



City of Pekin

REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 11, 2021
5:30 PM

Notice is hereby given that the regular meeting of the City Council of the City of Pekin, Illinois will be held on Monday, January 11, 2021 at 5:30 p.m. in the City Hall Council Chambers, 111 South Capitol Street, Pekin, Illinois 61554

To join in the meeting follow this link: <https://zoom.us/j/6898035689>. By phone, dial in and listen to the Meeting as follows: 1-312-626-6799; then enter Meeting ID 689 803 5689. Prior to the meeting, you can also submit a public comment remotely by email, by 3 PM the day of the Meeting, by sending an email to the City Clerk at smcmillan@ci.pekin.il.us and inserting in the subject line for the email "Public Comment for Meeting on January 11, 2021".

To view meeting online go to: <http://pekinil.iqm2.com> (click banner at the top that states "View live meeting") or Channel 22

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

3.1. Approve agenda

4. Approval of Minutes

4.1. City Council - Regular Meeting - Dec 28, 2020 5:30 PM

5. Public Input

6. Consent Agenda

6.1. Proclamation Human Trafficking Prevention & Awareness Month

6.2. 2021 Schedule of Council Meetings

6.3. Resolution No. 203-20/21 The Mayor's Reappointment of Karl Jordan to the Pekin Housing Authority Board for a 5-Year Term Until January 14, 2026

6.4.	Police Department Stats - December 2020
6.5.	Accounts Payable to be Paid Proof List thru January 8, 2021
7.	New Business
7.1.	Ordinance No. 2943-20/21 An Ordinance Approving the Redevelopment Plan and Projects for the Pekin Court Street Tax Increment Financing (TIF) District ACTION REQUESTED: Approve and Adopt the Ordinance.
7.2.	Ordinance No. 2944-20/21 Designating the Redevelopment Project Area for the Pekin Court Street TIF District ACTION REQUESTED: Approve and Adopt the Ordinance.
7.3.	Ordinance No. 2945-20/21 An Ordinance Adopting Tax Increment Allocation Financing for the Pekin Court Street TIF District ACTION REQUESTED: Approve and Adopt the Ordinance.
7.4.	Ordinance No. 2946-20/21 Approving and Authorizing the Execution of a TIF Redevelopment Agreement with Sud Family Limited Partnership ACTION REQUESTED: Approve and Adopt the Ordinance.
7.5.	Ordinance No. 2947-20/21 An Ordinance Providing for and Approving the Fifth Amendment to the Pekin Central Business District TIF District Redevelopment Project Area, Plan and Projects ACTION REQUESTED: Approve and Adopt the Ordinance.
7.6.	Ordinance No. 2948-20/21 An Ordinance Providing for and Approving the Fourth Amendment to the Pekin South Industrial Park TIF District Redevelopment Project Area, Plan and Projects ACTION REQUESTED: Approve and Adopt the Ordinance.
7.7.	Ordinance No. 2949-20/21 An Ordinance Declaring Surplus Revenue in the Pekin South Industrial Park Special Tax Allocation Fund and Authorizing Payment of that Surplus Revenue to the Tazewell County Treasurer for Distribution to Affected Taxing Districts on a Pro Rata Basis for Tax Year 2019 Payable 2020 ACTION REQUESTED: Approve and Adopt the Ordinance.

7.8.	Ordinance No. 2950-20/21 Authorizing Donation of Surplus Personal Property ACTION REQUESTED: Approve and Adopt the Ordinance.
7.9.	Ordinance No. 2951-20/21 Providing for the issuance of not to exceed \$25,600,000 General Obligation Refunding Bonds ACTION REQUESTED: Approve and Adopt the Ordinance.
7.10.	Resolution No. 204-20/21 Approve Intergovernmental Agreement with Tazewell County for Planimetric Data ACTION REQUESTED: Approve and Adopt the Resolution.
7.11.	Discussion of Future Road Maintenance
7.12.	Discussion - Business Licensing Ordinance
8.	City Council or Staff Reports
9.	Executive Session 5 ILCS 120/2 (c) if applicable
10.	Adjournment

 PROCEEDINGS OF THE REGULAR MEETING
 OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
 HELD IN THE COUNCIL CHAMBERS OF CITY HALL
 111 S. CAPITOL ST
 ON MONDAY DECEMBER 28, 2020 AT 5:30 O'CLOCK P.M.
 MARK LUFT * CHAIR * PRESIDING

**THIS WILL BE A REMOTE MEETING HELD VIA "ZOOM MEETINGS".
 THE PUBLIC CAN ONLY ATTEND THIS MEETING REMOTELY;
 DUE TO THE GOVERNOR'S EXECUTIVE ORDER REGARDING
 COVID-19 AND THE RELAXING OF THE OPEN MEETING ACT
 REQUIREMENTS, THIS MEETING WILL BE HELD REMOTELY
 VIA ZOOM MEETINGS WITHOUT AN IN-PERSON MEETING
 LOCATION FOR THE PUBLIC TO ATTEND. YOU WILL BE ABLE TO
 LISTEN TO THE MEETING AND SUBMIT COMMENTS DURING
 THE TIME FOR PUBLIC COMMENTS BY SENDING A DIRECT
 MESSAGE TO THE MEETING HOST USING ZOOM MEETINGS**

TO JOIN IN THE MEETING FOLLOW THIS LINK:

**HTTPS://ZOOM.US/J/6898035689. BY PHONE, DIAL IN AND
 LISTEN TO THE MEETING AS FOLLOWS: 1-312-626-6799; THEN
 ENTER MEETING ID 689 803 5689. PRIOR TO THE MEETING,
 YOU CAN ALSO SUBMIT A PUBLIC COMMENT REMOTELY BY
 EMAIL, BY 3 PM THE DAY OF THE MEETING, BY SENDING AN
 EMAIL TO THE DEPUTY CITY CLERK AT
 NLSTEWART@CI.PEKIN.IL.US AND INSERTING IN THE SUBJECT
 LINE FOR THE EMAIL "PUBLIC COMMENT FOR MEETING ON
 DECEMBER 28, 2020".**

**TO VIEW MEETING ONLINE GO TO: HTTP://PEKINIL.IQM2.COM
 (CLICK BANNER AT THE TOP THAT STATES "VIEW LIVE
 MEETING") OR CHANNEL 22**

PLEDGE OF ALLEGIANCE

Due to the Governor's Executive Order regarding COVID-19 and the relaxing of the Open Meetings Act requirements, this meeting was held remotely via Zoom Meetings without an in person meeting location for the public to attend. Therefore, the provisions of the City Code regarding electronic attendance did not apply.

The Pledge of Allegiance was led by Councilmember Orrick.

The Deputy Clerk confirmed by roll call vote, that all Council Members were physically present except Councilmember Garrison who was present via Zoom Meetings.

Attendee Name	Title	Status	Arrived
Michael Garrison	Councilman	Present	5:30 PM
Rick Hilst	Councilman	Present	5:27 PM
Karen Hohimer	Councilwoman	Present	5:04 PM

Minutes Acceptance: Minutes of Dec 28, 2020 5:30 PM (Approval of Minutes)

Dave Nutter	Councilman	Present	5:27 PM
Lloyd Orrick	Mayor Pro-Tem	Present	5:27 PM
John P Abel	Councilman	Present	5:04 PM
Mark Luft	Mayor	Present	5:27 PM

APPROVE AGENDA

3.1. Motion to: **Approve agenda**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

APPROVAL OF MINUTES

4.1. City Council - Regular Meeting - Dec 14, 2020 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

PUBLIC INPUT

Mr. Jim Mangan requested a member of Council motion to put the issue of a ballot referendum for repealing home rule on the January 11th Council meeting as an action item to be placed on the city election April ballot. Mr. Mangan also addressed the Mayor regarding his emails to Councilmembers and not yet receiving answers. Lastly, Mr. Mangan questioned why the City Manager's weekly updates were no longer online.

Mr. John McNish directed his comment toward Councilmember Hohimer regarding property maintenance and making Pekin more attractable. Mr. McNish also commented on the on a property located on Orchard Avenue and how the property owner was not maintaining the property. Mr. McNish felt the surrounding neighbors and the city had failed with being held accountable with regards to the Orchard Avenue property.

CONSENT AGENDA

6.1. Ordinance No. 2940 - 20/21 Approving a Variance Request to Construct a Carport at 1002 Prince Street

6.2. Accounts Payable to be Paid Proof List thru December 25, 2020

Motion to: **Approve Consent Agenda**

Mayor Luft read the 3 items on the Consent Agenda.

Councilmember Hilst requested that Consent Agenda item 6.2 Ordinance No. 2941-20/21 Approving a Special Use for a Drive-Up Window at 3208 Court St by Leaves N' Beans Coffee Shop be moved to New Business.

Mayor Luft confirmed that Consent Agenda item 6.2 was now New Business item 7.8.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

NEW BUSINESS

7.1. **Resolution No. 199 - 20/21 Approving Agreement with District No. 303 for a Police Liaison Resource Officer at the Pekin High School During the 2020-2021 School Year**

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 199 - 20/21 Approving Agreement with District No. 303 for a Police Liaison Resource Officer at the Pekin High School During the 2020-2021 School Year. Mr. Rothert explained that last August the City adopted a Memorandum of Understanding related to any closures of the school due to COVID-19. At the time, the annual agreement had been prepared, but due to COVID, it was not brought forth for adoption. The terms of the agreement were the same as past years for a resource officer. The school would continue to reimburse the City.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rick Hilst, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.2. **Resolution No. 200 - 20/21 Approving Agreement with IDOT for Dilemma Zone Improvements and LED Lighting at the IL 29 / Manito Blacktop Intersection**

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 200 - 20/21 Approving Agreement with IDOT for Dilemma Zone Improvements and LED Lighting at the IL 29 / Manito Blacktop Intersection. Mr. Rothert explained that IDOT was awarded a federal grant to complete safety improvements at various intersections. IDOT requested the City pay 50% of local match grant that was 95% funded. The cost estimation did not allow for more than a 25% increase. Mr. Rothert continued to explain that the improvements involved dilemma zone improvements, installation of sensors in and before the dilemma zone that would give more time for vehicles to react during a yellow light, and an upgrade to LED lighting. Mr. Rothert stated that the estimated cost was \$2,400 with the IDOT program.

Councilmember Orrick questioned whether the City would be responsible for maintaining the equipment in the intersection.

City Engineer, Ms. Josie Esker, responded that the 50/50 program would continue with any improvements.

Councilmember Hilst questioned whether any utilities needed to be relocated during the project.

Ms. Esker confirmed that there were not.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rick Hilst, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.3. Resolution No. 201 - 20/21 Approving an Amendment to the Construction and Maintenance Agreement with Tazewell & Peoria Railroad, Inc.

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt Resolution No. 201 - 20/21 Approving an Amendment to the Construction and Maintenance Agreement with Tazewell & Peoria Railroad, Inc. Mr. Rothert explained that the item was for an amendment to the agreement with the railroad to install a large pipe under the tracks on Front Street. Originally, the agreement did not specify track outages. City Staff and the contractor worked to develop a construction schedule that projected 60 days of track outages. The railroad has agreed to allow the outages but would charge the City \$750 a day for the outage. The railroad would also charge the City for 5 derails at a cost of \$1,500 each. Mr. Rothert added that the railroad would also charge \$10,000 per day for the closures beyond the agreed 60 days. Mr. Rothert stated that the project must take place before the road work on Front Street could continue.

Councilmembers expressed strong consensus against the \$10,000 per day cost to the City for the closure beyond the 60 days. Council felt it was a liability to the City.

City Engineer, Ms. Josie Esker, confirmed that it was unclear whether the contractor would take on liquidated damages by the railroad. Ms. Esker stated that the contractor has an overall completion date that they had to meet. Negotiations by Ms. Esker with the railroad were denied, including extra days for weather. Ms. Esker stressed that if the agreement was not passed the project would be shut down. Ms. Esker also stated that the contractor refused to add liquidated damages to their contract.

City Attorney, Ms. Kate Swise, stated that the contractor was not a party to the railroad agreement.

Ms. Esker continued and explained that the contract vaguely stated that the contractor must obtain a right of entry point with the railroad and that they were responsible for the permit with the railroad. The work could not take place until all supplies were shipped to the site, approximately 2-3 weeks. The contract with the contractor, Leander Construction, required the railroad but the railroad refused to sign unless the city granted the proposed amendment. Only a standard right of entry agreement would be between the railroad and Leander Construction. Ms. Esker added that the contract with Leander and the City did not provide for damages should the 60 days not be met. Ms. Esker felt that the City could work with Leander to come up with a new agreement.

Council brainstormed different options to make sure the job was completed within the 60 days.

Ms. Esker stated that the contractor was willing to work 10-12 hours a day if needed and that they have already ordered their materials. Once the contract was signed with the railroad they would issue a right of entry permit to Leander.

Council felt that the railroad was not going to negotiate the agreement with the City and that the contract with Leander would need to be negotiated.

Ms. Swise added that the contract with Leander stated that the maximum length to close the railroad was 3 weeks and any additional closures would have to be negotiated with the railroad. The contract was not clear who was to negotiate with the railroad. Ms. Swise continued and stated that the City was liable for all as far as the railroad was concerned but Leander needs 60 days to complete the project.

Mr. Rothert stated that the funds would come from the Sewerage Fund.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

- 7.4. Resolution No. 202 - 20/21 Approving Settlement Agreement Between Pekin Firefighters Retiree's Health Insurance Fund Board and the City of Pekin**
- City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 202 - 20/21 Approving Settlement Agreement Between Pekin Firefighters Retiree's Health Insurance Fund Board and the City of Pekin. Mr. Rothert summarized the request stating that many years ago the Fund and the City entered into an arrangement whereby the fire department employees contributed a percentage of each paycheck to the Fund and the City would issue a check to the Fund for the amounts withheld from the employees paycheck. Upon retirement the employee would pay the City a portion of their monthly health insurance premium and the Fund would be responsible to pay the balance of the retiree's monthly premium. The arrangement also called for the City to bill the Fund each month and the Fund would submit a reimbursement check to the City. However, Mr. Rothert, explained that upon review of this process by the City and new leadership on the Fund's board, the process was not being followed over the past nine years. The City therefore had come to a tentative settlement agreement regarding the repayment of funds owed to the City in the amount of \$233,709.40, with the initial payment due within 30 days and the remaining balance due in 60 days with equal installments per month beginning March 1, 2021, with no interest. Mr. Rothert added that the agreement allowed for a substantial reimbursement of funds up front and staff recommended approval.
- Councilmember Orrick stated that Mr. Bruce Marston was the one to discover the issue and questioned what process would he now have in place to ensure this would not happen again.

Finance Director, Mr. Bruce Marston, stated that it came to his attention when a Councilmember questioned an item on the Accounts Payable list. Mr. Marston stated he was taking steps to ensure all contracts were consolidated and that each department holding their contracts were responsible. The contract was not found and that was why the auditor did not find the discrepancy. Mr. Marston would ensure that all contracts were written and not verbal. Mr. Marston added that there was no cost to the city to withhold, except for resources used to compute the amount and make the transfer. The trust would not owe the city any money.

Mr. Marston answered additional questions from Council stating that the only other way for the fund to receive the money was if the employees paid directly into the trust, and that no administrative cost would be charged by the trust.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dave Nutter, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.5. Ordinance No. 2942 - 20/21 Agreement for Purchase and Sale of Real Estate in 500 Block of Margaret Street

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Ordinance No. 2942 - 20/21 Agreement for Purchase and Sale of Real Estate in 500 Block of Margaret Street. Mr. Rothert explained that the City had an interest to purchase real estate at 510 Margaret Street from Pekin Properties, LLC and which the City received a land donation from earlier in the year. The as is purchase price of the property was \$35,000. The City's plan was to utilize the property for public purposes, such as a parking lot.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.6. Discussion on Allocation of CDBG Funding

City Manager, Mr. Mark Rothert, gave a summary of the upcoming discussion to Council and explained that earlier in the year, the City approved funding to assist small businesses impacted by the COVID-19 pandemic. Mr. Rothert stated that the funding for the grant program was to come out of the General Fund and then be reimbursed through the CDBG program. The City then received a grant award of \$880,000 through the Rebuild Illinois – Economic Support program. The state grant money was then dedicated to reimburse the General Fund leaving the CDBG funds intact. In order to meet the HUD “timeliness test” by March 1, 2021 the funds needed to be allocated this year. Options included funding support for demolition, grants to not for profits, infrastructure improvements, costs related to Fire Station upgrades, finishing payouts for the business grants that were not covered by the Economic Support program or funds to support utility assistance program to reduce delinquent payments to the City's wastewater utility of low to moderate income residents. Mr. Rothert also stated that if the consensus was to move forward a formal amendment would be presented at the January 11, 2021 Council meeting.

CDBG Program Manager, Mr. David Bess, presented Council with a power point presentation highlighting proposed budgets and spoke about the background of the program. Mr. Bess also touched on questions that arise with CDBG funding and the types of funding available. Lastly, Mr. Bess discussed CDBG qualifying activities, including proposed project types, administrative expenditures, demolition, utility assistance, infrastructure/public facilities, fire prevention, business grants and proposed FY21 reallocation of CDBG Funding.

Mayor Luft complimented Mr. Bess on his presentation and encouraged Council to contact Mr. Bess.

Councilmember Orrick also complimented Mr. Bess on an excellent presentation and questioned where he came up with the number for the utility assistance.

Mr. Bess explained that it was just a preliminary suggestion and would be difficult to pinpoint. He would anticipate if the Council approved the assistance a lottery system would be used to see which bills to forgive.

Mayor Luft stated that the City had reached out to other utilities to have conversation after the first of the year to see if they would want to participate to match these funds. Mayor felt it would work out a lot better if all pitched in to help people get back on track.

Councilmember Abel commented that two more properties were getting demolished next week and encouraged Habitat for Humanity or contractors to build.

Councilmember Nutter questioned Mr. Bess on the total cost from the contractor for Orchard Street.

7.7. Discussion on Adding Security Enhancements to City Hall Customer Service Windows

City Manager, Mr. Mark Rothert, led the discussion with Council on adding security enhancements to city hall customer service window. Mr. Rothert described how the current state of the windows were covered with plexi-glass and how the metal cage had been lowered. Ultimately, the windows would be opened back up when a vaccine had been distributed. Staff had desired to have more security. Contractors were contacted about the cost of bulletproof glass by the City's new property manager, Jayson Brien.

Property Manager, Jayson Brien, explained that initially the plan was to leave the window as it was and install bullet proof glass, but later found out that it would be expensive. Alternatives were discussed such as steel armory plating. Mr. Brien stated he found a company to purchase the steel and a contractor could be hired to install it. Installation would take approximately 6 weeks after waiting the 2-3 weeks of ordering the supplies. The cost was still substantial and felt input from Council was necessary as employees expressed concern for their safety.

Mr. Rothert stated the cost would be approximately \$100K and an RFP process would have to be done. The expense could be paid out of the TIF or the BDD as it was an eligible expense.

Mayor Luft felt that if Council did not move forward the cost would increase. Mayor Luft asked Council for a consensus. Mayor also expressed his concern of being proactive and not wanting to wait until something serious happened.

Council discussed the necessity of bullet proof glass, and why there was a fear or need for protection.

Councilmember Orrick spoke in favor of the bullet proof glass but asked to see more information on costs.

Mr. Brien, explained that four teller stations would be created, a new armored door, and an 8 foot wall.

Councilmember Hohimer spoke against the bullet proof glass.

Council gave consensus to move forward with the RFP process.

7.8. Ordinance No. 2941-20/21 Approving a Special Use for a Drive-Up Window at 3208 Court St by Leaves N' Beans Coffee Shop

Councilmember Orrick made a motion to approve Ordinance No. 2941-20/21 Approving a Special Use for a Drive-Up Window at 3208 Court St by Leaves N' Beans Coffee Shop.

Councilmember Hilst expressed concern about drive-thru traffic backup and backing out of parking spaces on each side of the building. Councilmember Hilst also pointed out that the entrance in the back near Orchard Street had a dumpster blocking the street that was not going to be opened up.

Council compared the drive thru to other coffee shops in Pekin like Dunkin Donuts and Starbucks.

Councilmember Abel commented that there were no employee parking spots.

Mr. James Cross, owner of Leaves N' Beans Coffee Shop spoke in defense of the parking lot. Mr. Cross explained that the manager was a former store manager of a Starbucks. On average Leaves N' Beans sees 80-120 vehicles on a good day as opposed to Starbucks who sees that many in 45 minutes. Mr. Cross assured Council that the shop would not see that type of volume. It was explained that the parking lot was a private lot and it was under his understanding that all the tenants were aware and had no objections. Pin stripping would be laid for a drive thru lane and they had been out there with multiple cars and had plenty of room. The only other concern was if a random delivery truck parked on the backside of the building. Mr. Cross admitted that the location was not ideal, but it was the only location with traffic for a drive thru available, which is essential to survive during the pandemic.

