ 9,381,938		\$48,160,563		
Annual Percent Change	11.2%	NO	1.4%	NO	NO
2018	\$ 9,173,863		\$47,862,740		
Annual Percent Change	-2.2%	YES	-0.6%	YES	YES
2019	\$ 9,098,374		\$47,708,287		
Annual Percent Change	-0.8%	YES	-0.3%	YES	YES
2020	\$ 9,375,592		\$ 47,105,063		
Annual Percent Change	3.0%	NO	-1.3%	NO	NO
2021	\$ 9,614,225		\$ 49,096,872		
Annual Percent Change	2.5%	NO	4.2%	YES	YES

* Source: McLean County Assessor data.

** Source: McLean County Tax Computation Reports 2016-2021.

The above evidence presented on assessed valuation shows that the properties in the Area have not been subject a level of private investment that would result in substantial valuation increases.

Would Not be Developed “but for” TIF

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the City to provide funding in the form of financial incentives and infrastructure spending. Without the influence of public financing through tax increment financing, the City would not be able to mitigate the flooding concerns of the Area.

Assessment of Financial Impact

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. In addition, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

Estimated Date for Completion of the Redevelopment Project

The TIF Act allows the City to receive 23 years of property tax increment after the adoption of the Area which amounts to 24 calendar years from the year in which the creation ordinances are adopted. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31st of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted. In other words, the estimated date for the completion of the Redevelopment Project will be no later than December 31, 2047.

Many TIF areas throughout the State of Illinois have been extended beyond their initial 23-year term to 35 years and some as long as 47 years. An extension of the term beyond 23 years requires passage of a bill by the Illinois General Assembly and the signature of the Governor of Illinois. Currently, it is the practice of the General Assembly to only consider TIF extensions that have received letters of support from 100% of the local taxing bodies impacted by the TIF area. Once the relevant legislator receives all the letters of support, they can introduce a bill for consideration. Currently, the standard extension is for 12 years beyond the initial termination date of the TIF area.

A TIF area can be terminated at any time following the passage of a termination ordinance by the City Council. All overlapping taxing bodies must be notified no later than November 1st of the year in which the TIF is terminated so that they may account for the added TIF EAV in their levy requests.

Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as part of a bond ordinance.

Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

Most Recent EAV of Properties Added and Revised Redevelopment Valuation

1. Most Recent EAV of Properties Added to the Project Area:

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$9,614,225. A list of the parcel identification numbers (PIN's) and 2021 tax year EAV for the parcels in the Area are included in the **Appendix as Attachment C – Property Identification Number (PIN) List & Map**. After the approval of the Plan by the City, the City will make a request to the County Clerk of McLean County to certify the base EAV for each parcel of real estate added to the Area.

2. Estimate of Valuation After Redevelopment:

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area will cause the equalized assessed valuation of said Area to increase to approximately \$16,544,000. This projected value is based on a gradual increase in EAV over time as needed improvements are completed and property value growth approaches that of the rest of the City.

Fair Employment Practices and Affirmative Action

Fair employment practices and affirmative action remains the same as stated in the Plan.

Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

**ATTACHMENT A
LEGAL DESCRIPTION**

City of LeRoy 4023.134
TIF III Legal Description
12/14/22
BKS

City of LeRoy TIF III District - Legal Description

A part of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 20, part of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 21, part of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 28 and part of the NE $\frac{1}{4}$ & SE $\frac{1}{4}$ of Section 29, all in Township 22 North, Range 4 East of the Third Principal Meridian, City of LeRoy, McLean County, Illinois, more particularly described as follows: Beginning at a point on the west right of way line of Hemlock Street on the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20, said point lying on the westerly extension of the north line of the S $\frac{1}{2}$ of Lot 7 in Block 72 of Conkling's Addition to LeRoy, according to the Plat thereof recorded in Plat Book 3 on Page 546 in the McLean County Recorder of Deeds Office; thence East to the northeast corner of the W $\frac{1}{2}$ of the S $\frac{1}{2}$ of Lot 6 in said Block 72; thence South on the east line of the W $\frac{1}{2}$ of said Lot 6 and the southerly extension thereof to a point on the north line of Lot 9 in said Block 72 on the south right of way line of the public alley; thence East on said south right of way line of the public alley to the northeast corner of said Lot 9 in Block 72; thence South to the southeast corner of said Lot 9 in Block 72 on the north right of way line of Washington Street; thence East on said north right of way line of Washington Street to the southeast corner of Lot 9 in Block 69 of said Conkling's Addition to LeRoy; thence North to the northwest corner of Lot 3 in said Block 69 on the south right of way line of Warren Street; thence East on said south right of way line of Warren Street to the northwest corner of Woodrum Warren Street Subdivision on the east right of way line of West Street, said subdivision recorded as Document No. 2020-27219 in the McLean County Recorder of Deeds Office; thence South on said east right of way line of West Street to the northwest corner of Lot 7 in Block 68 of said Conkling's Addition to LeRoy on the south right of way line of the public alley; thence East on said south right of way line of the public alley and the easterly extension thereof to the northwest corner of Lot 7 in Block 67 of said Conkling's Addition to LeRoy on the east right of way line of Walnut Street; thence South on said east right of way line of Walnut Street to the southwest corner of said Lot 7 in Block 67 on the north right of way line of Washington Street; thence East on said north right of way line of Washington Street to the southeast corner of Lot 9 in said Block 67; thence South along the East/West centerline of Block 62 in said Conkling's Addition to LeRoy and the East/West centerline of Blocks 3, 6 and 11 in the Original Town of LeRoy to the southwest corner of Lot 2 in said Block 11 in the Original Town of LeRoy on the north right of way line of the public alley; thence East on said north right of way line of the public alley to the southeast corner of Lot 1 in said Block 11 on the west right of way line of Main Street; thence North on said west right of way line of Main Street to the northeast corner of said Block 11 on the south right of way line of Oak Street;

thence East on said south right of way line of Oak Street to the northwest corner of Block 10 in said Original Town of LeRoy on the east right of way line of Main Street; thence North on said east right of way line of Main Street to the southwest corner of Block 7 in said Original Town of Leroy on the north right of way line of Oak Street; thence East on said north right of way line of Oak Street to the southwest corner of Block 8 in said Original Town of LeRoy on the east right of way line of Chestnut Street; thence South on said east right of way line of Chestnut Street to the southwest corner of Block 9 in said Original Town of LeRoy on the north right of way line of Cherry Street; thence East on said north right of way line of Cherry Street to the southwest corner of Block 128 of Conkling's Addition to LeRoy on the east right of way line of East Street; thence South on said east right of way line of East Street to the northwest corner of Lot 7 in Block 129 in Wood & Conkling's Addition to LeRoy; thence East to the northwest corner of Lot 8 in said Block 129; thence South 8.25 feet on the west line of said Lot 8 in Block 129; thence East on the south line of the North 8.25 feet of said Lot 8 in Block 129 to a point on the west line of the East 21.5 feet of said Lot 8 in Block 129; thence South on said west line of the East 21.5 feet of Lot 8 to the south line of said Block 129 of Wood & Conkling's Addition to LeRoy on the north right of way line of Center Street; thence East 21.5 feet on said north right of way line of Center Street to the southeast corner of said Lot 8 in Block 129; thence South to the southeast corner of Lot 8 in Block 136 in said Wood & Conkling's Addition to LeRoy on the north right of way line of Pine Street; thence East on said north right of way line of Pine Street to the southeast corner of said Block 136 on the west right of way line of Pearl Street; thence South on said west right of way line of Pearl Street to the northeast corner of Block 137 in said Wood & Conkling's Addition to LeRoy on the south right of way line of Pine Street; thence East on said south right of way line of Pine Street to the northwest corner of Block 138 in said Wood & Conkling's Addition to LeRoy on the east right of way line of Pearl Street; thence South on said east right of way line of Pearl Street to the southwest corner of said Block 138 on the north right of way line of Cedar Street; thence West on said north right of way line of Cedar Street to the southeast corner of Block 137 in said Wood & Conkling's Addition to LeRoy on the west right of way line of Pearl Street; thence North on said west right of way line of Pearl Street to the northeast corner Lot 12 in said Block 137; thence West to the northwest corner of Lot 10 in said Block 137; thence South to the northeast corner of Lot 4 in Block 144 in said Wood & Conkling's Addition to LeRoy on the south right of way line of Cedar Street; thence West on said south right of way line of Cedar Street to the northwest corner of said Block 144 on the east right of way line of East Street; thence South on said east right of way line of East Street and the southerly extension thereof to the south right of way line of Vine Street, said point lying on the north line of Lot 12 in First Addition to Springcrest Estates Subdivision, according to the Plat thereof recorded as Document No. 1994-29532 in the McLean County Recorder of Deeds Office; thence West on said south right of way line of Vine Street to the northwest corner of said Lot 12 on the easterly right of way line of East Street; thence Southwesterly on said easterly right of way line of East Street to the southwest corner of said Lot 12 on the