Councilmember Orrick discussed the possibility of issuing a permit for only 6 months.

Councilmember Abel and Mayor Luft spoke in favor of the special use.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

EXECUTIVE SESSION 5 ILCS 120/2 (C) 1. PERSONNEL AND (C) 2. LITIGATION

A motion was made by Councilmember Abel to move into executive session to discuss 5 ILCS 120/2 (c) 1. Personnel and (c) 2. Litigation seconded by Councilmember Hohimer at 7:23 PM. On roll call vote all presented voted Aye. Motion carried.

ADJOURN

There being no further business coming to Council, a motion was made by Council Member Orrick to adjourn seconded by Council Member Abel. Motion carried viva voce. Mayor Luft adjourned the meeting at 8:00 P.M.



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Human Trafficking Prevention & Awareness Month

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/5/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/5/2021

Date:

Proclamation on Human Trafficking Prevention & Awareness Month

WHEREAS, the United States was founded upon the principle that all people are created with the unalienable right to freedom; and

WHEREAS, human trafficking is a form of forced imprisonment, claiming nearly 40 million victims worldwide, and found in the United States most often in the form of sexual exploitation, forced labor, involuntary servitude, and debt bondage; and

WHEREAS, this horrific crime, which denies human dignity and freedom, and fuels organized crime, exists in our nation, our state and our own community, and

WHEREAS, even though awareness of this crime is growing, human trafficking continues to go unreported due to its isolating nature, the misunderstanding of its definition, and the lack of awareness about its indicators; and

WHEREAS, increased community education on how to identify victims of human trafficking along with increased knowledge of local resources and services for those affected by these criminal actions can help restore freedom and dignity to identified survivors, as well as help diminish the number of future victims; and

WHEREAS, every business, community organization, faith community, family and individual can make a difference by choosing products that are not made by forced labor; by working to protect our young people from sexual exploitation; by addressing the problem of internet sex trafficking; and by becoming more aware of the problem and possible solutions; and

WHEREAS, the City of Pekin, Illinois is committed to work with regional partners for community outreach and education, legislative advocacy, training, promotion of services to survivors of human trafficking, and collaboration with law enforcement.

NOW, THEREFORE, I Mark Luft, Mayor of the City of Pekin, Illinois do hereby proclaim the month of January as Human Trafficking Prevention and Awareness month, and encourage all our citizens to become more informed on this growing problem, to be vigilant and report suspicious activity, and to work towards solutions to end trafficking in all its forms in our community. If you see something that doesn't look right, take action and call the National Human Trafficking Hotline at 888-373-7888.



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Sue McMillan, City Clerk

AGENDA ITEM: 2021 Schedule of Council Meetings

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):
Date:

City Manager:
Date:

CITY OF PEKIN
PEKIN, ILLINOIS

OFFICE OF CITY CLERK

AS OF JANUARY 1, 2021

MEETINGS OF OFFICIAL BODY OF
THE CITY OF PEKIN, ILLINOIS
HELD IN CITY HALL COUNCIL CHAMBERS
111 SOUTH CAPITOL STREET
CITY COUNCIL
2ND AND 4TH MONDAY OF EACH MONTH UNLESS INDICATED

JANUARY 11, 2021	JANUARY 25, 2021
FEBRUARY 8, 2021	FEBRUARY 22, 2021
MARCH 8, 2021	MARCH 22, 2021
APRIL 12, 2021	APRIL 26, 2021
MAY 10, 2021	MAY 24, 2021
JUNE 14, 2021	JUNE 28, 2021
JULY 12, 2021	JULY 26, 2021
AUGUST 9, 2021	AUGUST 23, 2021
SEPTEMBER 13, 2021	SEPTEMBER 27, 2021
OCTOBER 11, 2021	OCTOBER 25, 2021
NOVEMBER 8, 2021	NOVEMBER 22, 2021
DECEMBER 13, 2021	DECEMBER 27, 2021 (TRADITIONALLY CANCELLED IN THE PAST)

Attachment: 2021 SCHEDULE OF COUNCIL MEETINGS (2441 : 2021 Schedule of Council Meetings)



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Sue McMillan, City Clerk

AGENDA ITEM: Resolution No. 203-20/21 Mayor's Reappointment of Karl Jordan to the Pekin Housing Authority

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):
Date:

City Manager:

Mark A. Rothert
Mark A. Rothert, City Manager 1/5/2021

Date:

Resolution No. 203-20/21 The Mayor's Reappointment of Karl Jordan to the Pekin Housing Authority Board for a 5-Year Term Until January 14, 2026

6.3

WHEREAS, the Illinois Housing Authorities Act grants the Mayor authority to appoint commissioners to the Pekin Housing Authority Board; and

WHEREAS, the term of commissioner Karl Jordan is set to expire on January 14, 2021; and

WHEREAS, the Mayor has nominated Karl Jordan to serve another 5-year term, commencing January 15, 2021, and continuing through January 14, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

Section 1. The above recitals are found to be true and correct and are incorporated herein.

Section 2. Karl Jordan is hereby appointed to serve a 5-year term on the Board of Commissioners of the Pekin Housing Authority, commencing January 15, 2021, and expiring January 14, 2026.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 203-20/21

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PEKIN, ILLINOIS that the Mayor's reappointment of Karl Jordan to the Pekin Housing Authority Board for a 5-year term until January 14, 2026 is hereby approved.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Pekin, this 11th day of January 2021.

Mayor Mark A. Luft

ATTEST:

City Clerk Sue E. McMillan

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 11, 2021
To: Council Members
From: John Dossey, Police Chief

AGENDA ITEM: PD Stats - December 2020

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

DEC 2020 WEEKLY STATS	DEC 6 - 12	DEC 13 - 19	DEC 20 - 26	DEC 27 - JAN 2	TOTAL
PATROL					
Calls for service	419	401	404	452	1676
Buisness / Bar checks	80	79	84	73	316
Traffic stops	37	46	38	34	155
Phone calls & station information	34	44	37	59	174
Reports	55	52	50	61	218
Supplements	17	19	12	15	63
Impounds	3	8	5	6	22
Arrests	51	46	25	26	148
Citations	25	53	34	18	130
Written warnings	18	19	17	9	63
Cell phone	0	1	0	1	2
Truck route	0	0	0	0	0
Low-speed gas bicycle	0	0	0	0	0
Pedestrian stops	0	0	0	0	0
DUI	0	1	1	0	2
Crashes	10	16	15	9	50
Field contact	0	1	0	0	1
Parking tickets - Parking Enforce	1	0	2	0	3
Parking tickets - Patrol	2	2	0	2	6
Animal controls tickets - AC	0	0	0	0	0
Animal - Patrol	0	0	0	0	0
NOT COUNTED (those listed below)	0	0	0	0	0
Julie notifications	0	0	0	0	0
Repossessions	0	0	0	0	0
Incident created in error	0	0	0	0	0
Law test nature code	0	0	0	0	0

RECORDS					
Notice to Appear	0	0	0	0	0
Citations	0	0	0	0	0
Warnings	0	5	0	0	5
Freedom of Information / Pages	13 / 75 pgs	12 / 286 pgs	6 / 31 pgs	7 / 189 pgs	38 / 581 pgs
CD/DVD'S FOR FOI OR SUBPOENAS	0	0	2	0	2
SEX Offender Registration	9	6	8	7	30
Impounds processed	3	8	5	7	23
Impound fees collected	\$500.00	\$ 3,000.00	\$ 1,000.00	\$ 2,500.00	\$7,000.00
Fines collected	\$0.00	\$ 2,190.00	\$ 1,065.00	\$0.00	\$3,255.00
Reports	1	1	1	1	4
Supplemental reports	1	0	1	0	2
Fingerprints processed	0	0	0	0	0
Court case files	32	23	43	23	121
DVD/CD for court	18	10	0	0	28
Pieces of logged evidence	29	59	7	32	127
Backgrounds for other LAW/GOVT. Agen	8	0	7	7	22
False alarm letters	6	0	11	0	17
Certificate of Purchase	0	3	0	1	4
Certificate of Purchase Final Letters	4	1	0	9	14
Evidence Pulled to be destroyed	26	27	4	3	60
Subpoenas / Expungements	1 sub / 332 pgs	0	1 sub / 1 pg	1 exp	2 s / 333 pgs / 1e
AVRS Crash Report Sales / \$	12 / \$60	NA	NA	NA	12 / \$60

**REQUEST FOR COUNCIL ACTION**

Agenda Date: January 11, 2021
To: Council Members
From: Roy Beckham,

AGENDA ITEM: Accounts Payable to be Paid Proof List thru January 8, 2021

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

Accounts Payable

To Be Paid Proof List

User: lgleitner
 Printed: 01/07/2021 - 2:16PM
 Batch: 49108.12.2020 - LL AP 1/08/2020



City Of Pekin
 111 S. Capitol
 Pekin, IL 61554

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
Advance Auto Parts 12965									
1798	12/15/2020	89.37	0.00	01/08/2021				No	0
100-032-534000 Automotive Expense				shifter tube and lever for st 420					
1798 Total:		89.37							
1810	12/16/2020	101.18	0.00	01/08/2021				No	0
100-034-534000 Automotive Expense				cleaning solvent fire 4					
1810 Total:		101.18							
1818	12/16/2020	18.03	0.00	01/08/2021				No	0
100-034-534000 Automotive Expense				oil pressure switch fire 4					
1818 Total:		18.03							
*** 2086	12/16/2020	282.04	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				#5164 rear and front brakes					
2086 Total:		282.04							
3159	12/17/2020	284.35	0.00	01/08/2021				No	0
100-034-534000 Automotive Expense				brakes and tie rod end fire 4					
3159 Total:		284.35							
Advance Auto Parts Total:		774.97							

All Small Engine N More LLC
 13945

AP-To Be Paid Proof List (01/07/2021 - 2:16 PM)

*** means this invoice number is a duplicate.

Attachment: To Be Paid Proof List FY21 1-08-2021 (2458 : Accounts Payable to be Paid Proof List thru

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
1622	12/17/2020	728.00	0.00	01/08/2021				No	0
501-501-557200 License And Inspection Fees				bus inspections / tests					
1622 Total:		728.00							
All Small Engine N More L		728.00							
Allegra Print & Imaging									
10016									
62366	12/18/2020	170.61	0.00	01/08/2021				No	0
100-761-551000 Printing And Publications				notice to appear forms					
62366 Total:		170.61							
Allegra Print & Imaging To		170.61							
Alpha Studios									
14131									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% of increased award small business grant					
01042021 Total:		100.00							
Alpha Studios Total:		100.00							
Altorfer Inc									
10019									
138041	5/22/2020	2,270.00	0.00	01/08/2021				No	0
100-032-538000 Maintenance Agreements				warranty on new loader st dept					
138041 Total:		2,270.00							
pc020638338	12/22/2020	79.44	0.00	01/08/2021				No	0
100-032-534000 Automotive Expense				armerest for the backhoe					
pc020638338 Total:		79.44							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	Altorfer Inc Total:	2,349.44							
Ameren Illinois 12077									
0931067015	12/18/2020	122.23	0.00	01/08/2021	st lights 324 court st 11/16-12/16/20			No	0
100-068-550100 Utilities									
	0931067015 Total:	122.23							
3955025012	12/23/2020	39.10	0.00	01/08/2021	electricity 1703 Remington Rd 11/19-12/21/20			No	0
100-068-550100 Utilities									
	3955025012 Total:	39.10							
	Ameren Illinois Total:	161.33							
Amerencilco 10021									
*** 2063131008	12/16/2020	1,300.28	0.00	01/08/2021	traffic signals 10/19-12/11/20			No	0
100-032-550600 Electricity For Signal Li									
	2063131008 Total:	1,300.28							
*** 2349029006	12/17/2020	937.48	0.00	01/08/2021	electricity for lift stations 10/19 - 12/13/20			No	0
231-030-550100 Utilities									
	2349029006 Total:	937.48							
*** 2434114066	12/17/2020	2,126.55	0.00	01/08/2021	st dept 11/16/-12/16/20			No	0
100-032-550100 Utilities									
	2434114066 Total:	2,126.55							
	Amerencilco Total:	4,364.31							
Au, Scott 14026									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
12232020	12/23/2020	30,000.00	0.00	01/08/2021				No	0
270-270-591200	Developer Agreement Payment			tif reimbursement for collector's zone					
	12232020 Total:	30,000.00							
	Au, Scott Total:	30,000.00							
Bill, Jennifer 14140									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500	Econ Development Assist			10% increased award small business grant					
	01042021 Total:	100.00							
	Bill, Jennifer Total:	100.00							
Bow Wow Boutique 14281									
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500	Econ Development Assist			10% increased award small business grant					
	01042021 Total:	300.00							
	Bow Wow Boutique Total:	300.00							
Britton Electronics 10083									
2208653	12/23/2020	587.10	0.00	01/08/2021				No	0
231-031-534400	Equipment Repairs			repairs to south primary - motor 12/23/20					
	2208653 Total:	587.10							
	Britton Electronics Total:	587.10							