north right of way of Conrail Railroad; thence Northwesterly on said north right of way line of Conrail Railroad to the east right of way line of East Street; thence South on said east right of way line of East Street to a point on the easterly extension of the south line of Lot 18 in McConnell Brothers Subdivision, according to the Plat thereof recorded in Plat Book 7 on Page 7 in the McLean County Recorder of Deeds Office; thence West to the southwest corner of said Lot 18 on the east right of way line of Chestnut Street; thence South on said east right of way line of Chestnut Street to the northeasterly right of way line of said Chestnut Street as conveyed to the State of Illinois per the Warranty Deed recorded as Document No. 69- 6407 in the McLean County Recorder of Deeds Office; thence Southeasterly on said northerly right of way line of Chestnut Street as conveyed in Document No. 69-6407 to the south line of Lot 27 in said McConnell Brothers Subdivision; thence East on the south line of said Lot 27 and the easterly extension thereof to the east right of way line of East Street; thence South on said east right of way line of East Street to the south line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 21; thence West on said south line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 21 to the southwest corner thereof, said point lying on the east line of LeRoy Plaza Subdivision, according to the Plat thereof recorded as Document No. 97-28009 in the McLean County Recorder of Deeds Office; thence South on the east line of said LeRoy Plaza Subdivision and the west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28 to the northwest corner of Bishop Estates Subdivision, according to the Plat thereof recorded as Document No. 2003-49559 in the McLean County Recorder of Deeds Office; thence East on the north line of said Bishop Estates Subdivision to the east right of way line of East Street; thence South on said east right of way line of East Street to the southwest corner of Lot 1 in said Bishop Estates Subdivision on the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28; thence West on said south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28 to the southwest corner thereof at the southwest corner of said Bishop Estates Subdivision; thence South on the west line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28 to the southerly right of way line of F.A.I. Route 74; thence southeasterly on said southerly right of way line of F.A.I. Route 74 to the northeast corner of the tract of land conveyed to Steven Gaul and Karen Gaul per the Warranty Deed recorded as Document No. 2002-6654 in the McLean County Recorder of Deeds Office; thence Southwesterly to the northwest corner of said tract of land conveyed in Document No.2002-6654 on the northerly right of way line of Bicentennial Drive; thence Northwesterly on the northerly right of way line of Bicentennial Drive to the southeast corner of Poindexter Subdivision, according to the Plat thereof recorded as Document No. 2021- 11979 in the McLean County Recorder of Deeds Office; thence Northwesterly on said northerly right of way line of Bicentennial Drive to the southwest corner of said Poindexter Subdivision on the east right of way line of East Street; thence West on the north right of way line Bicentennial Drive to the west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28; thence South on said west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28 to the southwest corner thereof; thence continuing South on the west line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28 to the north line of Monfort Subdivision, according to the Plat thereof recorded as Document No. 1992-19479 in the McLean County Recorder of Deeds

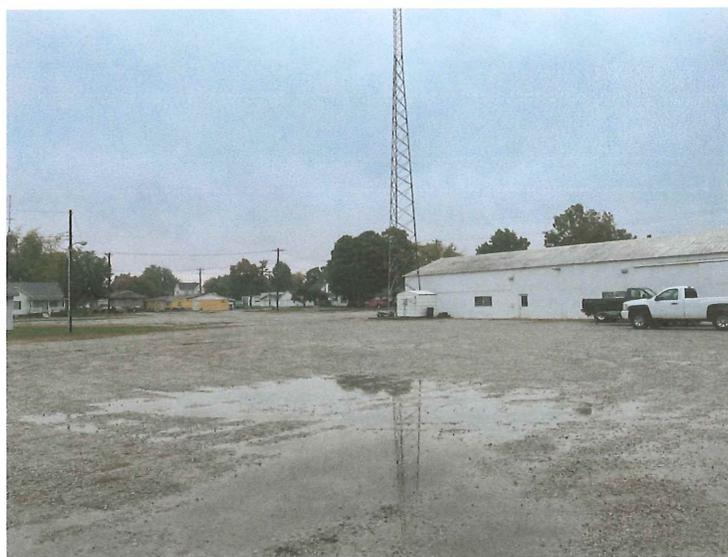
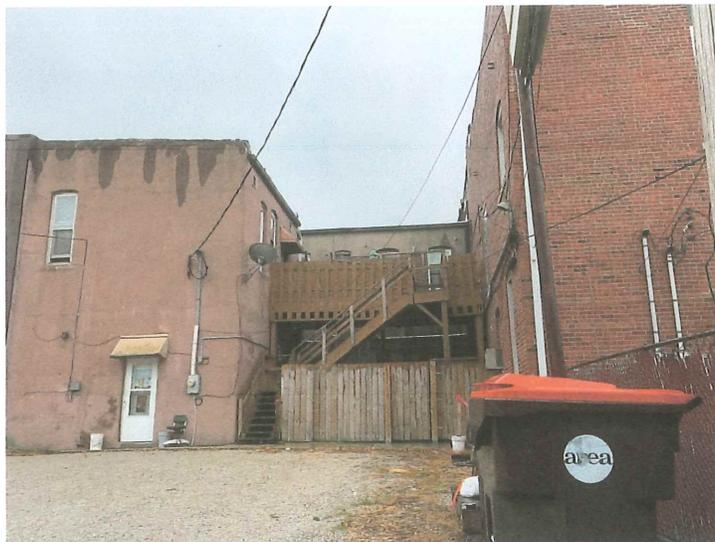
Office, said point lying on the southerly right of way line of Bicentennial Drive; thence Northwesterly on said south right of way line of Bicentennial Drive to the northwest corner of said Monfort Subdivision; thence North on the northerly extension of the west line of said Monfort Subdivision to the north line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 28, said point also being the northeast corner of the tract of land conveyed to the Louis Holiday Trust, per the Warranty Deed recorded as Document No. 2016-3156 in the McLean County Recorder of Deeds Office; thence West on said north line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 28 to the northwest corner of said tract of land conveyed in Document No. 2016-3156; thence North on the northerly extension of the west line of said tract of land conveyed in Document No. 2016-3156 to the north right of way line of Bicentennial Drive; thence West on said north right of way line of Bicentennial Drive to a point on the east line of the West 233.50 feet of the $NW\frac{1}{4}$ of Section 28; thence North on said east line of the West 233.50 feet of the $NW\frac{1}{4}$ of Section 28 to the southwest corner of Parcel No. 30-28-100-036; thence East on the south line of said Parcel No. 30-28-100-036 to the west line of the tract of land conveyed to Garth Golden and Debra Golden per the Quit Claim Deed recorded as Document No. 2015-9349 in the McLean County Recorder of Deeds Office; thence North to the northwest corner of said tract of land conveyed in Document No. 2015-9349; thence East to the northeast corner of said tract of land conveyed in said Document No. 2015-9349; thence South on the east line of said tract of land conveyed in Document No. 2015-9349 to the south line of said Parcel No. 30-28-100-036; thence East to the southeast corner of said Parcel No. 30-28-100-036; thence North to the northeast corner of said Parcel No. 30-28-100-036; thence Northwesterly to the northwest corner of said Parcel No. 30-28-100-036 on the east line of the West 233.50 feet of the $NW\frac{1}{4}$ of Section 28; thence North on said east line to the southerly right of way line of F.A.I. Route 74; thence Southwesterly on said southerly right of way line of F.A.I. Route 74 to the northeast corner of Demma Industrial Park Subdivision, according to the Plat thereof recorded as Document No. 1981-3118 in the McLean County Recorder of Deeds Office; thence South on the east line of said Demma Industrial Park Subdivision and the southerly extension thereof to a point on the easterly extension of the north line of Lot 4 in Buckles Grove Bicentennial Addition, according to the Plat thereof recorded as Document No. 1980-6996 in the McLean County Recorder of Deeds Office, said point lying on the south right of way line of Bicentennial Drive; thence Northwesterly on said south right of way line of Bicentennial Drive to the northeast corner of Countryside Estates Subdivision, according to the Plat thereof recorded as Document No. 1995-15210 in the McLean County Recorder of Deeds Office; thence continuing Northwesterly on said south right of way line of Bicentennial Drive to the northeast corner of Lot 28 in said Countryside Estates Subdivision; thence Southwesterly along the easterly line of Lots 28 and 29 in said Countryside Estates Subdivision to the southeast corner of said Lot 29; thence Northwest on the south line of said Lot 29 to the northeast corner of Lot 3 in Central Prairies Commercial Park Subdivision, according to the Plat thereof

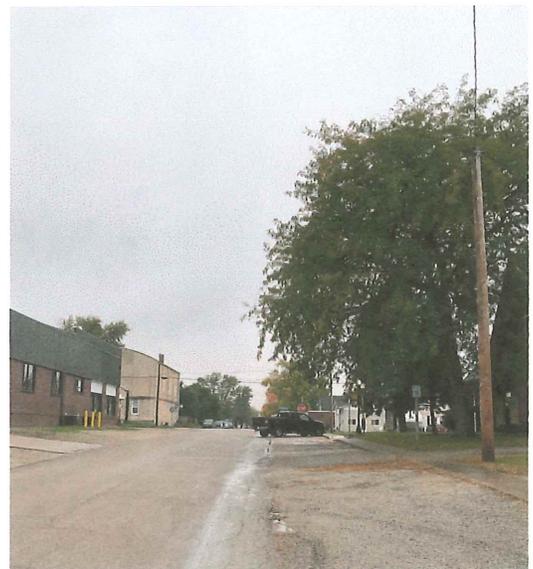
recorded as Document No. 1981-3119 in the McLean County Recorder of Deeds Office; thence South to the southwest corner of Lot 5 in said Central Prairies Commercial Park Subdivision on the north right of way line of Buckles Grove Road; thence continuing South on the southerly extension of the west line of Lot 5 to the north line of Lot 1 in Buckles Grove Subdivision, according to the Plat thereof recorded as Document No. 1969-2589 in the McLean County Recorder of Deeds Office, said point lying on the south right of way line of Buckles Grove Road; thence West on said south right of way line of Buckles Grove Road to the northwest corner of said Lot 1 in Buckles Grove Subdivision; thence North on the northerly extension of the west line of said Lot 1 in Buckles Grove Addition to the south right of way line of Buckles Grove Road; thence West on said south right of way line of Buckles Grove Road to the easterly right of way line of Chestnut Drive/ F.A.I. Route 119; thence Northeasterly on said easterly right of way line of Chestnut Drive to the southwest corner of Lot 4 in said Central Prairies Commercial Park Subdivision; thence continuing Northeasterly on said easterly right of way line of Chestnut Drive and the westerly line of said Central Prairies Commercial Park Subdivision to the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 29; thence North on the west line of said E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 29 to the south right of way line of F.A.I. Route 74; thence northeasterly to the south line of the tract of land conveyed to Richard Drennen per the Warranty Deed recorded as Document No. 1993-11619 in the McLean County Recorder of Deeds Office, said point lying on the northerly right of way line of F.A.I. Route 74 and in line with the southerly extension of Sunnyside Court; thence South-easterly and Northeasterly on said north right of way line of F.A.I. Route 74 to a point on the south line of Sunnyside Addition to LeRoy; thence Easterly on said north right of way of F.A.I. Route 74 to the southeast corner of said Sunnyside Addition to LeRoy at the southeast corner of the SE $\frac{1}{4}$ of Section 20; thence North to the northeast corner of Lot 53 in said Sunnyside Addition to LeRoy; thence West along the north side of said Sunnyside Addition to LeRoy and the westerly extension thereof to the west right of way line of Buck Road; thence North on said west right of way line of Buck Road to a point on the westerly extension of the north right of way line of Bel-Air Drive; thence East on said north right of way line of Bel Air Drive to a point of curvature; thence Southeasterly on the easterly right of way line of said Bel Air Drive to the northwest corner of Lot 15 in Bel Vue Subdivision, according to the Plat thereof recorded in Plat Book 16 on Page 424 in the McLean County Recorder of Deeds Office; thence East to the northeast corner of said Lot 15 in Bel Vue Subdivision; thence South on the east line of said Bel Vue Subdivision to the northwest corner of Golden Centre Subdivision, according to the Plat thereof recorded as Document No. 1997-23168 in the McLean County Recorder of Deeds Office; thence East on the north line of said Golden Centre Subdivision to the southwest corner of LeRoy Travel Mart Subdivision, according to the Plat thereof recorded as Document No. 1989-6395 in the McLean County Recorder of Deeds Office; thence North to the northwest corner of said LeRoy Travel Mart Subdivision; thence East to the