Calpine Energy Solutions

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
10590									
*** 2035300137956	12/18/2020	30.05	0.00	01/08/2021				No	0
100-032-550600 Electricity For Signal Li					electricity for signals 10/18-11/24/20				
*** 2035300137956	12/18/2020	4,811.33	0.00	01/08/2021				No	0
100-032-550500 Electricity For Street Li					electricity for st lights 10/04-12/03/20				
*** 2035300137956	12/18/2020	664.38	0.00	01/08/2021				No	0
231-030-550100 Utilities					electricity for lift stations 9/29-11/30/20				
*** 2035300137956	12/18/2020	755.76	0.00	01/08/2021				No	0
100-068-550100 Utilities					electricity tc3 10/1-12/1/20				
*** 2035300137956	12/18/2020	4,194.43	0.00	01/08/2021				No	0
100-068-550100 Utilities					electricity owned property 9/28-11/30/20				
*** 2035300137956	12/18/2020	21,649.80	0.00	01/08/2021				No	0
231-031-550100 Utilities					electricity wwtp 10/2-12/1/20				
*** 2035300137956	12/18/2020	684.23	0.00	01/08/2021				No	0
525-525-550100 Utilities					electricity airport 10/4-12/3/20				
*** 2035300137956	12/18/2020	235.09	0.00	01/08/2021				No	0
100-032-550100 Utilities					electricity 1208 koch st 10/14-11/15/20				
*** 2035300137956	12/18/2020	145.31	0.00	01/08/2021				No	0
223-023-550100 Utilities					electricity 1208 koch sw 10/14-11/15/20				
*** 2035300137956	12/18/2020	161.22	0.00	01/08/2021				No	0
501-501-550100 Utilities					electricity 1208 koch bus dept 10//18-11/17/20				
*** 2035300137956	12/18/2020	516.23	0.00	01/08/2021				No	0
100-034-550100 Utilities					electricity 10//18-11/17/20				
*** 2035300137956	12/18/2020	161.22	0.00	01/08/2021				No	0
699-069-550100 Utilities					electricity vmf 10/1-12/120				
203530013795683 Total:		34,009.05							
Calpine Energy Solutions T		34,009.05							
Cat Financial Services									
10104									
30453390	12/16/2020	1,673.17	0.00	01/08/2021				No	0
445-041-524000 Lease/Rental of Equipment					monthly loader payment 12/15/20-1/15/21				
30453390 Total:		1,673.17							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
Cat Financial Services Tota		1,673.17							
Central Hair Salon, Inc. 14137									
01042021	1/4/2021	3,000.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				100% award small business grant					
01042021 Total:		3,000.00							
Central Hair Salon, Inc. Tot		3,000.00							
CenturyLink 10111									
*** 304021116	12/10/2020	19.61	0.00	01/08/2021				No	0
100-032-550300 Telephone				phone service 12/10/20 - 1/09/21					
*** 304021116	12/10/2020	19.60	0.00	01/08/2021				No	0
223-023-550300 Telephone				phone service 12/10/20 - 1/09/21					
304021116 Total:		39.21							
*** 304022613	12/10/2020	208.83	0.00	01/08/2021				No	0
231-031-550300 Telephone				phone service 12/01/20 - 01/09/21					
304022613 Total:		208.83							
*** 304025584	12/10/2020	49.35	0.00	01/08/2021				No	0
100-034-550300 Telephone				phone service 12/10/20 - 01/09/21					
304025584 Total:		49.35							
CenturyLink Total:		297.39							
Chemco Industries, Inc 11098									
103648	12/23/2020	195.11	0.00	01/08/2021				No	0
231-031-522200 Chemical Supplies				polymer buster					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
103648 Total:		195.11							
*** 103649	12/23/2020	421.36	0.00	01/08/2021				No	0
231-030-522400 General Supplies				root killer					
*** 103649	12/23/2020	201.70	0.00	01/08/2021				No	0
100-032-522400 General Supplies				lube for shop					
103649 Total:		623.06							
Chemco Industries, Inc Tot		818.17							
CINTAS Corporation 10115									
4069123233	12/3/2020	175.71	0.00	01/08/2021				No	0
699-069-569000 Other Contractual Service				mechanic uniforms 12/03/2020					
4069123233 Total:		175.71							
4070135701	12/15/2020	89.81	0.00	01/08/2021				No	0
231-031-569000 Other Contractual Service				rug and uniform rental 12/15/20					
4070135701 Total:		89.81							
4070842727	12/22/2020	89.81	0.00	01/08/2021				No	0
231-031-569000 Other Contractual Service				rug and uniform rental 12/15 - 12/22/2020					
4070842727 Total:		89.81							
CINTAS Corporation Tota		355.33							
City Solutions Consulting LLC 14124									
54	1/4/2020	3,040.00	0.00	01/08/2021				No	0
270-270-560500 Consulting Services				consulting 12/22/20 - 1/4/21					
54 Total:		3,040.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	City Solutions Consulting L	3,040.00							
CliftonLarsonAllen LLP 13966									
2613344	9/21/2020	1,246.88	0.00	01/08/2021				No	0
100-990-599999 Contingency				professional services 8/31/20 - 9/15/20					
2613344 Total:		1,246.88							
2629592	9/30/2020	3,281.25	0.00	01/08/2021				No	0
100-990-599999 Contingency				professional services 9/16/20 - 9/30/20					
2629592 Total:		3,281.25							
CliftonLarsonAllen LLP To		4,528.13							
Cloudpoint Geographics Inc. 11838									
2060	12/31/2020	7,450.00	0.00	01/08/2021				No	0
100-007-569000 Other Contractual Service				1/1/21 - 1/31/21 GIS service					
2060 Total:		7,450.00							
Cloudpoint Geographics In		7,450.00							
CMW Equipment 13981									
d13022	12/16/2020	169.94	0.00	01/08/2021				No	0
100-032-534400 Equipment Repairs				spare cad cells for hotbox					
d13022 Total:		169.94							
CMW Equipment Total:		169.94							
Comcast Cable									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
11073									
*** 203130447667	12/4/2020	193.35	0.00	01/08/2021				No	0
100-032-569000 Other Contractual Service				traffic camera 12/11/20 - 01/10/21					
203130447667 Total:		193.35							
Comcast Cable Total:		193.35							
Core & Main									
10255									
n493052	12/17/2020	762.10	0.00	01/08/2021				No	0
231-030-564000 Sewer Maintenance/Improvement				14' pvc sewer pipe, clay sci/pvc for stock					
n493052 Total:		762.10							
Core & Main Total:		762.10							
Covington, Holly J.									
14126									
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		300.00							
Covington, Holly J. Total:		300.00							
Curtis 1000 Inc - Midwest									
10143									
6171293	12/16/2020	587.45	0.00	01/08/2021				No	0
100-005-551000 Printing And Publications				paystub forms					
6171293 Total:		587.45							
Curtis 1000 Inc - Midwest		587.45							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Davis, Octavia N 14146									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		100.00							
Davis, Octavia N Total:		100.00							
Dena's Nail & Spa 14191									
01042021	1/4/2021	500.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		500.00							
Dena's Nail & Spa Total:		500.00							
EJ Equipment 11489									
p26901	12/16/2020	89.56	0.00	01/08/2021				No	0
231-033-534000 Automotive Expense				parts for st sweeper					
p26901 Total:		89.56							
EJ Equipment Total:		89.56							
F.C.I.Excavating, Inc 11009									
2245	11/6/2020	12,290.00	0.00	01/08/2021				No	0
231-030-569000 Other Contractual Service				sewer lateral at 2106 susan hope					
2245 Total:		12,290.00							
F.C.I.Excavating, Inc Total:		12,290.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
Farnsworth Group Inc 10180									
221035	11/19/2020	28,094.25	0.00	01/08/2021	csos-cort	engr		No	0
231-000-150700 Sewers					court st drainage study				
221035 Total:		28,094.25							
Farnsworth Group Inc Tot		28,094.25							
Fastenal Company 10181									
ilpek160197	12/10/2020	82.97	0.00	01/08/2021				No	0
231-033-534000 Automotive Expense					pelican sweeper bottom tap and hss dr/ext set				
ilpek160197 Total:		82.97							
Fastenal Company Total:		82.97							
Firestone Tire & Service 10191									
242222	12/15/2020	74.99	0.00	01/08/2021				No	0
231-031-534000 Automotive Expense					front end alignment f 250				
242222 Total:		74.99							
Firestone Tire & Service To		74.99							
Five Star Water 12219									
121720	12/17/2020	7.85	0.00	01/08/2021				No	0
231-031-569000 Other Contractual Service					cooler rental at wwtp 11/20 -12/17/20				
121720 Total:		7.85							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	Five Star Water Total:	7.85							
Gill, John J 14148 01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
	01042021 Total:	100.00							
	Gill, John J Total:	100.00							
Grider, Jerimey 14283 01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% initial award small business grant					
	01042021 Total:	300.00							
	Grider, Jerimey Total:	300.00							
Hanson Professional Svcs Inc 10248 1083435	12/15/2020	41,696.13	0.00	01/08/2021	crts-phs2	enr		No	0
445-041-561200 Engineering Fees				court st design					
	1083435 Total:	41,696.13							
	Hanson Professional Svcs	41,696.13							
Hawkins Inc. 12742 4843846	12/10/2020	7,144.82	0.00	01/08/2021				No	0
231-031-522200 Chemical Supplies				polymer for sludge conditioning					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
4843846 Total:		7,144.82							
Hawkins Inc. Total:		7,144.82							
Heart Technologies, Inc 12949 28280474	11/30/2020	5,541.82	0.00	01/08/2021				No	0
100-009-550300 Telephone				phone lease 12/1-12/31/20					
28280474 Total:		5,541.82							
Heart Technologies, Inc To		5,541.82							
Herr Petroleum Corporation 12712 d37267	12/11/2020	6,561.42	0.00	01/08/2021				No	0
699-000-160100 Fuel Inventory				3000 gal diesel					
d37267 Total:		6,561.42							
Herr Petroleum Corporatio		6,561.42							
Higgins, Thomas P. 10851 1246	12/23/2020	300.00	0.00	01/08/2021				No	0
100-003-561000 Legal Fees				adjudication hearing 12/23/2020					
1246 Total:		300.00							
Higgins, Thomas P. Total:		300.00							
Hoecker, Jennifer 14044 01042021	1/4/2021	100.00	0.00	01/08/2021				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		100.00							
Hoecker, Jennifer Total:		100.00							
IL American Water 10291									
*** 210000995141	12/15/2020	174.57	0.00	01/08/2021				No	0
100-068-550100 Utilities				station 1 water 11/17/20-12/14/20					
210000995141 Total:		174.57							
*** 210002094969	12/16/2020	29.34	0.00	01/08/2021				No	0
100-068-550100 Utilities				100 state st 11/17/20 -12/14/20					
*** 210002094969	12/16/2020	49.96	0.00	01/08/2021				No	0
100-068-550100 Utilities				front st 11/17/20-12/14/20					
210002094969 Total:		79.30							
*** 210002243143	12/15/2020	59.12	0.00	01/08/2021				No	0
100-068-550100 Utilities				manito blacktop intersection 11/17/20-12/14/20					
210002243143 Total:		59.12							
*** 210002282773	12/15/2020	426.42	0.00	01/08/2021				No	0
100-068-550100 Utilities				city hall water 11/17/20-12/14/20					
210002282773 Total:		426.42							
*** 210004789874	12/16/2020	533.33	0.00	01/08/2021				No	0
100-068-550100 Utilities				front st sewer 11/17/20-12/14/20					
210004789874 Total:		533.33							
IL American Water Total:		1,272.74							
IL Dept of Revenue 10298									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
0-740-794-336	12/29/2020	1,010.00	0.00	01/08/2021				No	0
525-000-218800 Sales Tax Payable				november 2020 airport fuel sales tax					
0-740-794-336 Total:		1,010.00							
IL Dept of Revenue Total:		1,010.00							
IL Firefighter's Association, Inc. 12708									
2667	12/28/2020	125.00	0.00	01/08/2021				No	0
100-034-551600 Dues And Subscriptions				IFPA dues 2021					
2667 Total:		125.00							
IL Firefighter's Association		125.00							
IL Oil Marketing Equipment 10313									
4745	12/28/2020	100.13	0.00	01/08/2021				No	0
231-031-522400 General Supplies				hose and fittings wwtp					
4745 Total:		100.13							
IL Oil Marketing Equipmen		100.13							
Illini Plumbing, Inc. 12264									
14388	12/22/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				inspection fee 1703 anna10/8/20					
14388 Total:		99.00							
14389	12/22/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				inspection fee 1803 st claiir 10/08/20					
14389 Total:		99.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
14390	12/22/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				inspection fee 2106 susan hope 10/27/20					
14390 Total:		99.00							
14391	12/22/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				inspection fee 115 hamilton water svcs 10/21/20					
14391 Total:		99.00							
14392	12/22/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				913 s 9th st burling 10/21/20					
14392 Total:		99.00							
14393	12/22/2020	10.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				1523 southmoor burling 11/4/20					
14393 Total:		10.00							
14404	12/29/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				1011 s 14th st burling 11/16/20					
14404 Total:		99.00							
14405	12/29/2020	109.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				105 n 5th st water htr 11/16/20					
14405 Total:		109.00							
14406	12/29/2020	109.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				2006 willow burling 11/13/20					
14406 Total:		109.00							
14407	12/29/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				1506 henry st 11/13/20					
14407 Total:		99.00							
14408	12/29/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				1911 velde 12/29/20					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
14408 Total:		99.00							
14409	12/29/2020	99.00	0.00	01/08/2021				No	0
100-793-569000 Other Contractual Service				111 s capitol pd 10/22/20					
14409 Total:		99.00							
14436	1/4/2021	28,788.00	0.00	01/08/2021				No	0
100-068-580401 Building Repair				replacement of plumbing fixtures firestations					
14436 Total:		28,788.00							
Illini Plumbing, Inc. Total:		29,907.00							
Interstate Batteries of Centra 10330									
*** 20185278	12/17/2020	97.95	0.00	01/08/2021				No	0
100-032-534000 Automotive Expense				battery for st 454					
*** 20185278	12/17/2020	97.95	0.00	01/08/2021				No	0
100-032-534400 Equipment Repairs				battery for air compressor					
20185278 Total:		195.90							
Interstate Batteries of Cent		195.90							
Johnson Mechanical Service Inc. 11213									
135045	12/23/2020	490.96	0.00	01/08/2021				No	0
100-034-534400 Equipment Repairs				ice macine repair					
135045 Total:		490.96							
Johnson Mechanical Servic		490.96							
Koetter, Kathryn 14288									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% initial award small business grant					
01042021 Total:		300.00							
Koetter, Kathryn Total:		300.00							
Leander Construction, Inc 12713									
010621	12/3/2020	635,361.60	0.00	01/08/2021	csos-phs3	enr		No	0
231-000-150700 Sewers				phase 3 cso project					
010621 Total:		635,361.60							
Leander Construction, Inc T		635,361.60							
LHF Compost, Inc. 11829									
17-87744	12/18/2020	915.00	0.00	01/08/2021				No	0
223-025-566501 Compost Site Expense				yard waste fee 12/15 -12/18/20					
17-87744 Total:		915.00							
LHF Compost, Inc. Total:		915.00							
M.E.R.C. Construction Inc 14114									
11092020	11/9/2020	57,250.04	0.00	01/08/2021	MFTR-0020	enr		No	0
240-240-534900 Sidewalk Renovation				willow and 14th ada ramps					
11092020 Total:		57,250.04							
M.E.R.C. Construction Inc		57,250.04							
Macqueen Emergency									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
10230									
p00208	12/9/2020	931.22	0.00	01/08/2021				No	0
100-034-534000 Automotive Expense				e-5 latch					
p00208 Total:		931.22							
Macqueen Emergency Tota		931.22							
McKesson Medical-Surgical Inc. MMSGS									
10431									
17111162	12/17/2020	317.71	0.00	01/08/2021				No	0
100-034-522500 Emergency Medical Supplie				gloves, ephinephrine fd					
17111162 Total:		317.71							
17115542	12/22/2020	283.08	0.00	01/08/2021	COVI-D019	expense		No	0
100-761-522400 General Supplies				gloves, pd					
17115542 Total:		283.08							
McKesson Medical-Surgica		600.79							
Menards									
10414									
93942	12/16/2020	326.53	0.00	01/08/2021				No	0
100-068-534200 Buildings And Grounds Rep				yard crew supplies					
93942 Total:		326.53							
94025	12/17/2020	6.35	0.00	01/08/2021				No	0
100-032-522400 General Supplies				washer, bolts for signs at st dept					
94025 Total:		6.35							
94604	12/29/2020	92.51	0.00	01/08/2021				No	0
100-068-522400 General Supplies				st dept paint					
94604 Total:		92.51							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description		Reference				
94719	12/31/2020	15.84	0.00	01/08/2021				No	0
100-068-522400 General Supplies				paint					
94719 Total:		15.84							
Menards Total:		441.23							
MES Inc									
10415									
1532237	12/21/2020	329.36	0.00	01/08/2021				No	0
100-034-534400 Equipment Repairs				scba repairs					
1532237 Total:		329.36							
1532280	12/21/2020	266.44	0.00	01/08/2021				No	0
100-034-529000 Equipment				badges					
1532280 Total:		266.44							
MES Inc Total:		595.80							
Midwest Engineering Associates, Inc									
11961									
6568	11/30/2020	5,351.84	0.00	01/08/2021				No	0
231-000-150800 Sewer Improvements				pekin housing sewer					
6568 Total:		5,351.84							
6569	11/30/2020	4,511.45	0.00	01/08/2021	LK0K-EN	engr		No	0
231-000-150700 Sewers				lake kennedy storm project engineer					
6569 Total:		4,511.45							
Midwest Engineering Asso		9,863.29							
Monroe Truck Equipment									
10430									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
5444870	12/16/2020	1,218.38	0.00	01/08/2021				No	0
100-032-534000 Automotive Expense				cylinder for truck #14 and spare					
5444870 Total:		1,218.38							
5445154	12/21/2020	92.72	0.00	01/08/2021				No	0
100-032-534000 Automotive Expense				bolt, jr wing, nuts for snow plow					
5445154 Total:		92.72							
Monroe Truck Equipment		1,311.10							
Motion Industries Inc 10436									
il61-232823	12/16/2020	27.88	0.00	01/08/2021				No	0
231-031-534400 Equipment Repairs				bearings for primary tank drive motor					
il61-232823 Total:		27.88							
Motion Industries Inc Tota		27.88							
Murray, Ina L 14161									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small buisness grant					
01042021 Total:		100.00							
Murray, Ina L Total:		100.00							
Muse Salon, Inc 12963									
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		300.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
Muse Salon, Inc Total:		300.00							
Mutual Wheel 10439									
2578251	12/8/2020	72.30	0.00	01/08/2021				No	0
699-070-534000 Automotive Expense				tail lights tchs #10					
2578251 Total:		72.30							
2579354	12/14/2020	40.62	0.00	01/08/2021				No	0
100-032-534000 Automotive Expense				brake light st 416					
2579354 Total:		40.62							
Mutual Wheel Total:		112.92							
MyFleetCenter.Com 13381									
36942	12/14/2020	62.98	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				oil change squad #5164					
36942 Total:		62.98							
36971	12/15/2020	62.98	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				oil change squad #5178					
36971 Total:		62.98							
37047	12/18/2020	70.97	0.00	01/08/2021				No	0
231-031-534000 Automotive Expense				oil change WWTP F-250					
37047 Total:		70.97							
37295	12/29/2020	62.98	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				oil change squad #5151					
37295 Total:		62.98							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	MyFleetCenter.Com Total	259.91							
National Auto Fleet Group 13422									
WF1026	11/25/2020	36,546.36	0.00	01/08/2021				No	0
501-000-152000 Vehicles					ford f350 4x4 vin7644				
	WF1026 Total:	36,546.36							
	National Auto Fleet Group	36,546.36							
Norris, Diane K 14162									
01042021	1/4/2021	2,700.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist					90% award small business grant				
	01042021 Total:	2,700.00							
	Norris, Diane K Total:	2,700.00							
PDC Services 10474									
4795842	12/15/2020	879.13	0.00	01/08/2021				No	0
231-031-536400 Sludge Removal					sludge to landfill 12/3-12/11/2020				
	4795842 Total:	879.13							
	PDC Services Total:	879.13							
Pekin Life Insurance Company 13317									
*** jw00191270-001	12/14/2020	1,699.61	0.00	01/08/2021				No	0
695-095-517504 A D & D Life Premium					1/20 life insurance premium				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	jw00191270-000 Total:	1,699.61							
	Pekin Life Insurance Comp	1,699.61							
Pekin Shoe Repair 10490									
5646	12/18/2020	191.20	0.00	01/08/2021				No	0
223-023-554300 Uniforms And Tools				safety boot JM					
5646 Total:		191.20							
Pekin Shoe Repair Total:		191.20							
Praxair Distribution Inc 10518									
60792332	12/22/2020	60.29	0.00	01/08/2021				No	0
100-034-524000 Lease/rental Of Equipment				medical oxygen 11/20-12/20/2020					
60792332 Total:		60.29							
Praxair Distribution Inc To		60.29							
Proper, Kyle and Rachel 14329									
01042021	1/4/2021	750.00	0.00	01/08/2021				No	0
231-030-569000 Other Contractual Service				backwater flow valve 1809 Valencia Place					
01042021 Total:		750.00							
Proper, Kyle and Rachel To		750.00							
Puritan Springs Water 10766									
*** 1523786	12/24/2020	54.57	0.00	01/08/2021				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
100-990-569000 Other Contractual Service				water for city hall 12/1/20 - 01/21/21					
1523786 Total:		54.57							
Puritan Springs Water Tota		54.57							
Quadient Finance USA Inc 13754									
1438791	11/19/2020	8.18	0.00	01/08/2021				No	0
100-761-520400 Postage				package mailing					
1438791 Total:		8.18							
Quadient Finance USA Inc		8.18							
Ragan Communications Inc 10533									
24901	12/15/2020	100.00	0.00	01/08/2021				No	0
100-761-555000 Radio Expense				tightened channel knob and aligned portable radio					
24901 Total:		100.00							
24902	12/15/2020	408.85	0.00	01/08/2021				No	0
100-761-555000 Radio Expense				portable radio repair , control knob					
24902 Total:		408.85							
24975	12/28/2020	763.88	0.00	01/08/2021				No	0
100-034-555000 Radio Expense				monthly smr 12/31/20-1/01/21					
24975 Total:		763.88							
24977	12/28/2020	1,248.65	0.00	01/08/2021				No	0
100-761-555000 Radio Expense				monthly smr charges 12/31/20 - 1/01/21					
24977 Total:		1,248.65							
Ragan Communications Inc		2,521.38							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
Ramknick Motors LLC 14163									
01042021	1/4/2021	2,700.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				90% award small business grant					
01042021 Total:		2,700.00							
Ramknick Motors LLC To		2,700.00							
Ranney, Seth 14123									
*** 010421	1/4/2021	275.00	0.00	01/08/2021				No	0
208-208-580201 Land Improvements				awards for Christmas decorating					
*** 010421	1/4/2021	500.00	0.00	01/08/2021				No	0
100-763-592600 Special Investigations Exp				official advanced funds narcotic investigations					
*** 010421	1/4/2021	300.00	0.00	01/08/2021				No	0
100-763-592600 Special Investigations Exp				official advanced funds narcotic investment					
*** 010421	1/4/2021	17.62	0.00	01/08/2021				No	0
100-763-522400 General Supplies				AA Batteries					
*** 010421	1/4/2021	19.67	0.00	01/08/2021				No	0
100-761-592604 Emergency Services Team				keys colson bldg ciert officers					
*** 010421	1/4/2021	32.53	0.00	01/08/2021				No	0
100-763-522400 General Supplies				tape for label maker					
*** 010421	1/4/2021	74.29	0.00	01/08/2021				No	0
100-763-522400 General Supplies				white board and supplies					
*** 010421	1/4/2021	4.98	0.00	01/08/2021				No	0
100-761-587100 Office Equipment & Furniture				mounting squares					
*** 010421	1/4/2021	7.00	0.00	01/08/2021				No	0
100-761-522400 General Supplies				pepperball tanks refill					
*** 010421	1/4/2021	39.31	0.00	01/08/2021				No	0
100-763-556100 Gasoline/diesel Fuel				fuel investigaqtion intreview in iva il					
*** 010421	1/4/2021	22.21	0.00	01/08/2021				No	0
100-763-522400 General Supplies				fleet cleaning supplies					
*** 010421	1/4/2021	500.00	0.00	01/08/2021				No	0
100-763-592600 Special Investigations Exp				official advanced funds narcotics investigations					
*** 010421	1/4/2021	15.48	0.00	01/08/2021				No	0
100-761-592604 Emergency Services Team				ciert supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
*** 010421	1/4/2021	25.24	0.00	01/08/2021				No	0
100-761-522400 General Supplies				replacement reading glasses - burris					
010421 Total:		1,833.33							
Ranney, Seth Total:		1,833.33							
Ray O'Herron Co Inc 10539									
2073291-cm	12/17/2020	-140.00	0.00	01/08/2021				No	0
100-034-529000 Equipment				credit for incorrect jacket					
2073291-cm Total:		-140.00							
2074557-in	12/22/2020	3,200.00	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				10 spotlights and spotlight installation kits for new squads					
2074557-in Total:		3,200.00							
Ray O'Herron Co Inc Total		3,060.00							
Roanoke Concrete Products 10553									
192504	12/9/2020	591.75	0.00	01/08/2021				No	0
231-030-564000 Sewer Maintenance/Improvement				flowable fill					
192504 Total:		591.75							
Roanoke Concrete Product		591.75							
Rocket Wood Products 14068									
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		300.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	Rocket Wood Products Tot	300.00							
Rogers, Kelly F 14166									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
	01042021 Total:	100.00							
	Rogers, Kelly F Total:	100.00							
Rose, Stacie 14141									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
	01042021 Total:	100.00							
	Rose, Stacie Total:	100.00							
Schwartz Electric 10579									
15182	11/30/2020	275.49	0.00	01/08/2021				No	0
100-068-534400 Equipment Repairs				replace ballasts and 6 lamps in basement					
	15182 Total:	275.49							
15235	12/22/2020	487.50	0.00	01/08/2021				No	0
100-032-534400 Equipment Repairs				repair st light 11th and park ave 12/22/20					
	15235 Total:	487.50							
15236	12/22/2020	489.00	0.00	01/08/2021				No	0
100-032-534400 Equipment Repairs				repair st light at primrose and rosemary 12/22/20					
	15236 Total:	489.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
15237	12/22/2020	486.00	0.00	01/08/2021				No	0
100-032-534400 Equipment Repairs				repair st light at valentine and victoria 12/22/20					
15237 Total:		486.00							
15238	12/22/2020	531.00	0.00	01/08/2021				No	0
100-068-534200 Buildings And Grounds Rep				removed and cleaned fountains 12/22/2020					
15238 Total:		531.00							
15240	12/22/2020	166.50	0.00	01/08/2021				No	0
100-032-534400 Equipment Repairs				repair st light at dogwood and black oak 12/22/20					
15240 Total:		166.50							
Schwartz Electric Total:		2,435.49							
SG Screen Graphics Inc.									
11820									
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		300.00							
SG Screen Graphics Inc. To		300.00							
Shemansky, Ashley									
14188									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% of increased award small business grant					
01042021 Total:		100.00							
Shemansky, Ashley Total:		100.00							
Soul Restoration									
14071									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
01042021	1/4/2021	2,700.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				90% award small business grant					
01042021 Total:		2,700.00							
Soul Restoration Total:		2,700.00							
Standard Heating & Cooling 13042									
8445	12/24/2020	79,550.00	0.00	01/08/2021	COVI-D019	contr		No	0
100-068-580401 Building Repair				HVAC upgrades and air purification for 3 fire stations					
8445 Total:		79,550.00							
Standard Heating & Coolin		79,550.00							
Stark Excavating, Inc 11710									
12222020	12/22/2020	69,697.65	0.00	01/08/2021				No	0
270-270-584009 General Public Improvements				downtown court drainage project					
12222020 Total:		69,697.65							
Stark Excavating, Inc Total:		69,697.65							
Stoneburner Home Solutions LLC 14073									
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		300.00							
Stoneburner Home Solution		300.00							

Sunset Lanes Inc

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
14212									
01042021	1/4/2021	3,000.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist					100% award small business grant				
01042021 Total:		3,000.00							
Sunset Lanes Inc Total:		3,000.00							
Tazewell County Asphalt Co. Inc.									
11264									
20110010543	12/16/2020	5,000.00	0.00	01/08/2021				No	0
231-030-569000 Other Contractual Service					street patch for street repairs 2nd st				
20110010543 Total:		5,000.00							
Tazewell County Asphalt C		5,000.00							
Tazewell County Landfill									
10635									
4975867	12/15/2020	26,682.80	0.00	01/08/2021				No	0
223-023-566500 Landfill Expense					landfill fee 12/1-12/15/2020				
4975867 Total:		26,682.80							
Tazewell County Landfill T		26,682.80							
Tazewell Plumbing, Inc.									
11109									
27281	12/18/2020	180.00	0.00	01/08/2021				No	0
100-068-534200 Buildings And Grounds Rep					city hall plumbing				
27281 Total:		180.00							
Tazewell Plumbing, Inc. To		180.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
The Boardwalk Inc.									
14168									
01042021	1/4/2021	300.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small business grant					
01042021 Total:		300.00							
The Boardwalk Inc. Total:		300.00							
The Crane Guy, Inc									
13463									
121720	12/20/2020	740.00	0.00	01/08/2021				No	0
231-031-569000 Other Contractual Service				crane use to pull pump for sanitary cso basin 12/20/2020					
121720 Total:		740.00							
The Crane Guy, Inc Total:		740.00							
Third Millennium Associates, Inc.									
11953									
*** 25653	12/16/2020	976.72	0.00	01/08/2021				No	0
231-029-569000 Other Contractual Service				december bill rendering					
*** 25653	12/16/2020	976.72	0.00	01/08/2021				No	0
223-023-569000 Other Contractual Service				december bill rendering					
*** 25653	12/16/2020	16.50	0.00	01/08/2021				No	0
231-029-520400 Postage				december postage					
*** 25653	12/16/2020	16.50	0.00	01/08/2021				No	0
223-023-569000 Other Contractual Service				december postage					
25653 Total:		1,986.44							
*** 25664	12/23/2020	881.26	0.00	01/08/2021				No	0
231-029-569000 Other Contractual Service				lock box 11/1-11/30/20					
*** 25664	12/23/2020	881.26	0.00	01/08/2021				No	0
223-023-569000 Other Contractual Service				lock box 11/1-11/30/20					
25664 Total:		1,762.52							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
	Third Millennium Associat	3,748.96							
Topless Tree Service Inc 10657									
2020-317	12/20/2020	350.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				remove dead limbs 1200 caroline st 12/14/20					
2020-317 Total:		350.00							
2020-318	12/20/2020	2,915.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				remove large tree leaning toward houses 414 n 3rd st					
2020-318 Total:		2,915.00							
2020-319	12/20/2020	525.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				trim tree at 325 charles st 11/24/20					
2020-319 Total:		525.00							
2020-320	12/20/2020	1,180.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				remove dead tree at 1108 s 4th st					
2020-320 Total:		1,180.00							
2020-321	12/20/2020	805.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				trim trees at 1001 rensaw					
2020-321 Total:		805.00							
2020-322	12/20/2020	490.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				trim tree at 1210 henrietta 11/24/20					
2020-322 Total:		490.00							
2020-323	12/20/2020	810.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				grind stumps 337 and 341 buena vista 11/20/20					
2020-323 Total:		810.00							
2020-324	12/20/2020	350.00	0.00	01/08/2021				No	0
100-032-536000 Tree Removal / Replacemen				remove dead limbs 1407 s 8th st 12/14/20					

AP-To Be Paid Proof List (01/07/2021 - 2:16 PM)

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*** means this invoice number is a duplicate.

Attachment: To Be Paid Proof List FY21 1-08-2021 (2458 : Accounts Payable to be Paid Proof List thru

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
	2020-324 Total:	350.00							
2020-325	12/20/2020	350.00	0.00	01/08/2021				No	0
100-032-536000	Tree Removal / Replacemen			remove dead limbs 1409 n 9th 12/14/20					
	2020-325 Total:	350.00							
2020-327	12/20/2020	1,975.00	0.00	01/08/2021				No	0
100-032-536000	Tree Removal / Replacemen			remove dead maple tree 1216 market st 12/02/20					
	2020-327 Total:	1,975.00							
	Topless Tree Service Inc To	9,750.00							
Tovrea, Carrie L. 14120									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500	Econ Development Assist			10% increased award small buisness grant					
	01042021 Total:	100.00							
	Tovrea, Carrie L. Total:	100.00							
Tractor Supply Co 10659									
511472	12/4/2020	75.98	0.00	01/08/2021				No	0
699-069-529000	Equipment			2 lever action barrel pumps					
	511472 Total:	75.98							
	Tractor Supply Co Total:	75.98							
Tristar Window Cleaning 13950									
788	9/27/2020	933.00	0.00	01/08/2021				No	0
100-068-534200	Buildings And Grounds Rep			city hall 2nd story window cleaning 9/27/20					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	788 Total:	933.00							
866	12/26/2020	933.00	0.00	01/08/2021				No	0
100-068-534200	Buildings And Grounds Rep			city hall window cleaning	12/26/2020				
	866 Total:	933.00							
	Tristar Window Cleaning T	1,866.00							
Truck Centers Inc 10664									
f140320617:01	12/29/2020	268.83	0.00	01/08/2021				No	0
223-023-534000	Automotive Expense			windshield for sw 14					
	f140320617:01 Total:	268.83							
	Truck Centers Inc Total:	268.83							
Tyler Technologies, Inc. 11773									
045-321075	12/1/2020	13,682.84	0.00	01/08/2021				No	0
501-501-569000	Other Contractual Service			transportation software bus dept 1/1-4/30/21					
	045-321075 Total:	13,682.84							
	Tyler Technologies, Inc. To	13,682.84							
Uftring Auto Group 10829									
140895	12/17/2020	17.72	0.00	01/08/2021				No	0
100-032-534000	Automotive Expense			steering spring pen st 420					
	140895 Total:	17.72							
	Uftring Auto Group Total:	17.72							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
Uline 11578 127817878	12/11/2020	166.64	0.00	01/08/2021				No	0
100-761-522400 General Supplies				cd envelopes, evidence supplies					
127817878 Total:		166.64							
Uline Total:		166.64							
Unland & Co Inc., James 10671 *** 2910	12/17/2020	1,337.50	0.00	01/08/2021				No	0
695-095-569000 Other Contractual Service				11/2020 benefit services					
*** 2910	12/17/2020	1,337.50	0.00	01/08/2021				No	0
695-095-569000 Other Contractual Service				12/2020 benefit services					
*** 2910	12/17/2020	1,080.00	0.00	01/08/2021				No	0
695-095-516700 Wellness Program				wellness program 11/2020					
2910 Total:		3,755.00							
2911	12/17/2020	1,080.00	0.00	01/08/2021				No	0
695-095-516700 Wellness Program				wellness program 12/2020					
2911 Total:		1,080.00							
Unland & Co Inc., James T		4,835.00							
Velde Ford 10683 358809	12/14/2020	300.10	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				2 seat covers squad car					
358809 Total:		300.10							
Velde Ford Total:		300.10							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
Verizon 14122									
9868395145	12/3/2020	1,278.98	0.00	01/08/2021				No	0
100-009-550300 Telephone				phone service 11/04 - 12/02/20					
9868395145 Total:		1,278.98							
9868395147	12/3/2020	286.17	0.00	01/08/2021				No	0
100-009-550300 Telephone				pd phone service 11/04 - 12/02/20					
9868395147 Total:		286.17							
9868939236	12/10/2020	85.70	0.00	01/08/2021				No	0
100-009-550300 Telephone				cell service 11/11 - 12/10/2020					
9868939236 Total:		85.70							
Verizon Total:		1,650.85							
Warning Systems Spec 13591									
9289	12/14/2020	600.00	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				remove all emergency equipment fill holes squads 5142,514					
9289 Total:		600.00							
9290	12/21/2020	611.00	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				#5175 install axon, #5161 install axon					
9290 Total:		611.00							
9291	12/23/2020	300.00	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				#5151 remove all equipment and seal componnent holes					
9291 Total:		300.00							
9293	12/26/2020	304.00	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				#5152 remove old equipment install axon					
9293 Total:		304.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
9294	12/29/2020	526.00	0.00	01/08/2021				No	0
100-761-534000 Automotive Expense				#5153 install axon , #5152 repair lightbar					
9294 Total:		526.00							
Warning Systems Spec Tot		2,341.00							
Waste Management 12524									
3324853-2070-6	12/16/2020	1,549.68	0.00	01/08/2021				No	0
231-031-536400 Sludge Removal				sludge to landfill 12/-12/3/2020					
3324853-2070-6 Total:		1,549.68							
Waste Management Total:		1,549.68							
Wilson, Jaclyn 14180									
01042021	1/4/2021	100.00	0.00	01/08/2021				No	0
261-319-511500 Econ Development Assist				10% increased award small buisness grant					
01042021 Total:		100.00							
Wilson, Jaclyn Total:		100.00							
XWaste Inc 10721									
471040	11/23/2020	135.00	0.00	01/08/2021				No	0
223-023-566500 Landfill Expense				landfill fee 11/06/20					
471040 Total:		135.00							
XWaste Inc Total:		135.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			

Report Total:	1,226,946.50
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REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Ordinance No. 2943-20/21 Redevelopment Plan and Projects of the Court St. TIF District

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: The use of Tax Increment Financing along Court Street and other major commercial corridors will be an essential tool to help address some of the major issues facing the community that include deteriorating infrastructure; blight and deterioration; and an economic downturn aggravated by COVID-19. TIF Districts provide a means in which communities can financially assist in the development or redevelopment of a site or area. Cities can utilize the incremental increase in taxes as a result of a redevelopment project to assist with qualifying development projects. Using the incremental revenues in the TIF District, a community can undertake economic development activities or provide incentives that otherwise might not be possible in order to encourage job creation, increase property values, and to protect the local tax base. Eligible project costs in a TIF can include, but is not limited to:

- Rehabilitating, reconstructing, remodeling of existing structures;
- Costs of construction of public infrastructure improvements;
- Architectural, engineering, legal, financial services; and
- Property assembly costs such as acquisition, demolition, clearing and grading.

The TIF can effectively be used to help fund eligible public works projects such as the restoration of Court or Derby Streets; various sidewalk repairs; or storm water management projects. Funds can also go to help new and existing businesses renovate, expand operations or relocate to a more suitable location. Additionally, there are no restrictions for TIF or BDD funds to help neighborhoods with housing stabilization, demolition of vacant structures or emergency repairs, as long as, the neighborhoods are located within the TIF District (see map attached of the proposed TIF area). Also attached is the TIF Redevelopment Plan outlining the rationale, qualifications and projects of the proposed TIF District.

This ordinance is one of three ordinances needed to create a TIF District. It seeks to specifically adopt the TIF plan and proposed projects for the new Court Street TIF District in Pekin.

Staff recommends approval.

FINANCIAL IMPACT: N/A

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: City creates a new TIF District

IMPACT IF DENIED: City does not create a new TIF District

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

	5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.
	Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.
	Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.
	Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness
	Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.
	Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES**Finance Department** (Certification of Availability of Funds):

Date:

City Manager:**Mark A. Rothert**

Mark A. Rothert, City Manager

1/7/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

**Ordinance No. 2943-20/21 An Ordinance Approving the Redevelopment Plan and Project
the Pekin Court Street Tax Increment Financing (TIF) District**

7.1

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. 2943-20/21

CITY OF PEKIN
TAZEWELL COUNTY, ILLINOIS

APPROVING
THE
REDEVELOPMENT PLAN AND PROJECTS

for the

PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT

ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
ON THE 11TH DAY OF JANUARY, 2021.

ORDINANCE NO. 2943-20/21

**CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
APPROVING THE REDEVELOPMENT PLAN AND PROJECTS FOR THE
PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the City of Pekin, Tazewell County, Illinois, (the “City”) a home-rule municipality, desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the “Act”, for the Redevelopment Plan and Projects for the proposed Pekin Court Street Tax Increment Financing (“TIF”) District within the municipal boundaries of the City of Pekin and within the Redevelopment Project Area (the “Area”) as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

WHEREAS, on July 17, 2020 due notice in respect to a Public Meeting for the proposed Pekin Court Street TIF District was given pursuant to Section 11-74.4-6(e) of the Act, such notice being given to taxing districts having real property in the Area, interested parties, taxpayers who own property in the Redevelopment Project Area and residents in the Area; and

WHEREAS, pursuant to Section 11-74.4-6(e) of the Act, on August 3, 2020, the City held a Public Meeting for the proposed Pekin Court Street TIF District to advise the public, taxing districts having real property in the Redevelopment Project Area, taxpayers who own property in the Redevelopment Project Area, and residents of the Area as to the City's possible intent to prepare a Redevelopment Plan and designate a Redevelopment Project Area and to receive public comment; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on September 8, 2020, the City convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the City Council approve the Pekin Court Street TIF District Redevelopment Project Area, Plan and Projects; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on October 19, 2020 the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Pekin City Hall, 111 S. Capitol Street, Pekin, Illinois; and

WHEREAS, due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given on August 18, 2020 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on August 26, 2020 by certified mail to Taxpayers and by regular mail to Residents in the Area and all registrants on the Interested Parties Registry; on September 8, 2020 by regular U.S. mail to all residences within 750 feet of the Redevelopment Project Area; and by publication in the *Pekin Daily Times* on September 30, 2020 and October 7, 2020; and

WHEREAS, the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the proposed Redevelopment Project Area and the City Council has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said terms “Blighted Area, Conservation Area and Combination of Blighted and Conservation Areas” is used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment within the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

WHEREAS, the City Council has further determined that the implementation of the Redevelopment Plan will increase the City's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the Redevelopment Project, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and

WHEREAS, the City Council has reviewed the proposed Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Ordinances of the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

1. The City Council of the City of Pekin hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area in the City of Pekin, Illinois, is described in **Exhibit A** (Legal Description) and **Exhibit B** (Boundary Map) of this Ordinance.
 - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area to be designated as a "Combination of Blighted and Conservation Areas" as defined in Section 11-74.4-3 of the Act.
 - c. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Projects conform to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
 - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance approving the Redevelopment Plan and Projects is adopted.
 - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.
 - g. Such incremental revenues will be exclusively used for the development of the

Redevelopment Project Area.

- h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
 - i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.
 - j. In addition, the City has reviewed the following material:
 - (1) Land Use Applicable Zoning Map and Ordinances.
 - (2) Impact on other Taxing Districts.
 - (3) Findings and Recommendations of the Joint Review Board.
2. The Redevelopment Plan and Projects are hereby adopted and approved. A copy of the Redevelopment Plan and the Projects is attached hereto as **Exhibit C** and made a part of this Ordinance.
 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Pekin, Illinois, a home-rule municipality, on the 11th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
John Abel			
Michael Garrison			
Lloyd Orrick			
Dave Nutter			
Rick Hilst			
Karen Hohimer			
Mark Luft, Mayor			
TOTAL VOTES:			

ORDINANCE 1 OF 3

APPROVED: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Date: _____

Exhibit (A) Attached, Pekin Court Street TIF District Legal Description

Exhibit (B) Attached, Pekin Court Street TIF District Boundary Map

Exhibit (C) Attached, Pekin Court Street TIF District Redevelopment Plan and Projects

EXHIBIT A

PEKIN COURT STREET TIF DISTRICT LEGAL DESCRIPTION

Beginning at the intersection of the North line of the Southwest Quarter of Section 27, Township 25 North, Range 5 West of the 3rd Principal Meridian, and the Westerly line of the Boundary of Tazewell County, Illinois; Thence Southerly, along the said Westerly line of Tazewell County, to the South line of Section 34, Township 25 North, Range 5 West, of the 3rd Principal Meridian; Thence East, along the said South line of Section 34, to the West line of PIN 04-10-03-108-001; Thence Southerly, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-10-03-108-001 and PIN 04-10-03-108-002, to the Easterly Right of Way line of Fayette Street / Front Street; Thence Southwesterly, along the Easterly Right of Way line of Fayette/Front Street, to the West line of PIN 04-10-03-102-001, extended North; Thence South and East, along the said extended West line of PIN 04-10-03-102-001, to the Southwest corner of said PIN; Thence East, along the South line of said PIN 04-10-03-102-001, to a point on the West line of Cincinnati Addition; Thence South, along the said West line of Cincinnati Addition, to the centerline of Vacated Franklin Street; Thence East, along the said centerline of vacated Franklin Street, to the West Right of Way line of Main Street; Thence South, along the said West Right of Way line of Main Street, to the North Right of Way line of Washington Street; Thence West, along the said North Right of Way line of Washington Street, to the Southeast Corner of Lot 149 in Cincinnati Addition, said point being on the West line of a 12 foot wide alley; Thence South, along the East lines of Lots 145-149 in said Cincinnati Addition, said line being the West line of said 12 foot wide alley, to the South line of an alley, said alley being South of Lot 144 in said Cincinnati Addition; Thence East, along the South line of said Alley to the West line of a 16 foot wide alley, South of Lot 16 in said Cincinnati Addition; Thence Southeasterly, across the said 16 foot wide alley, to the Northwest corner of PIN 04-10-03-204-012; Thence Southeasterly, along the North line of said PIN, to the Northeast Corner of said PIN 04-10-03-204-012, said point being on the Westerly line of the PIN 04-10-03-502-007; Thence Southwesterly, along the Westerly line of said PIN 04-10-03-502-007, extended Southwesterly, to the Southern most point of PIN 04-10-03-204-011; Thence North, along the Westerly line of PIN 04-10-03-204-011, to the Westerly line of PIN 04-10-03-502-009; Thence Southwesterly, along the Westerly line of said PIN, to the South line of said PIN; Thence East, along the South line of PIN 04-10-03-502-009, to the Northwest Corner of PIN 04-10-03-502-010; Thence Southerly, along the said Westerly line of PIN 04-10-502-010, to the Northerly line of PIN 04-10-03-502-011; Thence West, along the Northerly line of said PIN, to the Westerly line of said PIN; Thence Southerly, along the Westerly line of said PIN 04-10-03-502-011, to the Southerly line of Lot 34 in Rosedale Addition, extended West; Thence Southeasterly, along the said extended Southerly line of Lot 34, extended Easterly, to the Easterly line of a 15 foot wide alley, said point being the Southwest Corner of Lot 88 in said Rosedale Addition; Thence Northerly, along the said Easterly line of a 15 foot wide alley, said line being the Westerly line of Lots 88-90 in said Rosedale Addition, and Sublots 5A, 6, and 7 of Lots 91-99 in Rosedale Addition, to the Northeasterly line of said Sublot 5A; Thence Southeasterly, along the said Northeasterly line of Sublot 5A, to the Westerly Right of Way line of Sapp Street; Thence Southeasterly, across Right of Way of Sapp Street, to the Northwest Corner of Lot 140 in said Rosedale Addition, said point being on the South Right of Way line of Sapp Street; Thence East, along the said South Right of Way line of Sapp Street, to the East Right of Way line of Knapp Street; Thence North, along the said East Right of Way line of Knapp Street, to the South line of an alley, said point being the Northwest Corner of Lot 97 in said Rosedale Addition; Thence East, along the South line of said alley, also being the North line of Lots 97-115 in said Rosendale Addition, to the Northwest Corner of Lot 116 in said Rosendale Addition; Thence South, along the West line of said Lot 116 extended, across Sapp Street, and Lot 117 extended across the 15 foot wide alley, and Lot 168 extended across Herget Street, and Lot 169, to the Southwest corner of said Lot 169; Thence South, across the 15 foot wide alley to a point 4 foot East of the West line of Lot 232 all in said Rosedale Addition; Thence South, along a line 4 foot East of and parallel to the West line of said Lot 232, to the North line of Cooper Street; Thence South, across Cooper Street, to the Northwest Corner of Lot 233 in said Rosedale Addition; Thence South, along the West line of said Lot 233, to the Southwest Corner of said Lot 233; Thence South, across a 15 foot wide alley, to a point 6.8 feet East of the Northwest Corner of Lot 307 in said Rosedale Addition; Thence South, along a line 6.8 feet East of and parallel to the West line of said Lot 307, extended to the South Right of Way line of Koch Street; Thence East, along the South line Right of Way line of said Koch Street, to the West line of Lot 21, extended South, in Southmoor Addition Number 2; Thence North, along the said extended West line of Lot 21 and the West line of Lots 21-5, extended North, in the said Southmoor Addition Number 2, to the North Right of Way line of Herman Street; Thence East, along the North Right of Way line of Herman Street, to the West Right of Way line of Mechanic Street; Thence East, across Mechanic Street, to the Northwest Corner of Lot 22 in said Southmoor Addition Number 2, said point being on the South Right of Way line of Herman Street ; Thence East, along said South Right of Way of Herman Street, to the West Right of Way of South 5th Street; Thence East, across South 5th Street, to the Southwest corner of Lot 8 Block 26, in Pekin Gardens Addition; Thence East, along the South line of said Lot 8, extended East and the South line of Lot 23 in Block 26, extended and the South line of Lot 8 in Block 25, extended, to the West line of Lot 21 in Block