northeast corner of said LeRoy Travel Mart Subdivision on the west line of said McConnell Brothers Subdivision; thence North on the west line of said McConnell Brothers Subdivision and the northerly extension thereof to the south right of way line of Vine Street; thence West on said south right of way line of Vine Street to a point on the southerly extension of the west right of way line of Main Street; thence North on said west right of way line of Main Street to the northeast corner of Block 27 in the Original Town of LeRoy on the south right of way line of Cedar Street/U.S. Route 150; thence West on said south right of way line of Cedar Street to the northeast corner of Block 28 in said Original Town of LeRoy on the west right of way line of Walnut Street; thence North on said west right of way line of Walnut Street to the south right of way line of the C.C.C. & St. Louis Railroad in Block 21 in said Original Town of LeRoy; thence Northwesterly on said south right of way line of the C.C.C. & St. Louis Railroad to a point on the south right of way line of the public alley in said Block 21; thence West on said south right of way line of the public alley and the westerly extension thereof to the northeast corner of Lot 12 in Block 36 of Conkling's Addition to LeRoy on the west right of way line of West Street; thence North on said west right of way line of West Street to a point on the westerly extension of the South 105 feet of Lots 5 and 6 in Block 20 in the Original Town of LeRoy; thence East on said north line of the South 105 feet of Lots 5 and 6 in Block 20 to a point lying 5 feet West of the east line of said Lot 6; thence North on a line parallel with and 5 feet West of the east lines of Lot 6 and Lot 3 to the south line of the North 74 feet of Lot 3 in said Block 20 in the Original Town of LeRoy; thence East 5 feet on the south line of the North 74 feet of Lot 3 to the east line of said Lot 3 in Block 20 in the Original Town of LeRoy; thence North to the northeast corner of said Lot 3 in Block 20 in the Original Town of LeRoy on the south right of way line of Center Street; thence East on said south right of way line of Center Street to a point on the southerly extension of the west line of the East 22 feet of Lot 7 in Block 13 in said Original Town of LeRoy; thence North on the west line of said East 22 feet of Lot 7 in Block 13 to the south right of way line of the public alley; thence West on said south right of way line of the public alley to the northwest corner of Lot 5 in said Block 13 in the Original Town of LeRoy on the east right of way line of West Street; thence South to the southwest corner of said Block 13 in the Original Town of LeRoy on the north right of way line of Center Street; thence West to the southeast corner of Block 44 in said Conkling's Addition to LeRoy on the west right of way line of West Street; thence North on said west right of way line of West Street along the east line of Blocks 44, 45, 52, 53 and 60 in said Conkling's Addition to LeRoy to the northeast corner of Lot 12 in said Block 60 on the south right of way line of the public alley; thence West on said south right of way line of the public alley in Blocks 60, 59, 58 and 57 in said Conkling's Addition to LeRoy and the westerly extension thereof to the west right of way line of Hemlock Street on the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20; thence North on said right of way line of Hemlock Street and the west line of said E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20 to the Point of Beginning.

ATTACHMENT B
PHOTOGRAPHIC EVIDENCE

The following pages contain photographs taken on October 11, 2022, that demonstrate the blighting conditions present to a meaningful extent and reasonably distributed throughout the Area.







**ATTACHMENT C
PIN LIST AND LOCATOR MAP**

**Property Identification Number (PIN) List & EAV History
Downtown/I-74 Redevelopment Project Area
Le Roy, IL**

ID	Parcel ID No. (PIN)	Owner Name	Owner Address	City, State, Zip
1	3020238015	KBB ENTERPRISES LLC	7490 N 2850 EAST RD	LE ROY, IL, 617527648
2	3020276010	MICHAEL BAILEY	610 W WASHINGTON ST	LE ROY, IL, 617521049
3	3020276012	MATHEW L & ELIZABETH S NORDSTROM	509 N HEMLOCK ST	LE ROY, IL, 617521345
4	3020276013	MARK WEFER	608 W WASHINGTON ST	LE ROY, IL, 617521049
5	3020276002	RICHARD RIEBE	7632 N 2700 EAST RD	LE ROY, IL, 617529217
6	3020276003	ANNA RAYBURN	510 N ALLEN ST	LE ROY, IL, 617521309
7	3020277001	ALAN L & DEANNA T ZEHR	1532B COUNTY ROAD 2300 N	URBANA, IL, 618028047
8	3020277002	ERIC HAIL	502 W WASHINGTON ST	LE ROY, IL, 617521047
9	3020278001	ERIC HAIL	502 W WASHINGTON ST	LE ROY, IL, 617521047
10	3020278006	TINA SIMMONS	508 N WHITE ST	LE ROY, IL, 617521370
11	3020278007	KENNETH PRINCE	506 N WHITE ST	LE ROY, IL, 617521370
12	3020241003	ERIC HAIL	502 W WASHINGTON ST	LE ROY, IL, 617521047
13	3020279001	SCOTT & REBEKAH DONOHUE	310 W WASHINGTON ST	LE ROY, IL, 617521043
14	3020279002	LARRY ANDERSON	304 W Washington St	Le Roy, IL, 617521043
15	3020279003	DEBBIE KNOEDLER	510 N WEST ST	LE ROY, IL, 617521474
16	3020279004	DAVID G & RACHEL A FULTON	506 N WEST ST	LE ROY, IL, 617521474
17	3021113004	LIVING WELL UNITED INC	31236 E 850 NORTH RD	ARROWSMITH, IL, 617229560
18	3021113005	JAMIE SUTHERLAND	602 N WALNUT ST	LE ROY, IL, 617521151
19	3021151004	GARY GOLDEN	27143 US HIGHWAY 150	LE ROY, IL, 617527505
20	3021151005	BRYAN MILES	504 N WALNUT ST	LE ROY, IL, 617521449
21	3021152001	NORTHPOINT PROPERTIES LLC	% GREG L STEFFEN MGR	LE ROY, IL, 61752
22	3021151002	JANICE TRACHSEL	800 E CENTER ST	LE ROY, IL, 617521830
23	3021151003	BRYAN MILES	504 N WALNUT ST	LE ROY, IL, 617521449
24	3021152004	RACHEL MITCHELL	111 W NORTH ST	LE ROY, IL, 617521444
25	3021155002	DONALD COPLEY	204 W NORTH ST	LE ROY, IL, 617521447
26	3021155003	SANDYS PLACE LLC	504 N WALNUT ST	LE ROY, IL, 617521449
27	3021156001	BOBBY & DEBBIE HUTTON	106 W. NORTH STREET	LE ROY, IL, 61752
28	3021155006	STEVEN DEAN	206 S PARK AVE	LE ROY, IL, 617521854
29	3021156004	MATTHEW MOORE	702 N CHESTNUT ST	LE ROY, IL, 617521112
30	3021156005	BETTY MOORE	104 W ELM ST	LE ROY, IL, 617521429