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25 all in Pekin Gardens Addition; Thence North, along the West line of said Lot 21, to the Northwest corner of said Lot 21; Thence East, along the North line of said Lot 21, extended East, and the North line of Lot 7 Block 24, extended East, and Lot 18 Block 24, extended East, and Lot 7 Block 23, extended East, and Lot 18 Block 23, extended East, and Lot 7 Block 22, extended East, and Lot 18 Block 22, extended East, and Lot 7 Block 21, extended East, and Lot 18 Block 21, extended East, and Lot 7 Block 20, extended East, and Lot 18 Block 20, extended East, and Lot 7 Block 19, extended East, and Lot 18 Block 19, extended East, and Lot 7 Block 18, extended East, and Lot 18 Block 18, to the West Right of Way line of Peoria Street; Thence South along the said West Right of Way line of Peoria Street, to North Right of Way line of Koch Street; Thence Southwesterly, across Koch Street to the Northwest corner of PIN 10-10-11-105-051; Thence South, along the West line of said PIN 10-10-11-105-051, to the North line of PIN 10-10-11-105-052; Thence West along the North line of PIN 10-10-11-105-052 and PIN 10-10-11-105-048, to the Northeast corner of Lot 120 in Deerfield Estates, Section 5; Thence South, along the East line of said Lot 120, extended South, to the South Right of Way line of Deerfield Drive; Thence East, along the South Right of Way line of Deerfield Drive, to the East Right of Way line of Hunters Trace; Thence North, along the East Right of Way line of Hunters Trace, to the Northwest corner of Lot 153 in Deerfield Estates, Section 6B; Thence East, along the North line of said Lot 153, to the East line of said Lot 153; Thence South, along the East line of Lots 153-160 in said Deerfield Estates, Sec 6B, to the Southeast corner of said Lot 160; Thence West, along the South line of said Lot 160, extended West, an the South line of Lot 145 in Deerfield Estates, Section 6B, to the Northeast corner of Lot 129, in Deerfield Estates, Section 5; Thence South, along the East line of Lots 129-132, in Deerfield Estates, Section 5; and the East line of Lots 144-139 in Deerfield Estates, Section 6A, extended South to the North line of PIN 10-10-11-300-016, also known as tract 7; Thence East along the North line of PIN 10-10-11-300-016, to the Northwest corner of Lot 111 in Sun Valley Re Subdivision; Thence East along the North line of Lots 111, 110, and 108 extended East, in said Sun Valley Re Subdivision, and the North line of Lots 12-7 in Sun Valley Subdivision, and Lot 6 in Sun Valley Subdivision extended East, and along the North line of Lots 5-2 in said Sun Valley Subdivision, and East along the North line of Lot 1 in said Sun Valley Subdivision, extended East, to the East Right of Way line of South 14th Street; Thence North along the East Right of Way line of South 14th Street, to the North Right of Way line of Koch Street to the West; Thence West, along the North Right of Way line of Koch Street, to the East Right of Way line of South 12th Street; Thence North, along the said East Right of Way line of South 12th Street, to the North line of Lot 14, in Block 10 of Pekin Gardens Addition, extended East; Thence West along the said extended North line of Lot 14, to the Northwest corner of said Lot 14; Thence North along the West line of Lots 15-23, Block 10, in said Pekin Gardens Addition, also North along the West line of Lot 24, Block 10, in said Pekin Gardens Addition, extended North; also North along the West lines of Lots 13-18, Block 17, in said Pekin Gardens Addition, to the Northwest corner of said Lot 18; Thence East, along the North line of said Lot 18, extended also East, along the North line of Lot 7, Block 16, in said Pekin Gardens Addition, extended East, also Lot 18, Block 16 in Pekin Gardens Addition, extended East, also Lot 7, Block 15 in Pekin Gardens Addition, extended East, also Lot 18, Block 15 in Pekin Gardens Addition, extended East, to the East Right of Way line of Black Street; Thence North, along the East Right of Way line of Black Street, to the Northwest corner of Lot 6 Block 14, in said Pekin Gardens Addition; Thence East, along the North line of said Lot 6, to the Northeast corner of said Lot 6; Thence South, along the East line of said Lot 6, to the North line of Lot 7 Block 14 in said Pekin Gardens Addition; Thence East, along the North line of said Lot 7, extended East, also, along the North line of Lot 18, Block 14 in said Pekin Gardens Addition, extended East, also East, along the North line of said Lot 18, to the Northeast corner of said Lot 18; Thence East, across the Right of Way of 14th Street, to the Northwest corner of Lot 20 in the Stuckey's Assessment Plot East ½; Thence East, along the North line of said Lot 20, to the West line of Lot 100 in the George T. Fisher Addition, extended South; Thence North, along the said extended West line of Lot 100, extended North, also North, along the West line of Lot 54 in the George T. Fisher Addition, extended North to the South line of Lot 49 in the George T. Fisher Addition; Thence East, along the South line of said Lot 49, to the East line of said Lot 49; Thence North, along the East line of said Lot 49, extended North, to the North Right of Way line of Fisher Street; Thence West, along the North line of Fisher Street, to the East Right of Way line of 14th Street; Thence North, along the East Right of Way line of 14th Street, to the North line of Lot 18 Block 34, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of Lot 18, extended West; Also West, along the North line of Lot 11 Block 34, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 18 Block 33, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 11 Block 33, in said Pekin Gardens Addition, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the North line of Lot 19 Block 32, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of said Lot 19, to the Northwest Corner of said Lot 19; Thence North, along the West line of Lots 20-28 Block 32, in said Pekin Gardens Addition, to the South Right of Way line of Meyers Court; Thence East, along the South Right of Way line of Meyers Court, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the East Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the South Right of Way line of Park Avenue; Thence East, along the South Right of Way line of Park Avenue, to the East line of PIN 04-10-02-234-003; Thence South, along the East line of said PIN, extended South to the North line of Lot 18 in Parkside Manor Addition; Thence East, along the North line of Lots 18-20, extended East in said Parkside Manor Addition, also East,

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along Lots 21-22 is said Parkside Manor Addition, to the East line of said Lot 22; Thence South, along the said East line of Lot 22, extended South, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the West Right of Way line of Easling Court; Thence South, along the West Right of Way line of Easling Court, to the North line of Lot 4 in said Parkside Manor Second Addition, extended West; Thence East, along the said extended North line of Lot 4, to the East line of said Lot 4; Thence South, along the East line of Lots 4 and 3 in Parkside Manor Second Addition, to the North line of Lot 11 in said Parkside Manor Second Addition, extended West; Thence East, along the said extended North line of Lot 11, extended East, to the South Right of Way line of Center Street; Thence Southeasterly, along the South Right of Way line of Center Street, to the Westerly line of Lot 11 in Arlann Country Club Subdivision; Thence Southeasterly, along the Westerly line of said Lot 11, to the Southwest corner of said lot 11; Thence Southeasterly, along the Southerly line of said lot 11, to the Northeast Right of Way line of West Shore Drive; Thence Southeasterly, along the Northeast Right of Way of West Shore Drive, to the Southwest corner of Lot 5 in said Arlann Country Club Subdivision; Thence East, across West Shore Drive, to the South Right of Way line of North Shore Drive; Thence East, along the South Right of Way line of North Shore Drive, to the East Right of Way line of East Shore Drive; Thence North, along the East Right of Way line of East Shore Drive, to the South Right of Way line of Commonwealth Avenue; Thence East, along the South Right of Way line of Commonwealth Avenue, to the West line of Lot 6 in Ledterman's Subdivision; Thence North, along the said West line of Lot 6, to the South line of PIN 04-10-01-309-014; Thence East, along the said South line of PIN 04-10-01-309-014 to the West Right of Way line of Audubon Drive; Thence South, along the West Right of Way line of Audubon Drive, to the South line of tract 2 of Lot 4 in Sunset Court Subdivision extended West; Thence East and South, along the said South line of tract 2, to the Westerly line of PIN 04-10-01-314-012; Thence South, along the Westerly line of said PIN, to the Southerly line of said PIN; Thence East, along the Southerly line of said PIN, to the West Right of Way line of Sunset Drive; Thence Northeasterly, across Sunset Drive to the Southwest corner of Lot 54 in Briggs Heights Addition; Thence Southeasterly, along the Southwest line of Lots 54-37 in said Briggs Heights Addition, extended Southeasterly, also Southeasterly, along the Southwesterly line of Lots 36-22 in Briggs Heights Addition, extended Southeasterly, also Southeasterly along the Southwesterly lines of Lots 21-1 in Briggs Heights Addition, to the North Right of Way line of Hilltop Drive; Thence Southeasterly, across Hilltop Drive, to the Northeast corner of Lot 21, in Sunset Hills Extension 5; Thence South, along the East lines of Lots 21-24 in said Sunset Hills Extension 5, also South Lots 79-76 in Sunset Hills Extension 6; Thence Southwesterly, along the Southerly lines of Lots 76-74 in said Sunset Hills Extension 6; Thence West, along the South lines of Lot 74 in said Sunset Hills Extension 6, to the Northeast corner of Lot 86 in Sunset Hills Extension 7; Thence Southeasterly, along the East line of Lot 86-85 in said Sunset Hills Extension 7, extended Southeast, to the Northeast corner of Lot 144 in said Sunset Hills Extension 7; Thence Southeasterly, along the Easterly line of said Lot 144 and Lots 187-182 in Sunset Hills Extension 8; Thence Southeasterly, along the East line of said Lot 182, extended Southeasterly, to the Northeast corner of Lot 181 in said Sunset Hills Extension 8; Thence Southeasterly, along the East line of Lots 181-178 in said Sunset Hills Extension 8; Thence South, along the East line of said Lot 178 to the North line of PIN 10-10-12-217-008; Thence East, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 10-10-12-217-008, to the North line of PIN 11-11-07-103-002; Thence Southeasterly, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 11-11-07-103-002, to the Northwest corner of Lot 77B in Pekin Heights Extension 1; Thence East, along the North line of said Lot 77B, to the Northeast corner of said Lot 77B; Thence South, along the East lines of Lots 77B, 77C, and 77D in said Pekin Heights Extension 1, to the Southeast corner of said Lot 77D said Point being on the Southerly Right of Way line of Orr Avenue; Thence Southeasterly, along the Southerly Right of Way line of Orr Avenue, to the Easterly line of Lot 34 in Pekin Heights Subdivision, extended Southerly; Thence Northeasterly, along the said extended Easterly line of Lot 34, to the Northeast corner of said Lot 34; Thence Southeasterly, along the Northeast line of Lots 35-40 in said Pekin Heights Subdivision, extended Southeasterly, to the Northwest corner of Lot 41 in said Pekin Heights Subdivision; Thence Southeasterly, along the Northeast line of Lots 41-57 in said Pekin Heights Subdivision, to the Northeast corner of said Lot 57; Thence South, along the East line of said Lot 57 extended South, to the Northwest corner of PIN 11-11-07-307-023; Thence Southerly, along the West line of said PIN, to the North Right of Way line of Mall Road; Thence East, along the North Right of Way line of Mall Road extended East, to the Northwest corner of that part of PIN 11-11-18-100-003, lying East of South Veterans Drive; Thence East, along the North line of PIN 11-11-18-100-003, to the East line of said PIN; Thence South, along the East line of said PIN 11-11-18-100-003, to the North line of PIN 11-11-18-200-012; Thence East, along the said North line of PIN 11-11-18-200-012, to the West Right of Way line of Egg Ranch Road; Thence North, along the said West Right of Way line of Egg Ranch Road, to the South line of PIN 11-11-18-200-011; Thence West, along the said South line of PIN 11-11-18-200-011, to the East line of said PIN 11-11-07-400-032; Thence Northerly, along the said Easterly line of PIN 11-11-07-400-032, to the Southerly line of PIN 11-11-07-400-003; Thence Westerly, along the Southerly line of said PIN, to the Southeasterly Right of Way line of South Veterans Drive; Thence Northeasterly, along the Southeasterly Right of Way line of South Veterans Drive, to the Southerly Right of Way line of Illinois Route 9/ Court Street; Thence Southwesterly, along the said Southerly Right of Way line, to the West line of that part of PIN 11-11-07-400-042 South of said Illinois Route 9/ Court Street; Thence South, along the said West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 11-07-400-042, and PIN 11-11-07-400-043 and PIN 11-11-07-400-044,

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to the South Right of Way line Illinois Route 9; Thence Northerly, across said Illinois Route 9, to the Southwest Corner of PIN 11-11-07-400-010; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN 11-11-07-400-010, to the Northerly Right of Way line of said Illinois Route 9; Thence East, along the said North Right of Way line, to the East line of PIN 11-11-07-400-042; Thence North, along the said East line of PIN 11-11-07-400-042 and North along the East line of PIN 11-11-07-203-007, to the South Right of Way line of South Veterans Drive; Thence Northwesterly, across the Right of Way of South Veterans Drive, to the Northeast corner of PIN 11-11-07-203-007; Thence West, along the North line of said PIN, said line also being the South line of old Railroad, to the Northwest corner of PIN 11-11-07-203-007; Thence North, along the East line of PIN 11-11-07-204-002 and PIN 11-11-07-202-004, to the North line of said PIN 11-11-07-202-004; Thence West, along the said North line of said PIN 11-11-07-202-004 the North line of Railroad, to the East line of PIN 11-11-07-106-002; Thence South, along the said East line of PIN 11-11-07-106-002, to the South line of said PIN, also South line of old Railroad; Thence West, along the said South lines of PIN 11-11-07-106-002 and PIN 11-11-06-304-003 and PIN 11-11-06-304-004 and PIN 11-11-06-304-002, also South line of old Railroad, to the Northerly Right of Way line of Allentown Road; Thence East, along the Northerly Right of Way line of Allentown Road, to the East line of the old Railroad Right of Way, also the East line of PIN 11-11-06-303-005; Thence North, along the said East line of the old Railroad Right of Way line, also PIN 11-11-06-303-005, to the Southeast corner of PIN 04-10-01-202-001; Thence Northwesterly, along the Southerly line of said PIN, said line also the Northerly line of said Railroad Right of Way, to the Western most Point of said PIN 04-10-01-202-001, said Point being on the South line of AT&SF Railroad Right of Way; Thence Northeasterly, along the North line of said PIN 04-10-01-202-001, said line being the South line of AT&SF Railroad Right of Way, to the East line of PIN 04-10-01-500-004; Thence North, along the said East line of PIN 04-10-01-500-004, to the North line of said PIN, said line being the North line of said AT&SF Railroad Right of Way; Thence Westerly, along the North line of said Railroad Right of Way, being the North line of PIN 04-10-01-500-004 and PIN 04-10-01-500-003 and PIN 04-10-01-101-016, to the East Right of Way line of Parkway Drive; Thence North, along the East Right of Way line of Parkway Drive, to the South Right of Way line of Broadway Road; Thence East, along the South Right of Way line of Broadway Road, to the West line of PIN 04-10-01-200-001; Thence North, along the West line of said PIN 04-10-01-200-001, to the North line of said PIN; Thence East, along the North line of said PIN 04-10-01-200-001, to the East line of PIN 04-04-36-409-002; Thence North, along the East line of PIN 04-04-36-409-002, to the Northwest corner of PIN 04-04-36-409-023; Thence Southeasterly, along the North lines of said PIN 04-04-36-409-023, to the East line of said PIN; Thence South, along the East line of said PIN, extended South, to the Center Line of East Broadway Road; Thence East, along the Center Line of East Broadway Road, to the East line of PIN 04-04-36-409-003, extended to the Center Line of East Broadway Road; Thence North, along the said extended East line of PIN 04-04-36-409-003, to the South line of Lot 3 in Park Ridge Estates Section 2; Thence East, along the South line of said Lot 3, to the East line of said Lot 3; Thence Northerly, along the East line of said Lot 3 to the Northerly line of said Lot 3; Thence Northwesterly, along the Northerly line of said Lot 3, to the Northwest corner of Lot 3 in Park Ridge Estates; Thence East, along the North lines of said Lot 3, to the West line of Broadmoor Heights Section 2; Thence North, along said West line of Broadmoor Heights Section 2, to the North line of PIN 04-04-36-409-003; Thence West, along the North line of PIN 04-04-36-409-003, to the East line of Parkway Manor Extension 9; Thence South, along the said East line of Parkway Manor Extension 9, to the Southeast corner of Lot 124 in said Parkway Manor Extension 9; Thence West, along the South line of said Parkway Manor Extension 9, and Lot 97 in Parkway Manor Extension 7, to the East Right of Way line of North Parkway Drive; Thence North, along the said East Right of Way line of North Parkway Drive, to the North Right of Way line of Stoneybrook Road; Thence West, along the North Right of Way line of Stoneybrook Road, to the East line of Lot 59 in Parkway Manor, extended North; Thence South, along the said extended line of Lot 59 and Lots 60-68 in said Parkway Manor, to the Southeast corner of said Lot 68; Thence West, along the South line of said Lot 68, extended West and Lot 4 in said Parkway Manor, to the Southwest corner of said Lot 4; Thence North, along the West lines of Lots 4-7 in said Parkway Manor, to the North line of PIN 04-04-36-323-009; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN 04-04-36-323-009 and PIN 04-04-36-323-008, to the North Right of Way line of East Broadway Road; Thence West, along the North line of said East Broadway Road, to the East Right of Way line of North 19th Street; Thence North, along the East Right of Way line of North 19th Street, to the North line of PIN 04-04-36-315-024, extended East; Thence West, along the said extended North line of PIN 04-04-36-315-024, to the West line of said PIN; Thence South, along said West line of PIN 04-04-36-315-024, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the East Right of Way line of North 17th Street; Thence North, along the East Right of Way line of North 17th Street to the South line of Lot 6, Block 22 in the North East Addition, extended East; Thence West, along the said extended South line of Lot 6 and Lots 5-1 in Block 22 in the North East Addition, to the East Right of Way line of 16th Street; Thence North, along the East Right of Way line of 16th Street, to the Northwest corner of Lot 12, Block 16 in Millers Addition; Thence East, along the North line of said Lot 12 and Lots 11-10 in said Block 16 of Millers Addition, to the East line of Sublot 2 of Lots 2-3 in said Block 16 of Millers Addition, extended South; Thence North, along the said extended East line of Sublot 2, to the South Right of Way line of Catherine Street; Thence East, along the South line of Catherine Street, to the East line of Tract D, Block 15 of Millers Addition, extended South; Thence North,

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along the said extended East line of Tract D, to the South line of Lot 43 in Brentwood Manor Subdivision 2; Thence East, along the South line of said Lot 43, to the East line of said Lot 43; Thence Northeast, along the Easterly line of said Lot 43, to the Westerly Right of Way line of Edgewood Drive; Thence Easterly, along the Westerly Right of Way line of Edgewood Drive, to Point of Curvature of a curve in said Right of Way; Thence East, across Edgewood Drive's Right of Way, to the Easterly line of Edgewood Drive's Right of Way; Thence Northeasterly, along the Easterly Right of Way of Edgewood Drive, to Easterly line of Lot 51 in Brentwood Subdivision 2, extended Southeasterly; Thence Northwesterly, along said extended Easterly line, to the South line of Lot 12 in Willow Park East Subdivision extension 1; Thence West, along the said South line of Lot 12, to the Westerly line of said Lot 12; Thence Northeasterly, along the said Westerly line of Lot 12, to the Right of Way line of Windsor Street; Thence Southeasterly, along the Southerly Right of Way line of Windsor Street, to the Easterly line of Lot 8 in Willow Park East Subdivision extension 1, extended Southeasterly; Thence Northwesterly, along the said Easterly line of Lot 8, to the South line of Lot 29 in Willow Park East Subdivision extension 1; Thence East, along the said South line of Lot 29 of Willow Park East Subdivision extension 1, to the East line of said Lot 29; Thence North, along the East line of said Lot 29, to the South line of PIN 04-04-36-300-002; Thence East, along the South line of said PIN 04-04-36-300-002, to the East line of said PIN; Thence North, along the said East line of PIN 04-04-36-200-002, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the East Right of Way line of Donna Court; Thence North, along the East Right of Way line of Donna Court, to the South line of PIN 04-04-36-110-002; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN, to the North line of said PIN; Thence East, along the North line of said PIN 04-04-36-110-002, to the East line of Lot 4 in Antonini Subdivision; Thence Northwesterly, along the East line of said Lot 4, to the North line of said Lot 4; Thence West, along the North line of said Lot 4, to the East line of PIN 04-04-36-603-001; Thence North, along the said East line of PIN 04-04-36-603-001, to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road, to the East Right of Way line of Heisel Street; Thence North, along the East Right of Way line of Heisel Street, to the North Right of Way line of Heisel Street; Thence West, along the North Right of Way line of Heisel Street, to the West line of Lot 33 in Holiday Hills Section 1; Thence North, along the said West line of Lot 33, to the Southerly line of Lot 34 in said Holiday Hills Section 1; Thence Northeasterly, along the said Southerly line of Lot 34, to the Easterly line of said Lot 34; Thence Northerly, along the Easterly line of said Lot 34, to the North line of said Lot 34; Thence West, along the North line of said Lot 34, to the Southeast corner of PIN 04-04-25-300-008; Thence North, along the East line of said PIN, and PIN 04-04-25-300-004, to the North line of said PIN 04-04-25-300-004; Thence West, along the North line of said PIN, to the Southeast corner of PIN 04-04-25-300-006; Thence North, along the East line of said PIN 04-04-25-300-006, and PIN 04-04-25-100-026, to the South line of PIN 04-04-25-100-024; Thence East, along the South line of said PIN, to the East line of said PIN; Thence North, along the East line of said PIN 04-04-25-100-024, to the South Right of Way line of Velde Drive; Thence Southeast, along the South Right of Way line of Velde Drive, to the West Right of Way line of Plymouth Place; Thence South, along the West Right of Way line of Plymouth Place, to the South line of Lot 195 in Marigold Estates Phase 2, extended West; Thence East, along the said extended South line of Lot 95, to the West line of Lot 197 in Marigold Estates Phase 12; Thence South, along the West line of said Lot 197, to the Southwest corner of said Lot 197; Thence East, along the South line of Lots 197-205, in Marigold Estates Phase 12, and East, along the South line of Lot 175 in Marigold Estates Phase 10, to the West Right of Way line of Arlington Circle; Thence South, along the said West Right of Way line of Arlington Circle, to the South line of Lot 101 in Marigold Estates Phase 5, extended West; Thence East, along the said extended South line of Lot 101, to the West line of Lot 103 in Marigold Estates Phase 5; Thence North, along the said West line of Lot 103, to the North line of said Lot 103; Thence East, along the North line of Lots 103 and 104 in said Marigold Estates Phase 5, to the East line of said Lot 104; Thence South, along the East lines of Lots 104 and 105 in said Marigold Estates Phase 5, to the South line of said Lot 105; Thence West, along the South line of said Lot 105, to the East line of Outlot 2-A in Marigold Estates Phase 2; Thence South, along the said East line of Outlot 2-A, to the North line of Lot 174 in Marigold Estates Phase 9-A; Thence East, along the said North line of Lot 174, to the West Right of Way line of Delaware Street; Thence North, along the said West Right of Way line of Delaware Street, to the North Right of Way line of Delaware Street; Thence East, along the North Right of Way line of Delaware Street, to the West line of Lot 161-A in Marigold Estates Phase 9-A; Thence North, along the West line of said Lot 161-A, to the North line of said Lot 161-A; Thence East, along the North line of Lots 161-A, 161-B, 160-A, 160-B, 159-A, 159-B, 158-A, and 158-B, in Marigold Estates Phase 9-A, and East along the North line of the Common Area in Lick Creek Condominiums, extended East to the East Right of Way line of North Parkway Drive; Thence North, along the East Right of Way line of North Parkway Drive, to the North Right of Way line of Velde Drive; Thence West, along the North Right of Way line of Velde Drive, to the East Right of Way line of Arlington Circle; Thence North, along the East Right of Way line of Arlington Circle, to the North line of Lot 176 in Marigold Estates Phase 10, extended East; Thence West, along the said extended North line of Lot 176, to the West line of Marigold Estates Phase 10; Thence North, along the West line of Marigold Estates Phase 10 and the West line of PIN 04-04-24-300-014, to the Southeast corner of PIN 04-04-24-300-045; Thence North, along the East line of said PIN, to the Northeasterly line of said PIN; Thence Northwesterly, along the Northeasterly line of PIN 04-04-24-300-045, to the South Right of Way line of Edgewater Drive; Thence West, along the South Right of Way line of Edgewater Drive, to the East line of PIN 04-04-24-300-009; Thence North, along the East line of said PIN, to the North line of said PIN; Thence

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West, along the North line of PIN 04-04-24-300-009 and PIN 04-04-23-400-006, to the East line of PIN 04-04-23-400-003; Thence South, along the North line of said PIN, to the South line of said PIN; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-04-23-400-003, to the North line of PIN 04-04-23-400-004; Thence West, along the said North line of PIN 04-04-23-400-004, to the West line of PIN 04-04-23-400-004; Thence South, along the West line of said PIN, to the South line of the Common Area in Green Condominiums; Thence West, along the said South line of the Common Area, to the East Right of Way line of Lake Shore Drive; Thence West, across Lake Shore Drive, to the Southeast corner of Lot 31 in Pekin Edgewater Park Section 3; Thence West, along the said South line of Lot 31, to the West line of said Lot 31; Thence North, along the West line of Lot 31, to the South line of Lot 18 in Lake Shore Condominiums Phase 6; Thence Northwest, along the South line of said Lot 18, to the West line of said Lot 18; Thence North, along the West line of Lot 18 of Pekin Edgewater Park Section 1; Thence Westerly, along the South line of Lots 1-7 in Pekin Edgewater Park Section 1, to the Southwest corner of said Lot 1; Thence Northwesterly, along the West line of said Lot 1, extended North, to the Center Line of Edgewater Drive; Thence West, along the Center Line of Edgewater Drive, to the Northeast corner of PIN 04-04-23-510-003; Thence West, along the North line of PIN 04-04-23-510-003 and PIN 04-04-23-300-001, to the Northwest Corner of said Pin 04-04-23-300-001; Thence South, along the West line of said PIN, and PIN 04-04-26-100-002 and PIN 04-04-26-100-001, to the Northeast corner of PIN 04-04-27-400-001; Thence West, along the North line of said PIN, and PIN 04-04-27-300-001 to the Point of Beginning;

Except: PIN 04-04-26-200-001 and PIN 04-04-26-200-006; also the Right of Way of Brinkman Drive the is adjacent to and North of PIN 04-04-26-200-001 and 04-04-26-200-006

Also except Lot 85 and Lot 86 in Lake Whitehurst Cliffs, Section 2, PIN 04-04-26-201-024 and PIN 04-04-26-201-025;

Also except Lot 89 – 96 in Lake Whitehurst Cliffs Section 2;

Also except: Beginning at the intersection of the Westerly Right of Way line of Illinois Route 29/ North 8th Street and the South line of Lot 26 in Pekin Edgewater Park Section 2, extended West; Thence East, along the said extended South line of Lot 26, to the Northwest Corner of Lot 63 in Pekin Edgewater Park Section 5; Thence Northeasterly, along the North lines of said Lot 63, to the Northwest Corner of said Lot 63; Thence South, along the East line of said Lot 63, to the Southeast Corner of said Lot 63; Thence West, along the South line of said Lot 63, to Northeast Corner of Lot 27 in Pekin Edgewater Park, Section 2; Thence South, along the East line of said Lot 27 to the North line of Lot 61 in Pekin Edgewater Park Section 5; thence Easterly, along the North line of said Lot 61, to the Right of Way line of Lakecrest Drive; Thence Easterly and Southerly, along the Right of Way line of Lakecrest Drive, also the South line of Lots 60 and 59 in Pekin Edgewater Park Section 5 and the West line of Lot 58 in Pekin Edgewater Park Section 5, to the Southwest corner of said Lot 58; Thence Southeasterly, along the South line of said Lot 58, to the East line of Lot 57 in said Pekin Edgewater Park Section 5; Thence Southerly, along the East line of Lots 57, Outlot B, in Edgewater Park Section 5, and Lot 49 in Pekin Edgewater Park, extended South to the South Right of Way line of Brenkman Drive; Thence East, along the South Right of Way line of Brenkman Drive, to the West line of Lot 41 in Pekin Edgewater Park Section 3; Thence Southerly, along the said West line of Lot 41, to the South line of PIN 04-04-23-400-017; Thence West, along the South line of said PIN 04-04-23-400-017 extended West, and the South line of PIN 04-04-23-300-005, to the East line of Lot 30 in Pekin Edgewater Park Section 2; Thence South, along the said East line of Lot 30 to the North Right of Way line of Velde Drive; Thence West, along the North Right of Way line of Velde Drive, to the East Right of Way line of IL Route 29, North 8th Street; Thence South, along the said East Right of Way line of IL Route 29, North 8th Street, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the East line of said PIN; Thence South, along the East line of said PIN 04-04-26-101-004 to the South most Point of PIN 04-04-26-102-008; Thence Northeasterly, along the Southerly line of said PIN 04-04-26-102-008, to the West most Point of Lot 6 in Lake Kennedy Section 2 – Amended; Thence Easterly, along the North line of said Lot 6, to the Westerly Right of Way line of Liberty Court; Thence Northeasterly, along the Right of Way of Liberty Court, to the East line of Lot 7 in said Lake Kennedy Section 2 – Amended; Thence North along the East line of said Lot 7, to the North line of Lot 7; Thence West, along the North line of Lot 7 to the South line of Outlot A; Thence East, along the South line of Outlot A, in Northlake Village Section 3; Thence East, along the South line of said Outlot A, to the East line of said Outlot A; Thence Northeasterly, along the East line of said Outlot A, to the Northwest corner of Lot 14 in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 14 to the Southwest corner of Lot 15 in said Whitehurst Cliffs Section 1; Thence Southeasterly, along the South line of said Lot 15 to the Westerly Right of Way line of Dane-Kelsey Drive; Thence Southerly, along the Westerly Right of Way line of Dane-Kelsey Drive, to the South line of Lot 77 in Whitehurst Cliffs Section 1, extended West; Thence East, along the said extended South line if Kit 77, to the East line of said Lot 77; Thence North, along the East line of said Lot 77, to the South Right of Way line of Alexandra Way; Thence North, across Alexandra Way to the Southeast corner of Lot 73 in Whitehurst Cliffs Section 1; Thence North, along the South line of Lot 72 in said Whitehurst Cliffs Section 1; Thence East, along the South line of said Lot 72 to the West line of Lot 70 in said Whitehurst Cliffs Section 1; Thence Northerly, along the East line of said Lot 70 to the Southerly Right

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of Way line of Cand-Lind Court; Thence around Right of Way line of Cand-Lind Court along Lots 70, 69, and 68 to the South corner of Lot 67, all in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Southerly lines of Lots 66 and 67 in Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 66; Thence Northeasterly, along the Easterly line of said Lot 66, to the Southerly Right of Way line of Dane-Kelsey Drive; Thence Southwesterly, along the Southerly Right of Way line of Sane-Kelsey Drive, to the Westerly line of Lot 18 in Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Westerly line of said Lot 18, to the Northerly line of said Lot 18; Thence Easterly, along the Northeasterly line of Lot 18-20 in said Whitehurst Cliffs S3ection 1, to the Northeast corner of said Lot 20; Thence Southeasterly, along the Easterly line of said Lot 20 to the Northerly Right of Way line of Dane-Kelsey Drive; Thence Westerly, along the Northerly Right of Way line of Dane-Kelsey Drive, to the Easterly line of Lot 65, in said Whitehurst Cliffs Section 1, extended Northerly; Thence Southerly, along the said extended Easterly line of Lot 65 to the Southerly line of said Lot 65; Thence Southwest, along the Southerly line of said Lot 65 to the Western most Point of Lot 62 in said Whitehurst Cliffs Section 1; Thence Southeasterly, along the Southerly line of said Lot 62, to the Westerly Right of Way line of Susan Hope Drive; Thence Northerly, along the Westerly Right of Way line of Susan Hope Drive, to the Southerly Right of Way line of Tripp-Zack Pointe; Thence Easterly, along the Southerly Right of Way line of Tripp-Zack Pointe, to the Northeast corner of Lot 29 in Whitehurst Cliffs Section 1; Thence North, across Tripp-Zack Pointe, to the Point of Curve in the North Right of Way line of said Tripp-Zack Pointe; Thence Easterly, along the North Right of Way line of Tripp-Zack Pointe, to the West line of Lot 26 in Whitehurst Cliffs Section 1; Thence North, along the West line of said Lot 26, to the North line of said Lot 26; Thence Southeast, along the North line of said Lot 26, to the Northeast corner of Lot 27 in said Whitehurst Cliffs Section 1 Thence Southerly, along the Easterly line of said Lot 27, to the Southerly line of said Lot 27; Thence Westerly, along the Southerly line of Lots 28 and 29 in Lake Whitehurst Cliffs Section 1, to the Southwest corner of said Lot 29; Thence Southerly, along the Easterly lines of Lots 30-37 in Lake Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 37; Thence Northwesterly, along the Southerly line of said Lot 37, to the Easterly Right of Way line of Susan Hope Drive; Thence Northeasterly, along the Easterly Right of Way line of Susan Hope Drive, to the South line of said Lot 61 in Lake Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Southerly line of Lot 61 to the Northwest corner of Lot 60 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Westerly line of Lots 60-57 extended Southerly and Lots 56-51, to the Northeast corner of Lot 84 in said Lake Whitehurst Cliffs Section 1; Thence West, along the North line of said Lot 84 extended West, and the North line of Lot 3 in said Lake Whitehurst Cliffs Section 1, to the Northwest corner of said Lot 3; Thence South, along the West lines of Lots 3 and 2 in said Lake Whitehurst Cliffs Section 1, extended South to the South Right of Way line of Kennedy Drive; Thence East, along the South Right of Way line of Kennedy Drive to the East Right of Way line of Susan Hope Drive; Thence North, along the East Right of Way line of Susan Hope Drive, to the Northerly line of Lot 42 in said Lake Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 42 to the Easterly line of said Lot 42; Thence Southeasterly, along the Easterly lines of Lots 42 and 43, to the Southeast corner of said Lot 43 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of said Lot 43 extended Southwesterly, to the East line of Lot 44 in Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of Lots 44-47 extended and Lot 1 all in Lake Whitehurst Cliffs Section 1, to the East line of Lot 10 in Lake Kennedy; Thence South, along the East line of said Lot 10, Lots 63, 62, 23, and 22 in North Lake Village Subdivision Section 1, to the North line of Lot 106 in Suncrest Addition #4; Thence East, along the North line of Lots 106-110 in Suncrest Addition #4 and Outlot D and 151-154 in Suncrest Addition #5, and Lots 155 and 156 extended East, in Suncrest Addition #6, to the West line of PIN 04-04-26-419-002; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the West line of said PIN 04-04-26-419-001; Thence South, along the West line of PIN 04-04-26-419-001 to the South line of said PIN; Thence East, along the South line of said PIN 04-04-26-419-001, to the West Right of Way line of Lamar Drive; Thence South, along the West Right of Way line of Lamar Drive to the East line of Lot 110 in Northside Manor #6, extended Northwesterly; Thence Southeasterly, along the said extend East line of Lot 110 to the North line of Lot 25 in Lick Creek Lane Subdivision; Thence West, along the North line of said Lot 25 to the West line of said Lot 25; Thence South, along the West line of said Lot 25, extended South to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road to the West Right of Way line of Fenley Avenue; Thence South, along the West Right of Way line of Fenley Avenue to the Northeast corner of Lot 69 in Northside Manor #5; Thence South, along the East line of said Lot 69, to the North line of PIN 04-04-36-100-016; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN to the South line of said PIN to the North line of Lot 23 in Rees Addition extended West, to the West Right of Way line of Augusta Street; Thence South, along the West Right of Way line of Augusta Avenue, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 6, Block 3 in Miller's Addition; Thence South, along the West line of said Lot 6, to the North Right of Way line of Hamilton Street; Thence West, along the North Right of Way line of Hamilton Street, to the West line of PIN 04-04-35-411-006 extended North; Thence South, along the said extended West line of PIN 04-04-35-411-006, to the South line of Lot 4, Block 4 in Miller's Addition; Thence West, along the South line of said Lot 4, to the West line of Lot 9, Block 4 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 9, to the North Right of Way line of Charlotte Street; Thence West, along the North Right of Way line of Charlotte Street, to

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the East line of PIN 04-04-35-422-001 extended North; Thence South, along said extended East line of PIN 04-04-35-422-001 and PIN 04-04-35-422-002, to the Southeast corner of said PIN 04-04-35-422-002; Thence West, along the South line of said PIN 04-04-35-422-002 extended West, to the West Right of Way line of North 16th Street; Thence South, along the West Right of Way line of North 16th Street to the North Right of Way line of State Street; Thence West, along the North Right of Way line of State Street, to the West line of Lot 6, Block 14 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 6, extended South, and the West line of Lot 9, Block 14, to the North Right of Way line of Catherine Street; Thence West, along the North line of Catherine Street, to the Southwest corner of Lot 10, Block 14 in Miller's Addition; Thence South, across Catherine Street, to the Northeast corner of Lot 4, Block 17 in Miller's Addition; Thence West, along the North line of said Lot 4, to the West line of said Lot 4; Thence South, along the West line of said Lot 4, to the South line of Lot 3 in said Block 17 in Miller's Addition; Thence West, along the South line of said Lot 3, to the East line of PIN 04-04-35-433-009 extended North; Thence South, along the said extended East line of PIN 04-04-35-433-009, to the North Right of Way line of Caroline Street; Thence West, along the North line of Caroline Street, to the East line of Lot 2, Block 20 in Miller's Addition extended North; Thence South, along the said extended East line of Lot 2, to the South line of said Lot 2; Thence West, along the South line of said Lot 2, to the East line of Lot 14, Block 20 in said Northeast Addition, extended North; Thence South, along the said extended East line of Lot 14, to the North Right of Way line of Market Street; Thence East, along the North Right of Way line of Market Street, to the Westerly line of PIN 04-04-35-456-004, extended Northeasterly; Thence Southwesterly, along the Westerly line of PIN 04-04-35-446-004, to the North line of PIN 04-04-35-455-005; Thence Southwesterly, along the Northerly line of PIN 04-04-35-455-005 and PIN 04-04-35-455-004, to the East Right of Way line of North 14th Street; Thence North, along the East Right of Way line of North 14th Street, to the South Right of Way line of Ann Eliza Street; Thence West, along the South Right of Way line of Ann Eliza Street, to the East line of PIN 04-04-35-451-008; Thence South, along the East line of said PIN, to the South line of said PIN; Thence West, along the South line of PIN 04-04-35-451-008 and PIN 04-04-35-451-005, to the East line of PIN 04-04-35-451-006; Thence North, along the said East line, to the North line of said PIN; Thence West, along the North line of said PIN 04-04-35-451-006, extended West, to the West Right of Way line of North 13th Street; Thence South, along the West Right of Way line of North 13th Street to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 12th Street; Thence North, along the East Right of Way line of North 12th Street, to the North Right of Way line of Ann Eliza Street; Thence West, along the North Right of Way line of Ann Eliza Street, to the West Right of Way line of North 11th Street; Thence South, along the West Right of Way line of North 11th Street, to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 9th Street; Thence North, along the East Right of Way line on North 9th Street, to the North Right of Way line of Market Street; Thence West, along the North Right of Way line of Market Street and the North line of PIN 04-04-35-603-002, to the East Right of Way line of North 8th Street - IL Route 29; Thence North, along the East Right of Way line of North 8th Street - IL Route 29, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 4, Block 7 in Cummings Addition, extend South; Thence North, along the said extended West line of Lot 4 extended North, also the West line of Lot 11, Block 6, extended North, also the West line of Lot 4, Block 6, extended North, also the West line of Lot 11, Block 3, extended North, also the West line of Lot 4, Block 3, extended North, also the West line of Lot 4, Block 2, extended North, also the West line of Lot 3 all in Cummings Addition; Also the West line of Lot 40 all in Cummings Addition Extension 1, to the Northwest corner of Lot 40; Thence East, along the North line of Lot 40, to the West line of PIN 04-04-35-125-004 extended South; Thence North, along the said extended West line of said PIN, to the South Right of Way line of Amanda Street; Thence East, along the South Right of Way line of Amanda Street, to the West line of Cummings Addition Extension 2; Thence North, along the West line of Cummings Addition Extension 2 extended North, to the North line of PIN 04-04-35-115-0022; Thence West, along the North line of PIN 04-04-35-115-022, to the East line of Lot 4 in Lawndale Subdivision; Thence North, along said East line of said Lot 4, to the South Right of Way line of Lawndale Avenue; Thence East, along the South line of Lawndale Avenue, to the East line of Terrance Boulevard; Thence North, along the East Right of Way line of Terrance Boulevard, to the North Right of Way line of Sheridan Road; Thence West, along the North Right of Way line of Sheridan Road, to the West line of Lot 1, Block 3 in Soldwedels First Addition, extended North; Thence South, along the said extended West line to the North line of PIN 04-04-35-109-023; Thence West, along said North line, to the West line of said PIN; Thence South, along the said West line, to the South line of said PIN; Thence East, along the said South line, to the Northeast corner of Lot 3, Block 1 in Soldwedels Second Addition; Thence South, along the East line of Lots 3 and 4, Block 1 in said Soldwedels Second Addition, to the North line of PIN 04-04-35-109-015; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the North line of PIN 04-04-35-109-22; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-022, to the Northwest corner of Lot 7, Block 3 in Soldwedels First Addition; Thence South, along the West line of said Lot 7, to the North line of PIN 04-04-35-109-024; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-024, to the West line of Lot 1, Block 4 in Soldwedels First Addition extended North; Thence South, along the said