31	3021159001	MORGAN & SONS	309 N WEST ST	LE ROY, IL, 617521469
32	3021159002	ROBERT MORGAN & SONS INC	309 N WEST ST	LE ROY, IL, 617521469
33	3021160001	DEBORAH, LOIS WILLIAMS, & DANNY WILLIAMS MURPHY	15283 STATE HIGHWAY 10	CLINTON, IL, 617279285
34	3021160002	BETTY MOORE	104 W ELM ST	LE ROY, IL, 617521429
35	3021159003	ROBERT MORGAN & SONS INC	309 N WEST ST	LE ROY, IL, 617521469
36	3021160008	MICHAEL FRUHLING	601 N BARNETT ST	LE ROY, IL, 617521217
37	3021160009	PATRICIA KLEIN	106 W OAK ST	LE ROY, IL, 617521450
38	3021163001	RP LUMBER CO INC	514 E VANDALIA ST	EDWARDSVILLE, IL, 620251855
39	3021163002	MICHAEL HEAP	311 W WAYNE ST	LE ROY, IL, 617521050
40	3021164007	LISA'S ACCOUNTING SERVICES LLC	211 MOCKINGBIRD LANE	LEROY, IL, 61752
41	3021165001	ERIN DORSEY	207 N MAIN ST	LE ROY, IL, 617521434
42	3021165005	FIRST UNITED METHODIST CHURCH	PRES OF BOARD OF TRUSTEES	LEROY, IL, 61752
43	3021163003	JOHN WILLIFORD	8801 E 2330 NORTH RD	COLLISON, IL, 618319738
44	3021163004	LARRY R & DEBORAH BICKERS	201 W CHERRY ST	LE ROY, IL, 617521424
45	3021164003	LEROY CUSD #2	600 E PINE ST	LE ROY, IL, 617521860
46	3021164004	JAMES & ELLEN HARNSBERGER	305 E VINE ST	LE ROY, IL, 617521747
47	3021164005	MARY KELLY	P O BOX 188	AURORA, IL, 60507
48	3021164006	J KESSINGER	200 N MAIN ST	LE ROY, IL, 617521435
49	3021165003	LARRY BRUNING	100 E CHERRY ST	LE ROY, IL, 617521402
50	3021165004	TYREE CAMPBELL	13301 TANGO RD	BLOOMINGTON, IL, 617056659
51	3021165006	ROBERT HULL	200 N CHESTNUT ST	LE ROY, IL, 617521407
52	3021301001	RP LUMBER CO INC	514 E VANDALIA ST	EDWARDSVILLE, IL, 620251855
53	3021301002	MATTHEW L & SHARON L GARVIN	29505 E 850 NORTH RD	ELLSWORTH, IL, 617379411
54	3021302001	ERIC HAIL	502 W WASHINGTON ST	LE ROY, IL, 617521047
55	3021302002	BELANGEE BRUCE FH CALVERT	106 N MAIN ST	FARMER CITY, IL, 61842
56	3021303018	MICHAEL HANAFIN	204 N MILL ST	LE ROY, IL, 617521542
57	3021303019	LESTER FORD	3845 N 2825 East Rd	Le Roy, IL, 617529340
58	3021303021	WILLIAM FRAUTSCHI	16869 PRIMROSE RD	WAPELLA, IL, 617772526
59	3021303020	RICHARD L & ELEANOR TWEDELL	103 E CHERRY ST	LEROY, IL, 61752

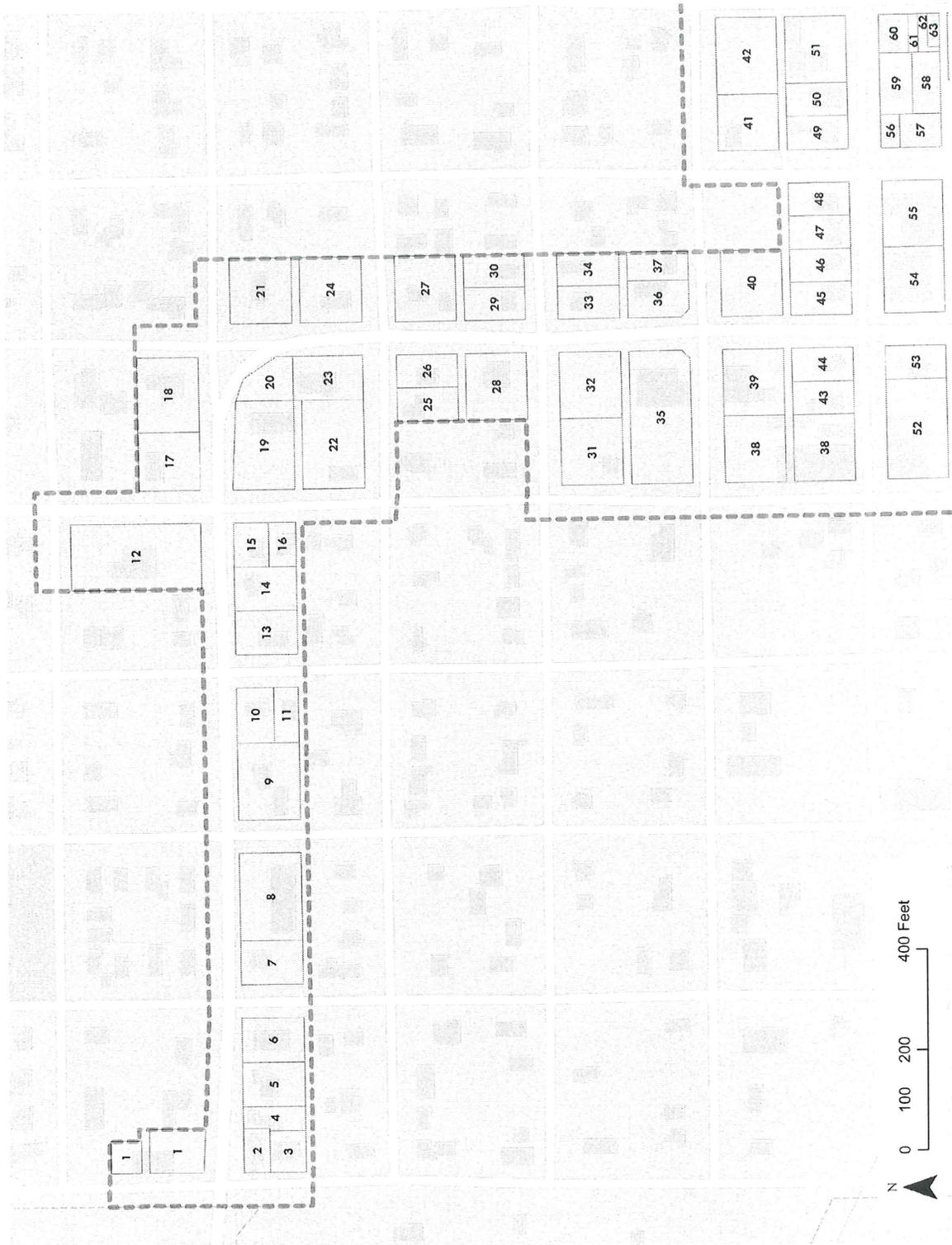
60	3021303003	JUSTIN MORFEY	409 E PINE ST	LE ROY, IL, 617521743
61	3021303004	JUSTIN & MICHELLE MORFEY	409 E PINE ST	LE ROY, IL, 617521743
62	3021303005	BRADLEY SMITH	116 N CHESTNUT ST	LE ROY, IL, 617521405
63	3021303006	STEVEN JILES	1310 STAGHORNE WAY	BLOOMINGTON, IL, 617057500
64	3021304015	SYLVIA CLOUSER	76 PARTY TIME PL	LAS CRUCES, NM, 880053987
65	3021304016	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
66	3021304003	WILLIAM MATTINGLY	211 E CHERRY ST	LE ROY, IL, 617521403
67	3021301007	& REFRIGERATION SERVICES LLC ALBERTSON HEATING COOLING	% CHAD & AMY ALBERTSON	LE ROY, IL, 617521522
68	3021302003	IVEN L LOWE	103 N WALNUT ST	LE ROY, IL, 617521451
69	3021302009	RUEL NEAL AMERICAN LEGION POST #79	% JOE BANDY	LE ROY, IL, 617521432
70	3021308001	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
71	3021303007	IOOF LODGE 149	103 N MAIN ST	LE ROY, IL, 617521432
72	3021303013	IOOF LODGE 149	103 N MAIN ST	LE ROY, IL, 617521432
73	3021303008	DAWN NOWLIN	P O BOX 521	HEYWORTH, IL, 61745
74	3021303011	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
75	3021303014	EUGENE & ALBERTINE SCRAY	501 N CHESTNUT ST	LE ROY, IL, 617521412
76	3021303015	ERIC HAIL	502 W Washington St	Le Roy, IL, 617521047
77	3021303016	KERRI DAY	120 E CENTER ST	LE ROY, IL, 617521756
78	3021303017	LORI WOODALL	1512 E OLIVE ST	BLOOMINGTON, IL, 617015712
79	3021304004	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
80	3021304005	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
81	3021304006	JENNIFER STEIGERWALD		LE ROY, IL, 617520237
82	3021304007	SYLVIA CLOUSER		LE ROY, IL, 617520237
83	3021304008	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
84	3021304009	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
85	3021304010	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
86	3021304011	DAVID BURCHAM	100 S EAST ST	LE ROY, IL, 617521731
87	3021304012	JACK & BEVERLY BURCHAM	202 W CENTER ST	LE ROY, IL, 617521793
88	3021304013	JACK & BEVERLY BURCHAM	202 W CENTER ST	LE ROY, IL, 617521793
89	3021304014	PERRY LEWIS	27173 GOLDEN ACRES DR	LE ROY, IL, 617527503
90	3021326012	MICHAEL HANAFIN	204 N MILL ST	LE ROY, IL, 617521542
91	3021306005	JOHN KELLEY	1003 BROADMOOR DR	BLOOMINGTON, IL, 617046109
92	3021306010	JACK BURCHAM	202 W CENTER ST	LE ROY, IL, 617521793
93	3021306003	JUSTIN & MINDI MARCUM	506 W VINE ST	LE ROY, IL, 617521642