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extended West line of said Lot 1 and the West line of Lots 2-10, Block 4 in Soldwedels First Addition, to the North Right of Way line of Amanda Street; Thence South, across Amanda Street, to the Northwest corner of Lot 2, Block 1 in Bailey's Addition; Thence South, along the West line of said Lot 2 extended South, and the West line of Lot 7, Block 1 in Bailey's Addition, to the North Right of Way line of Illinois Street; Thence West, along the North Right of Way line of Illinois Street, to the West line of Lot 3, Block 8 in Bailey's Addition, extended North; Thence South, along the said extended West line of Lot 3, extended South and the West line of Lot 6, Block 8 in Bailey's Addition, extended South, and the West line of Lot 3, Block 9 extended South, and the West line of Lot 6, Block 9 extended South, and the West line of Lot 3, Block 16 extended South, and the West line of Lot 6, Block 16, extended South all in Bailey's Addition, to the South Right of Way line of Mary Street; Thence West, along the South Right of Way line of Mary Street, to the East Right of Way line of North 5th Street; Thence South, along the East Right of Way line of North 5th Street, to the North Right of Way line of Willow Street; Thence West, along the North Right of Way line of Willow Street, to the East Right of Way line of North 4th Street; Thence South, along the East Right of Way line of North 4th Street, to the South Right of Way line of Hamilton Street; Thence Southeasterly, along the South Right of Way line of Hamilton Street, to the Westerly line of Lot 2, Block 80 in the original Town of Pekin; Thence Southwesterly, along the said Westerly line of Lot 2 extended Southwesterly, and along the Westerly line of Lot 7, Block 80 in the original Town of Pekin, to the Northerly Right of Way line of Charlotte Street; Thence East, along the Northerly Right of Way line of Charlotte Street, to the Westerly line of Lot 7, Block 79 in the original Town of Pekin, extended Northeasterly; Thence Southwesterly, along the said extended Westerly line of Lot 7, extended Southwesterly and the Westerly line of Lot 10, Block 79 extended Southwesterly, and the Westerly line of Lot 7, Block 78 extended Southwesterly, and the Westerly line of Lot 10, Block 78 extended Southwesterly, and the Westerly line of Lot 7, Block 77 extended Southwesterly, and the Westerly line of Lot 10, Block 77 all in the original Town of Pekin, to the North Right of Way line of Catherine Street; Thence Northwesterly, along the said North Right of Way line of Catherine Street, to the Westerly line of PIN 04-04-35-318-003, extended Northeasterly; Thence South, along the said extended Westerly line of said PIN, to the South line of said PIN 04-04-35-318-003; Thence East, along the South line of said PIN, to the Southwest corner of Lot 7, Block 78 in the original Town of Pekin; Thence Southwesterly, along the Westerly line of Lot 10, Block 76 in the original Town of Pekin extended Northeasterly, to the North Right of Way line of Caroline Street; Thence Northwesterly, along the Northerly Right of Way line of Caroline Street, to the Easterly Right of Way line of the Railroad; Thence Northerly, along the Easterly line of the Railroad, to the South line of the alley in Block 11 in the original Town of Pekin; Thence East, along said South line of the alley, to the Westerly line of Lot 8, Block 11 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 8 extended Northeast, to the North Right of Way line of Catherine Street; Thence Westerly, along the North Right of Way line of Catherine Street, to the Westerly line of Lot 15, Block 12; Thence Northeasterly, along the said Westerly line of Lot 15 extended Northeasterly, and the Westerly line of Lot 6, Block 12 extended Northeasterly, and the Westerly line of Lot 15, Block 13, to the Northwest corner of said Lot 15, said point being on the South line of the Alley in said Block 13 of the Original Town of Pekin; Thence West, along the South line of the said Alley, to the West line of said Block 13; Thence Northeasterly, along the said West line of Block 13, to the North line of the Alley in said Block 13; Thence Southeasterly along the North line of said Alley to the, to the Westerly line of Lot 6, Block 13 in the Original Town of Pekin; Thence Northeasterly, along the Westerly line of Lot 6 Block 13 extended Northeasterly, to the Northerly Right of Way line of Henrietta Street; Thence Westerly, along the Northerly Right of Way line of Henrietta Street, to the Westerly line of PIN 04-04-34-230-005; Thence Northeasterly, along the Westerly line of said PIN 04-04-34-230-005 extended Northeasterly, and the Westerly line of PIN 04-04-34-230-002, and the Westerly line of PIN 04-04-34-230-001, to the Southerly Right of Way line of Charlotte Street; Thence Southeasterly, along the Southerly Right of Way line of Charlotte Street, to the Westerly line of Lot 15, Block 15 extended Northeasterly, and the Westerly line of Lot 6, Block 15, to the Northwest corner of said Lot 6, Block 15, all in original Town of Pekin; Thence Northerly, across Hamilton Street, to the Southwest corner of PIN 04-04-34-224-006; Thence Northeasterly, along the Westerly line of said PIN to the South line of the alley in Block 16 in the original Town of Pekin; Thence Northeasterly, across the said alley, to the Southwest corner of Lot 6, Block 16 in the original Town of Pekin; Thence Northeasterly, along the Westerly line of said Lot 6 extended Northeasterly and the Westerly line of Lot 15, Block 17, to the Northwest corner of said Lot 15; Thence Easterly, along the Northerly line of said Lot 15, to the Westerly line of Lot 7, Block 17 extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 7 extended Northeasterly, and the Westerly line of Lot 14, Block 18 extended Northeasterly and the Westerly line of Lot 7, Block 18 all in the original Town of Pekin, to the Southerly Right of Way line of Amanda Street; Thence Southeasterly, along the Southerly Right of Way line of Amanda Street, to the Westerly line of Lot 13, Block 19 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said Westerly line of Lot 13 extended Northeasterly and the Westerly line of Lot 8, Block 19, to the Southerly Right of Way line of Lucinda Street; Thence Southeasterly, along the Southerly Right of Way line of Lucinda Street, to the Westerly line of Lot 12, Block 20 extended Northeasterly, to the Southerly line of Lot 8, Block 20; Thence Northwesterly, along the Southerly line of said Lot 8, to the Westerly line of said Lot 8; Thence Northeasterly, along the Westerly line of said Lot 8 extended Northeasterly and along the Westerly line of said Lot 13, Block 21 extended Northeasterly and along the Westerly line of Lot 8, Block 21 extended Northeasterly and along the Westerly line of Lot 13, Block 22 extended Northeasterly and along the Westerly line of Lot 8, Block 22, to the Southerly Right of Way line of Ruth Street; Thence Southeasterly, along

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the Southerly Right of Way line of Ruth Street, to the Westerly line of Lot 6, Block 23 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 6 extended Northeasterly, and the Westerly line of Lot 8, Block 23 all in the original Town of Pekin, to the Northern most corner of said Lot 8; Thence Northwesterly, across Sheridan Road, to the Southwest corner of Lot 19 in Delshire Acres; Thence Northeasterly, along the West line of Lots 19-25 in Delshire Acres, and the West line of PIN 04-04-26-302-009 and the West line of PIN 04-04-26-302-008 and the West line of PIN 04-04-301-001 and the West line of PIN 04-04-26-101-004, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the West Right of Way line of North 8th Street - IL Route 29; Thence North, along the West Right of Way line of said North 8th Street - IL Route 29, to the Point of Beginning.

Also except: Beginning at the intersection of the Easterly Right of Way line of 2nd Street and the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street; Thence Southeasterly, along the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street, to the Westerly Right of Way line of North Capitol Street; Thence Southwesterly, along the Westerly Right of Way line of North Capitol Street to the Northerly Right of Way line of Margaret Street; Thence Southeasterly, along the Northerly Right of Way line of Margaret Street to the Westerly Right of Way line of North 4th Street; Thence Northeasterly, along the Westerly line of North 4th Street, to the Northerly line of Lot 1, Block 74 in the original Town of Pekin extended Westerly; Thence Southeasterly, along the said extended North line of Lots 1-8, Block 75 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 5th Street; Thence Southwesterly, along the Easterly Right of Way line of North 5th Street to the South line of Lot 1, Block 90 in the original Town of Pekin; Thence Southeasterly, along the Southerly lines of Lots 1-8, Block 90 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 6th Street; Thence Southwesterly, along the Easterly Right of Way line of North 6th Street, to the Northerly Right of Way line of Court Street; Thence Southeasterly, along the Northerly Right of Way line of Court Street, to the West Right of Way line of 8th Street; Thence North, along the West Right of Way line of 8th Street, to the North Right of Way line of East Broadway Road; Thence East, along the North Right of Way line of East Broadway Road, to the East Right of Way line of 9th Street; Thence South, along the East Right of Way line of 9th Street, to the South line of Lot 22 in Acme Subdivision; Thence Southeast, along the South lines of Lots 22-20 in Acme Subdivision to a Point of Tangent in the South line of said Lot 20; Thence East, along the South line of Lots 20-17, to the West Right of Way line of 10th Street; Thence North, along the West Right of Way line of 10th Street, to the North Right of Way line of Broadway; Thence East, along the North Right of Way line of Broadway, to the East Right of Way line of 11th Street; Thence South, along the East Right of Way line of 11th Street, to the Northwest corner of Lot 12, Block 1 in East Addition; Thence East, along the North line of Lots 12-7, Block 1 in East Addition extended East, and along the North lines of Lots 14-8, Block 2 in East Addition, extended East, and the North line of Lots 12-7, Block 3 in East Addition, to the West Right of Way line of South 14th Street; Thence South, along the said West Right of Way line of South 14th Street, to the South line of PIN 04-10-02-214-007; Thence East, along the South line of said PIN extended East, to the East Right of Way line of Poplar Street; Thence North, along the East Right of Way line of Poplar Street to the South Right of Way line of Highland Avenue; Thence East, along the South Right of Way line of Highland Avenue, to the East Right of Way line of Sycamore Street; Thence North, along the East Right of Way line of Sycamore Street, to the South Right of Way line of Lucille Street; Thence Southeasterly, along the South line of Lucille Street, to the West line of PIN 04-10-01-101-001; Thence North, along the West line of said PIN, to the North line of said PIN; Thence Southeasterly, along the North line of PIN 04-10-01-101-001 and PIN 04-10-01-101-002 and the North Right of Way line of Stadium Drive and Southeasterly along the South line of PIN 04-10-01-201-007 and Southerly along the Westerly line of PIN 11-11-06-303-006, to the South line of PIN 11-11-06-301-004; Thence Southwesterly, along the South line of said PIN, to the Northwest corner of PIN 11-11-06-301-005; Thence South, along the West line of said PIN, to the North Right of Way line of Allentown Road; Thence West, along the North Right of Way line of Allentown Road, to the East line of PIN 04-10-01-407-018; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West along the North line of PIN 04-10-01-407-018 and PIN 04-10-01-407-013, to the Southeast corner of PIN 04-10-01-407-054; Thence North, along the East line of said PIN, to the South line of PIN 04-10-01-407-003; Thence West, along the South line of PIN 04-10-01-407-003 and PIN 04-10-01-407-002, to the West line of PIN 04-10-01-407-002; Thence North, along the West line of said PIN extended North, to the North Right of Way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane, to the West Right of Way line of Reservoir Street; Thence South, along the West Right of Way line of Reservoir Street, to the South line of Lot 1 in Griffon Quarello Addition; Thence Northwest, along the South line of said Lot 1, to the East line of said Lot 1; Thence North, along the East line of Lots 1-7 in said Griffon Quarello Addition, extended North, to the North Right of way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane and North line of PIN 04-10-01-400-032, to the East line of Lot 21 in Griffin Quarello's 2nd Addition; Thence North, along the East line of Lots 21-12 in said Griffin Quarello's 2nd Addition, to the South line of PIN 04-10-01-201-002; Thence West, along the South Right of Way line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-10-01-201-002, to the North line of PIN 04-10-01-201-005; Thence West, along the North line of said PIN, to the East Right of Way line of South Parkway Drive; Thence South, along the East Right of Way line of South Parkway Drive, to the North line of PIN 04-10-01-101-013 extended East; Thence West, along the said extended North line of said PIN, to the West line of said PIN; Thence South, along the West line of PIN 04-10-01-101-013,

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to the North line of PIN 04-10-01-101-012; Thence West, along the North line of said PIN extended South, to the South line of PIN 04-10-01-101-020; Thence West, along the South line of PIN 04-10-01-101-020 and the North Right of Way line of Court Street, to the East Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the North Right of Way line of Oak Ridge Avenue; Thence West, along the North Right of Way line of Oak Ridge Avenue, to the West line of PIN 04-10-02-212-002, extended North; Thence Southwesterly, along the said West line of said PIN, to the Southwest corner of said PIN 04-10-02-212-002; Thence Southeast, across an alley, to the Northeast corner of PIN 04-10-02-210-008; Thence Southwest, along the East line of said PIN 04-10-02-210-008, to the North Right of Way line of Spring Avenue; Thence West, along the North Right of Way line of Spring Avenue, to the East Right of Way line of South 13th Street; Thence North, along the East Right of Way line of South 13th Street, to the South line of Lot 9, Block 22 in East Addition extended East; Thence West, along the said extended South line of Lots 9-1, Block 22 in East Addition extended West, to the West Right of Way line of 12th Street; Thence South, along the West Right of Way line of 12th Street, to the North Right of Way line of Court Street; Thence Northwesterly, along the North Right of Way line of Court Street, to the East line of PIN 04-10-02-115-008; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West, along the North line of PIN 04-10-02-115-008, to the East Right of Way line of 10th Street; Thence South, along the East Right of Way line of 10th Street, to the South Right of Way line of Court Street; Thence Northwesterly, along the South Right of Way line of Court Street, to the East Right of Way line of South 9th Street; Thence South, along the East Right of Way line of South 9th Street, to the North line of Lot 92 in Colts Addition, extended Southeast; Thence Northwesterly, along the said extended North line of Lot 92 extended Northwesterly and Northeasterly lines of Lot 85 and 85, extended Northwesterly in Colts Addition and Northwesterly along the Northerly line of Lots 41, 40 and 29 in Colts Addition, to the East Right of Way line of 7th Street; Thence North, along the East Right of Way line of 7th Street, to the South Right of Way line of East Broadway Road; Thence West, along the South Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 5th Street; Thence Northerly, along the Easterly Right of Way line of South 5th Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Westerly Right of Way line of South 4th Street; Thence Northerly, along the Westerly Right of Way line of South 4th Street, to the South line of an alley in Block 66 of the original Town of Pekin; Thence Northwesterly, along the Southerly line of said alley, to the Easterly Right of Way line of South Capitol Street; Thence South, along the Easterly Right of Way line of South Capitol Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 2nd Street; Thence Northeasterly, along the said Easterly Right of Way line of South 2nd Street, to the Southerly line of the alley in Block 40 of the original Town of Pekin; Thence Southeasterly, along the said Southerly line of the alley, extended Southeasterly to the Easterly Right of Way line of 3rd Street; Thence Northeasterly, along the Easterly Right of Way line of 3rd Street, to the North line of an alley in Block 37 of the original Town of Pekin, extended Southeasterly; Thence Northwesterly, along the Northerly line of said alley, to the Easterly line of PIN 04-04-34-432-016, extended Northeasterly; Thence South, along the said extended Easterly line, to the North Right of Way line of Court Street; Thence Northeasterly, along the Northerly Right of Way line of Court Street, to the Westerly line of PIN 04-04-34-432-011; Thence Northeasterly, along the said Westerly line of said PIN extended Northeasterly, to the Northerly line of an alley in Block 37 of the original Town of Pekin; Thence Northwesterly, along the Northerly line of said alley, to the Easterly Right of Way line of North 2nd Street; Thence Northeasterly, along the Easterly Right of Way line of North 2nd Street, to the Point of Beginning.

Also except: Beginning at Intersection of the East Right of Way line of Summer Street and the South Right of Way line of Washington Street; Thence East, along the South Right of Way line of Washington Street, to the West Right of Way line of South 8th Street; Thence South, along the said West Right of Way line of South 8th Street, to the South Right of Way line of McLean Street; Thence East, along the said South Right of Way line of McLean Street, to the East Right of Way line of South 9th Street; Thence North, along the East Right of Way line of South 9th Street, to the North line of Lot 25 in Edds Addition; Thence East, along the said North line of Lot 25 and Lot 26 in said Edds Addition, extended East and the North line of Lot 27 in Edds Additions, to the West line of PIN 04-10-02-127-016; Thence South, along the West line of PIN 04-10-02-127-016 and PIN 04-10-02-127-017 and the West line of Lots 10-7 in Heckers Subdivision, to the North Right of Way line of Winter Street; Thence East, along the North Right of Way line of Winter Street, to the West line of PIN 04-10-02-223-010; Thence South, along the West line of PIN 04-10-02-223-010, to the South line of said PIN; Thence East, along the South line of PIN 04-10-02-223-010, extended East, to the East Right of Way line of 11th Street; Thence South, along the East Right of Way line of 11th Street, to the South line of PIN 04-10-02-224-015; Thence East, along the South line of said PIN extended East, to the West line of Lot 22 in W.A. Potts Addition; Thence North, along the West line of said Lot 22, to the North line of said Lot 22; Thence East, along the North line of said Lot 22 extended East, and the North line of Lot 7 in W.A. Potts Addition, to the East line of said Lot 7; Thence South, along the East line of Lots 7-14 in said W.A. Potts Addition, to the North Right of Way line of Park Avenue; Thence West, along the North Right of Way line of Park Avenue, to the West line of PIN 04-10-02-229-007, extended North; Thence South, along the said extended West line of PIN 04-10-02-229-007, to the North line of Lot 7 in Rose Court Subdivision; Thence East, along the North line of said Lot 7, to the East line of Lot 8 in said Rose Court Subdivision; Thence South, along the East line of Lot 8, 9, 16, 17 and 18 all in Rose