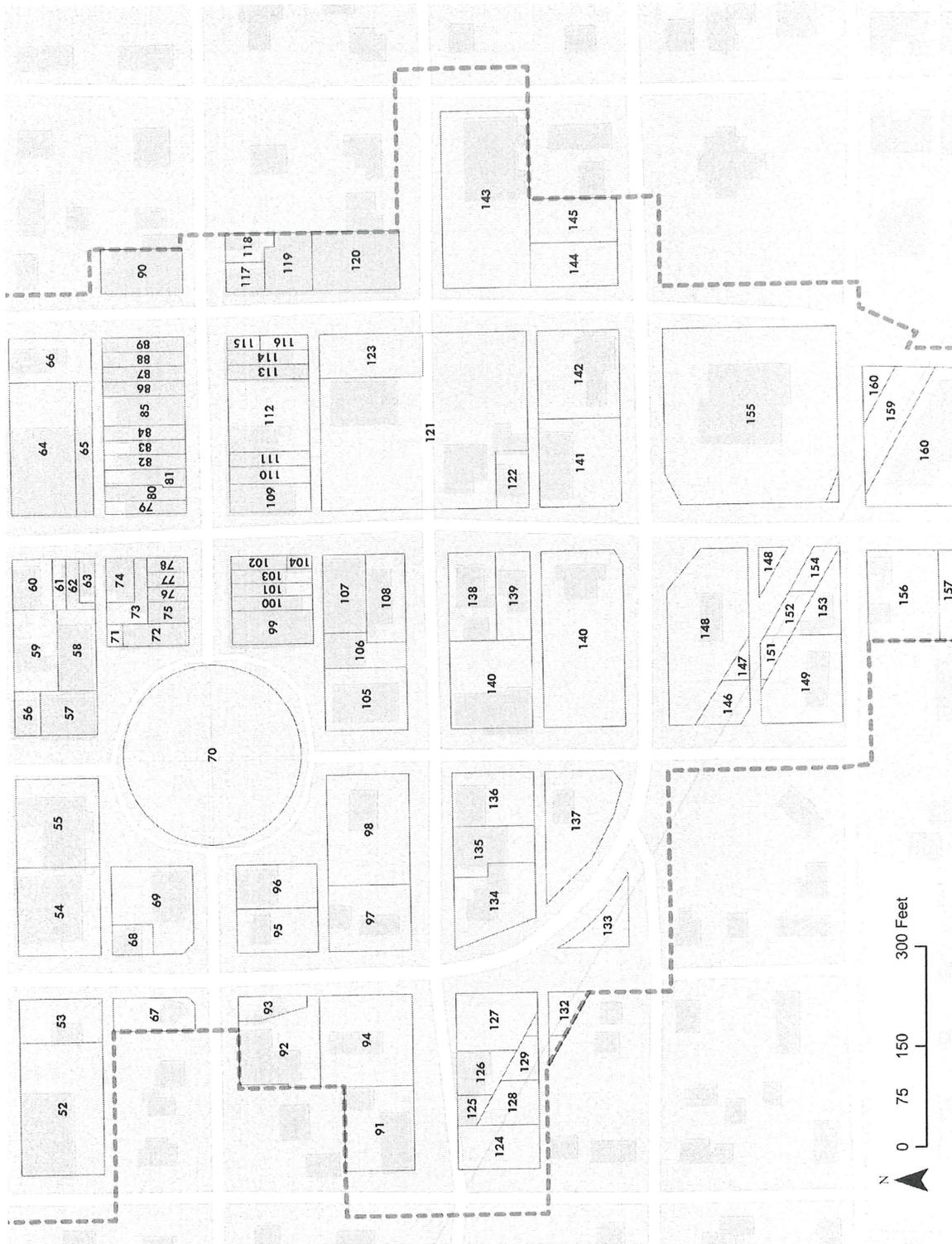
94	3021306012	LARRY MULCAHEY	6 ANN ARBOR CT	BLOOMINGTON, IL, 617058831
95	3021307001	SCOTT ERPS	106 W CENTER ST	LE ROY, IL, 617521776
96	3021307002	DIEGO ALVARADO	104 W CENTER ST	LE ROY, IL, 61752
97	3021307003	MATTHEW & KRISTIN HENDON	107 W PINE ST	LE ROY, IL, 61752
98	3021307004	CHARLES JOST	102 W CENTER ST	LE ROY, IL, 617521776
99	3021309001	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
100	3021309002	MATTHEW GARVIN	29505 E 850 NORTH RD	ELLSWORTH, IL, 617379411
101	3021309003	MATTHEW GARVIN	29505 E 850 NORTH RD	ELLSWORTH, IL, 617379411
102	3021309005	JVL INVESTMENTS LLC	124 S WALNUT ST	PONTIAC, IL, 617642010
103	3021309004	JVL INVESTMENTS LLC	124 S WALNUT ST	PONTIAC, IL, 617642010
104	3021309008	SCOTT STEIGERWALD		LE ROY, IL, 617520237
105	3021309006	LARRY WILLIAMS	208 W VINE ST	LE ROY, IL, 617521787
106	3021309007	EMPIRE TOWNSHIP	%LINDA MCLAUGHLIN	LEROY, IL, 61752
107	3021309009	WILLIAM FRAUTSCHI	16869 PRIMROSE RD	WAPELLA, IL, 617772526
108	3021309010	BRUCE OWENS	102 FALCON RIDGE DR	LE ROY, IL, 617529607
109	3021310001	KCM REAL ESTATE, LLC	7095 SHAFFER DR	DOWNS, IL, 617367547
110	3021310002	DAVID HANSEN	205 E CENTER ST	LE ROY, IL, 617521719
111	3021310003	DANIEL WILEY	207 E CENTER ST	LE ROY, IL, 617521719
112	3021310019	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
113	3021310008	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
114	3021310009	DOUGLAS HAMMER	304 E GREEN ST	LE ROY, IL, 617521233
115	3021310015	MICHAEL FANNIN	223 E CENTER ST	LE ROY, IL, 617521719
116	3021310016	TIM STILLS	29871 E 700 NORTH RD	LE ROY, IL, 617527601
117	3021330001	DAVID BURCHAM	100 S EAST ST	LE ROY, IL, 617521731
118	3021330002	MARGARET LAJINESS	% SUSAN KLINE	LEROY, IL, 61752
119	3021330004	DAVID & TERI L BURCHAM	100 1/2 S EAST ST	LE ROY, IL, 617521731
120	3021330005	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
121	3021310018	KIRBY FOODS	4102B FIELDSTONE RD	CHAMPAIGN, IL, 618228801
122	3021316002	FRED RUSHER	202 S CHESTNUT ST	LEROY, IL, 61752
123	3021310014	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
124	3021504003			' '
125	3021313004	ROGER SHOEMAKER	200 N EAST ST	LE ROY, IL, 617521526
126	3021313001	ROGER SHOEMAKER	200 N EAST	LE ROY, IL, 61752
127	3021313006	ROGER SHOEMAKER	200 N EAST ST	LE ROY, IL, 617521526
128	3021504004			' '
129	3021504005			' '

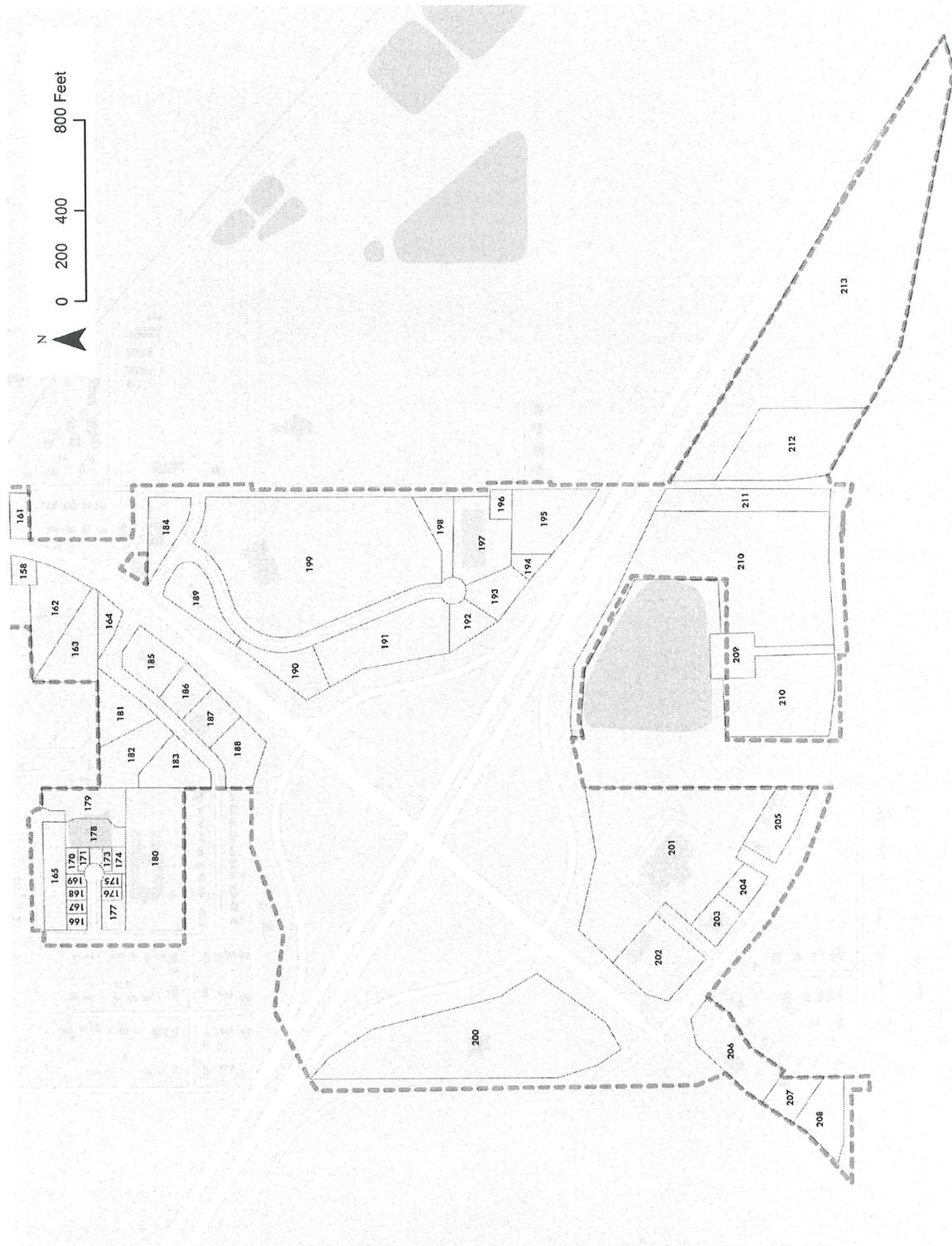
130	3021504006			' '
131	3021504007			' '
132	3021504008			' '
133	3021504009			' '
134	3021314012	CHARLES PRICE	104 W PINE ST	LE ROY, IL, 617521766
135	3021314011	SUE STRANG	501 E CHERRY ST UNIT 2	LE ROY, IL, 617521899
136	3021314003	MICHELLE TOOHILL	201 S MAIN ST	LE ROY, IL, 617521764
137	3021314004	FREEDOM OIL CO	PO BOX 3697	BLOOMINGTON, IL, 617023697
138	3021315008	EDWARD HAIR	203 S CHESTNUT ST	LE ROY, IL, 617521727
139	3021315009	EDWARD HAIR	203 S CHESTNUT ST	LE ROY, IL, 617521727
140	3021315007	FIRST UNITED PRESBYTERIAN CHURCH	% BOARD OF TRUSTEES PRES	LEROY, IL, 61752
141	3021316011	CEDAR INVESTMENTS LLC	1707 E HAMILTON RD STE 1A	BLOOMINGTON, IL, 617049607
142	3021316010	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
143	3021333001	MER-CAR DG CORPORATION	1410 S CLINTON ST	CHICAGO, IL, 606075102
144	3021333002	BUSEY BANK POINDEXTER	ATTN: ACCOUNTS PAYABLE	URBANA, IL, 618030489
145	3021333003	BUSY BANK SANDAGE LOT	ATTN: ACCOUNTS PAYABLE	URBANA, IL, 618030489
146	3021504011			
147	3021504012			
148	3021321001	CNK PROPERTIES	301 S CHESTNUT ST	LE ROY, IL, 617521777
149	3021320005	GREG & ELLEN REEVES	108 E VINE ST	LE ROY, IL, 617521746
150	3021504013			
151	3021504014			
152	3021504015			
153	3021320004	MICHAEL HANAFIN	204 N MILL ST	LE ROY, IL, 617521542
154	3021504016			
155	3021322001	LEROY FIRE PROTECTION DIS- TRICT	% MIKE MCLAUGHLIN	LE ROY, IL, 617520033
156	3021351010	MICHAEL HANAFIN	204 N MILL ST	LE ROY, IL, 617521542
157	3021351011	MICHAEL E & GAIL J HANAFIN	204 N MILL ST	LE ROY, IL, 617521542
158	3021351012	MAURITA DOUGLASS	405 S CHESTNUT ST	LE ROY, IL, 617521701
159	3021504017			
160	3021352001	GAIL & MICHAEL HANAFIN	204 N MILL ST	LE ROY, IL, 617521542
161	3021352002	MICHEL & GAIL HANAFIN	204 N MILL ST	LE ROY, IL, 617521542
162	3021351052	CASEYS RETAIL COMPANY		LEXINGTON, KY, 405554288

163	3021351050	ABELLAN ILLINOIS LLC	2239 SAN YSIDRO DR	BEVERLY HILLS, CA, 90210
164	3021351044	SOS PARTNERSHIP	6 STAWBERRY RD	BLOOMINGTON, IL, 61704
165	3020481024	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
166	3020481009	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
167	3020481010	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
168	3020481011	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
169	3020481012	JOHN E & KELLY M UNDERHILL	9 INDEPENDENCE CT	LE ROY, IL, 617521678
170	3020481013	JOHN E & KELLY M UNDERHILL	9 INDEPENDENCE CT	LE ROY, IL, 617521678
171	3020481014	JOSEPH & LAURA WILLIS	8 INDEPENDENCE CT	LE ROY, IL, 617521678
172	3020481015	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
173	3020481021	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
174	3020481022	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
175	3020481019	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
176	3020481018	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
177	3020481030	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
178	3020481023	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
179	3020481026	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
180	3020481031	DLZ CAPITAL LLC	% MARTIN GOLDIN	BROOKLYN, NY, 112152606
181	3021351043	EVERGREEN FS INC	PO BOX 1367	BLOOMINGTON, IL, 617021367
182	3021351042	SOS PARTNERSHIP	6 STAWBERRY RD	BLOOMINGTON, IL, 61704
183	3021351041	SOS PARTNERSHIP	6 STRAWBERRY RD	BLOOMINGTON, IL, 61704
184	3021353003	DZEMAIL PINJOLI	210 Sunset Dr	Le Roy, IL, 617521600
185	3021354004	JANN RESTAURANTS, INC DBA MCDONALDS	MMJ ENTERPRISES INC DBA MCDONALDS	BLOOMINGTON, IL, 61704
186	3021354003	SOS PARTNERSHIP	6 STRAWBERRY RD	BLOOMINGTON, IL, 61704
187	3021354005	DRAGONFLY REAL ESTATE LLC	7 PINTO DR	LE ROY, IL, 617527534
188	3021354006	SOS PARTNERSHIP	6 STRAWBERRY RD	BLOOMINGTON, IL, 61704
189	3021355005	FLANAGAN STATE BANK	PO BOX 368	FLANAGAN, IL, 61740
190	3028100027	% RYAN LLC BANK OF AMERICA CENTER LOVES COUNTRY STORE INC	15 W 6TH ST STE 2400	TULSA, OK, 741195417
191	3028100028	LEROY LLC	1707 E HAMILTON RD STE 1A	BLOOMINGTON, IL, 617049607

192	3028100029	% RYAN LLC BANK OF AMERICA CENTER LOVES COUNTRY STORE INC	15 W 6TH ST STE 2400	TULSA, OK, 741195417
193	3028100030	LEROY LLC	1707 E HAMILTON RD STE 1A	BLOOMINGTON, IL, 617049607
194	3028100026	LEROY LLC	1707 E HAMILTON RD STE 1A	BLOOMINGTON, IL, 617049607
195	3028100012	MARILYN D & GARTH GOLDEN HADDEN	1911 HACKBERRY RD	BLOOMINGTON, IL, 617042779
196	3028100016	MARILYN D & GARTH GOLDEN HADDEN	1911 HACKBERRY RD	BLOOMINGTON, IL, 617042779
197	3028100025	TAJ HOSPITALITY CORPORATION	1 DEMMA DRIVE	LEROY, IL, 61752
198	3028100031	CITY OF LEROY	207 S EAST ST	LE ROY, IL, 617521895
199	3028100032	% RYAN LLC BANK OF AMERICA CENTER LOVES COUNTRY STORE INC	15 W 6TH ST STE 2400	TULSA, OK, 741195417
200	3029226001	KORES GROUP INC	21247 WALNUT HILL RD	DANVILLE, IL, 618345778
201	3029283003	RP LUMBER CO INC	514 E VANDALIA ST	EDWARDSVILLE, IL, 620251855
202	3029282001	SUPER 8 MOTEL	1 DEMMA DR	LEROY, IL, 617529792
203	3029283001	MITCHELL HARDESTY	P O BOX 127	LEROY, IL, 61752
204	3029283002	LEROY CUSD #2	600 E PINE ST	LE ROY, IL, 617521860
205	3029284001	SHIRLIE MAXEY	17389 STARFISH RD	WAPELLA, IL, 617772528
206	3029280015	THE CARLE FOUNDATION	611 W PARK ST	URBANA, IL, 618012512
207	3029251003	CONNIE COONE	917 S CHESTNUT ST	LE ROY, IL, 617521894
208	3029251004	SPRATT FAMILY FARMS LLC	% ROBERT SPRATT	LE ROY, IL, 617521675
209	3028100037	GARTH E & DEBRA J GOLDEN	P O BOX 162	LEROY, IL, 61752
210	3028100035	MARILYN D & GARTH GOLDEN HADDEN	1911 HACKBERRY RD	BLOOMINGTON, IL, 617042779
211	3028100019	MARILYN D & GARTH GOLDEN HADDEN	1911 HACKBERRY RD	BLOOMINGTON, IL, 617042779
212	3028176001			
213	3028100038			







PASSED by the City Council of the City of Le Roy, Illinois, upon the motion made by Patti Welander and seconded by Matt Steffen by roll call vote on the 3rd day of April, 2023 as follows

Aldermen elected 8

Aldermen Present 6

Voting Aye:

Kelly Lay, Patti Welander, Matt Steffen, Kyle Merkle, Ron Legner, Dawn Hanafin

Voting Nay:

None

Absent: Justin Morfey, Sarah Welte

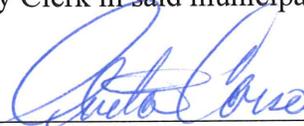
Abstain:

None

Other:

None

And deposited and filed in the office of the City Clerk in said municipality on the 3rd day of April, 2023.



Anita Corso, City Clerk of the
City of Le Roy
Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 3rd day of April, 2023.



Steven M. Dean, Mayor of the City of Le Roy,
Mc Lean County, Illinois



Anita Corso, City Clerk of the City of Le Roy
Mc Lean County, Illinois



CERTIFICATE

I, Anita Corso, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **April 3, 2023** the Corporate Authorities of such municipality passed and approved **ORDINANCE NO. 23-04-02-30**.

**AN ORDINANCE OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS,
APPROVING THE DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROGRAM**

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

The pamphlet form of **Ordinance No. 23-04-02-30**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **April 3, 2023** 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 municipal clerk.

Dated at Le Roy, Illinois this 3rd day of April, 2023.

(SEAL)



Anita Corso
City Clerk of the City of
Le Roy, McLean County, Illinois



STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Anita Corso, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS,
APPROVING THE DOWNTOWN/I-74 REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROGRAM**

I do further certify said ordinance was adopted by the City Council of the City of Le Roy at a regular meeting on the 3rd day of April, 2023, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 3rd day of April, 2023

(SEAL)



A handwritten signature in blue ink that reads "Anita Corso". The signature is written in a cursive style and is positioned above a horizontal line.

Anita Corso, City Clerk of the
City of Le Roy,
McLean County, Illinois