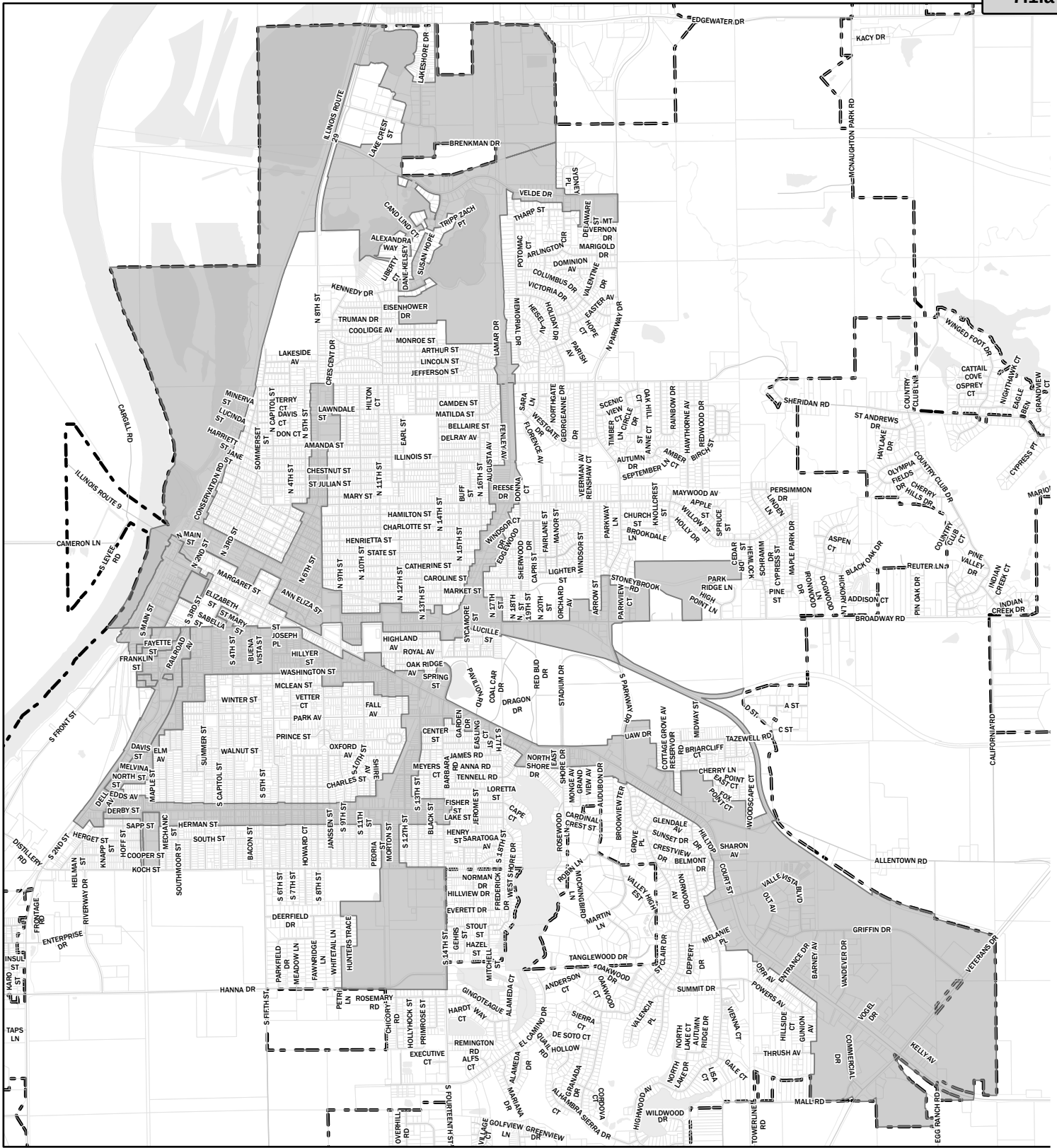
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Court Subdivision, to the Northeast corner of Lot 7 in Conklin's Subdivision, said Point being on the West line of PIN 04-10-02-403-005; Thence Southwesterly, along the West line of said PIN and the East line of Lot 18 in Conklin's Subdivision, to the Southeast corner of said Lot 18; Thence West, along the South line of said Lot 18 and 11th Street Right of Way, and the South line of Lot 17 in Conklin's Subdivision, to a Point on the East line of Lot 54 in Svendsen's 2nd Addition; Thence South, along the East line of Lots 54-52 in said Svendsen's Addition, to the South line of said Lot 52; Thence West, along the South line of said Lot 52 extended West, to the West Right of Way line of Shire Avenue; Thence South, along the West Right of Way line of Shire Avenue, to the North Right of Way line of Stratford Avenue; Thence West, along the North Right of Way line of Stratford Avenue, to the West Right of Way line of South 10th Street; Thence South, along the West Right of Way line of South 10th Street, to the South line of Lot 8 in Svendsen's 1st Addition; Thence West, along the South line of said Lot 8 and the South line of Lot 7 in Tudor Village 3rd Addition, to the East Right of Way line of 9th Street; Thence West, across 9th Street to the North line of PIN 04-10-02-317-017; Thence West, along the North line of said PIN, to the East line of Lot 7, Block 2 in Tudor Village 2nd Addition; Thence South, along the East line of said Lot 7, to the South line of said Lot 7; Thence West, along the South line of said Lot 7 extended West, and the Lot 7, Block 3 in said Tudor Village 2nd Addition and Lot 7, Block 30 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 7, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 28 in Pekin Gardens Addition extended West, and the South line of Lot 7, Block 28 in Pekin Gardens Addition extended West, and the South line of Lot 14, Block 27 in Pekin Gardens Addition extended West, to the East line of Lot 9, Block 27 in Pekin Gardens Addition; Thence North, along the East line of said Lot 9, to the North line of said Lot 9; Thence West, along the North line of said Lot 9, extended to the East line of Sublot 7 in Heilman's 1st Addition; Thence South, along the East line of said Sublot 7, to the South line of said Sublot 7; Thence West, along the South line of said Sublot 7 extended West and the South line of Sublot 3 in said Heilman's 1st Addition extended West, and the South line of Lot 9 in Dunkelberg Bohlander & Down Subdivision extended West, and the South line of PIN 04-10-03-414-013 extended West, and the South line of Lot 10, Block 2 in Greenview Subdivision extended West, and the South line of Lot 15, Block 2 in Greenview Subdivision extended West, and the South line of Lot 10, Block 1 in Greenview Subdivision extended West, and the South line of Lot 15, Block 1 in Greenview Subdivision extended West, and the South line of Lot 10 in J.F. Schipper's Addition, to the Southwest corner of said Lot 10; Thence Northwesterly, across the alley to the South line of Lot 5 in J.N. Shade Subdivision; Thence West, along the South line of said Lot 5 extended West, to the East line of Lot 11 in Haas Addition; Thence North, along the East line of said Lot 11, to the North line of said Lot 11; Thence West, along the North line of said Lot 11, to the Northwest corner of said Lot 11; Thence Southwesterly, across an alley to the South line of PIN 04-10-03-407-012; Thence West, along the South line of PIN 04-10-03-407-012, to the East Right of Way line of 3rd Street; Thence West, across 3rd Street, to the South line of PIN 04-10-03-404-044; Thence West, along the South line of said PIN, to the Southwest corner of said PIN; Thence Northwest, across an alley to the Southeast corner of Lot 100 in Lincoln Park Addition; Thence West, along the South line of said Lot 100 extended West, and West along the South line of Lot 57 in Lincoln Park Addition extended West, and West along the South line of Lot 56 in Lincoln Park Addition, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to South line of Lot 15 in Lincoln Park Addition extended East; Thence West, along the said extended South line of Lot 15, to the East Railroad Right of Way line; Thence North, along the East Railroad Right of Way line, to the North line of Edds Street extended East; Thence West, along the said extended North Right of Way line of Edds Street, to the West line of Lot 13, Block 3 of James A. Edds Assessment Plat; Thence North, along the West line of said Lot 13 extended North, to the Southeast corner of Lot 9, Block 3 in said James A. Edds Assessment Plat; Thence West, along the South line of said Lot 9, to the Easterly Right of Way line of Dell Avenue; Thence Northerly, along the Easterly Right of Way line of Dell Avenue, to the South Right of Way line of High Street; Thence East, along the South line of High Street extended East, to the West line of Lincoln Park Addition; Thence North, along the West line of Lincoln Park Addition, to the North line of Lot 22 in said Lincoln Park Addition; Thence East, along the North line of said Lot 22 extended East, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the South Right of Way line of Elm Street; Thence East, along the South line of Elm Street, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the North line of Lot 1 in Papugas Subdivision; Thence East, along the North line of said Lot 1 extended East, to the West line of Lot 25 in Crescent Addition; Thence North, along the West line of Lots 25-23 in said Crescent Addition, to the South Right of Way line of Prince Street; Thence East, along the South Right of Way line of Prince Street, to the East Right of Way line of South 3rd Street; Thence North, along the East Right of Way line of South 3rd Street, to the South Right of Way line of Winter Street; Thence East, along the South Right of Way line of Winter Street, to the East Right of Way line of Summer Street; Thence North, along the East Right of Way line of Summer Street, to the Point of Beginning.

All PINs are as of July 1, 2020.

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EXHIBIT B
PEKIN COURT STREET TIF DISTRICT
BOUNDARY MAP



Proposed TIF City of Pekin



0 0.25 0.5 0.75 1
Miles

- Proposed TIF
- Pekin Municipal Boundary



Scan for Proposed TIF Viewer
Web Application



Current Time: 7/13/2020 3:56 PM

EXHIBIT C

**PEKIN COURT STREET TIF DISTRICT
REDEVELOPMENT PLAN & PROJECTS**



CITY OF PEKIN, ILLINOIS

**PEKIN COURT STREET
TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

“THE NEXT STEP TOWARD ECONOMIC EXPANSION AND GROWTH”

Prepared for
City of Pekin
 111 S. Capitol Street
 Pekin, Illinois 61554

Prepared by
 Jacob & Klein, Ltd. and
 The Economic Development Group, Ltd.
 1701 Clearwater Avenue
 Bloomington, IL 61704
www.tifillinois.com

JANUARY – 2021



Pekin Court Street Tax Increment Financing District Redevelopment Project Area, Plan and Projects

The City of Pekin intends to promote a variety of policies, programs, and strategies to encourage new community and economic development in the years ahead.

The most effective program available to municipalities in Illinois is Tax Increment Financing (“TIF”). Today, there are more than 1,300 TIF Districts in within the State of Illinois, nearly half of which are in areas outside of the Chicago Metro Area and adjacent collar counties. As of 2014, there were 1,002 TIF Districts operating in municipalities of less than 50,000 population and 197 of those TIF Districts were established in cities that are of similar size to Pekin.

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois have concluded that it is in the best interest of the City and that the citizens of Pekin will benefit by the adoption of the **Pekin Court Street Tax Increment Financing (TIF) District**.

Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), this document sets forth a comprehensive and detailed description of the uses, structure, and potential impacts of implementing a TIF District Redevelopment Plan, Area and Projects in Pekin, Illinois.

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Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from Tazewell County and the City of Pekin government officials, business leaders and residents who contributed their time toward the creation of this Pekin Court Street TIF District Redevelopment Project Area, Plan and Projects.

Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309/664-7777). Specific inquiries about the Pekin Court Street TIF District should be directed to Mark Rothert, City Manager, City of Pekin, 111 S. Capitol Street, Pekin, IL 61554 (Ph: 309/478-5371).

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CITY OF PEKIN, ILLINOIS

PEKIN COURT STREET TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AREA, PLAN & PROJECTS

SECTION I. INTRODUCTION

Background Information

The City of Pekin, Tazewell County, Illinois (the “City”), is a Home Rule Municipality that is located approximately 10 miles south of Peoria, Illinois, 30 miles northwest of Bloomington-Normal, Illinois and 50 miles north of Springfield, Illinois. Pekin is situated along Illinois Routes 9, 29 and 98. It is near U.S. Highway 24 and is immediately adjacent to the Illinois River. The City also has convenient access to two Interstate Highways (I-474 and I-155) and (*Fig. 1*).

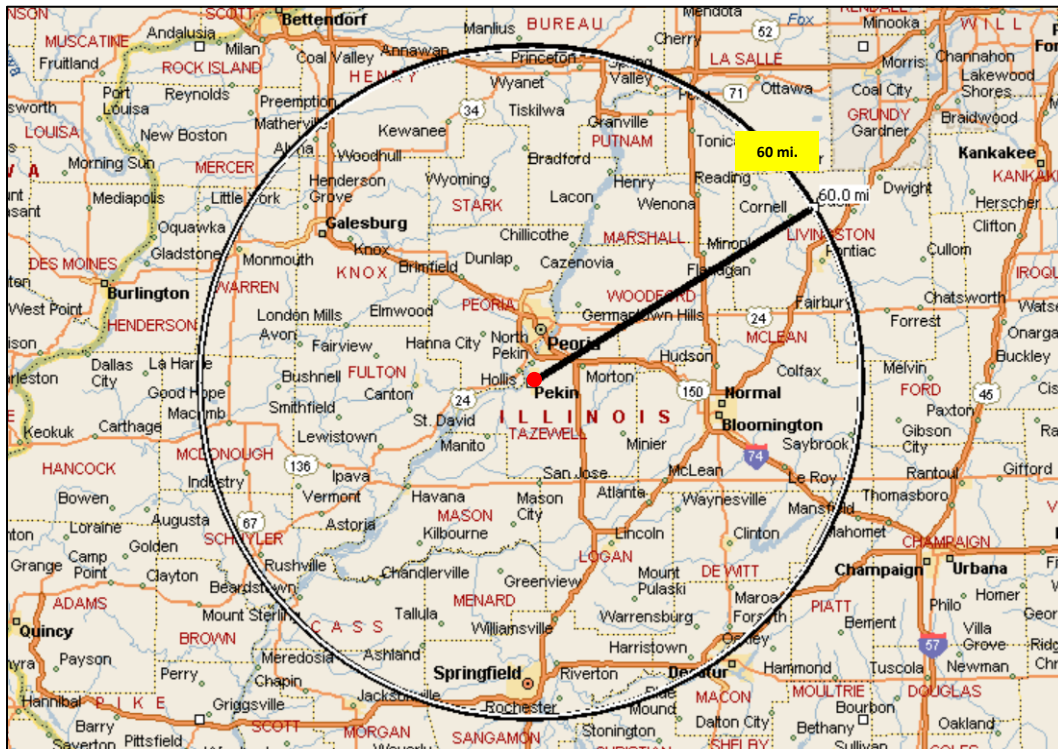


Figure 1. Location of Pekin, Illinois.

Pekin and Tax Increment Financing

Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*), as amended (the “Act”), on November 11, 1986, the City established the Pekin Central Business District (CBD) Tax Increment Financing (TIF) District, which was legislatively extended for an additional twelve (12) years, through tax year 2021 payable 2022. On October 22, 2012, the City established the Pekin South Industrial Park (SIP) TIF District. The City now proposes to establish the “Pekin Court Street TIF District” Redevelopment Project Area (the “Area”) which includes additional property in need of development and will enable the City to undertake public improvements to further stimulate commercial, industrial and residential redevelopment of the Area over the life of the TIF District.

The adoption of tax increment allocation financing will enable the City to apply TIF revenues for public infrastructure and other eligible improvements within the Pekin Court Street TIF District Redevelopment Project Area. The Area includes numerous sites for which TIF may be used to encourage the redevelopment of several underutilized and/or distressed industrial, commercial and residential properties. The Redevelopment Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighted conditions and institute conservation measures to:

- remove and alleviate adverse conditions;
- encourage private investment; and
- restore and enhance the tax base of the overlapping taxing districts by undertaking public and private redevelopment projects within the proposed Redevelopment Project Area.

Without tax increment financing, economic stagnation of the Redevelopment Project Area is anticipated to continue and further decline. Avoiding such decline is the subject of this proposed Redevelopment Plan. Without an influx of new private investment and ongoing improvements to local public infrastructure, further deterioration of local properties and related amenities are likely to occur and will further impair the value of private investments as well as the sound growth and tax base of affected taxing districts.

Therefore, the City of Pekin intends to use *tax increment financing* (“TIF”) to attract a mix of new commercial, light industrial and residential redevelopment to the community. By improving public infrastructure and encouraging new private investment throughout the Redevelopment Project Area, the City expects to create new employment opportunities, improve public services necessary for stimulating future population increases, further stimulate the local economy and improve the overall quality of life for its residents.

Recent Trends and Conditions

Unemployment

The unemployment rate is the number of people unemployed which is expressed as a percentage of the total civilian labor force. The average annual unemployment rate in Tazewell County increased from 3.7% in 2006 to 10.5% in 2009 and was reported at 4.4% in 2019 (see **Figure 2**).

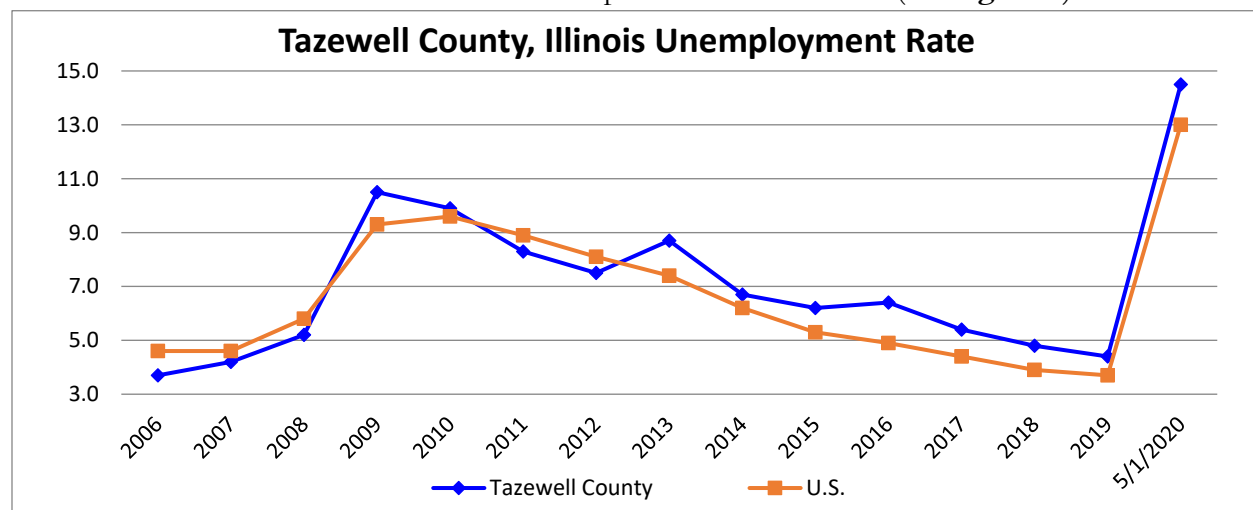


Figure 2. Tazewell County, IL Unemployment Rate, 2006-2019 & May, 2020.

Recent economic conditions due to the COVID-19 pandemic have caused unemployment levels to dramatically increase throughout all Counties in Illinois and the U.S. Tazewell County's unemployment was reported by the Illinois Department of Employment Security at **14.5% for May of 2020** and the U.S. average unemployment rate was reported at **13%** in that same month.

The City of Pekin proposes to use tax increment financing to attract and/or expand commercial and industrial employers within the redevelopment project area, such as commercial retail businesses, manufacturing, office and warehouse combinations, storage facilities, and other commercial and industrial developments pursuant to the City's land use ordinances, which will help to achieve favorable employment levels throughout the region that are equal to or exceed the national average.

New investments in residential development, as well as tourism-related businesses and amenities within the Redevelopment Project Area will help to increase real estate tax revenues for the City and other taxing bodies while helping to further reduce unemployment.

Population

In 1960, there were 28,146 persons residing in the City of Pekin. By year 1980, the City's total population had grown to 33,967. As of 2010, the City's population was 34,094 (see **Figure 3**) as reported by the U.S. Census Bureau.

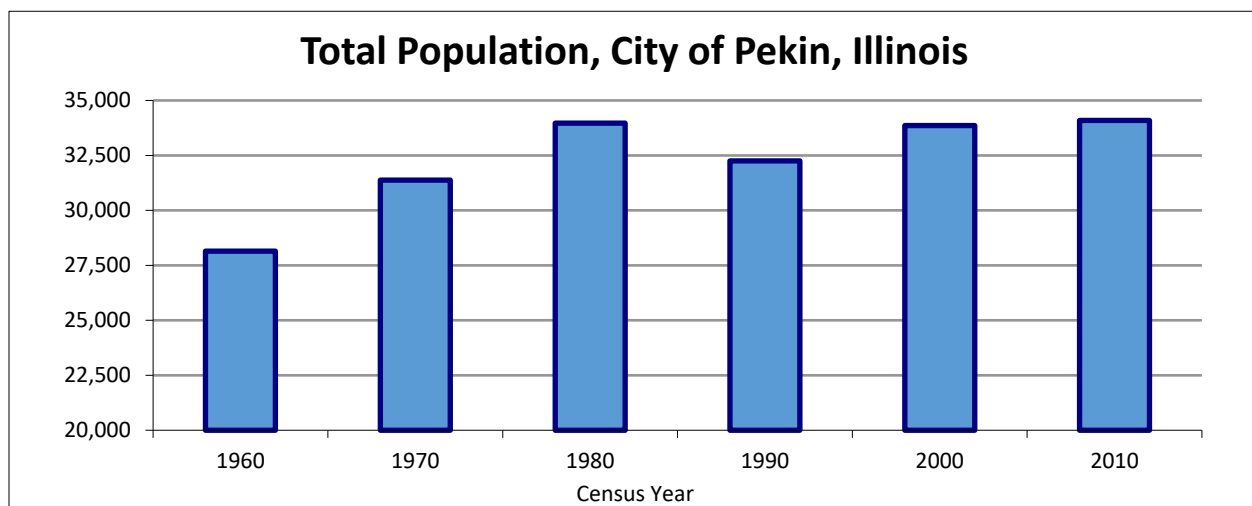


Figure 3. City of Pekin, IL Population, 1960-2010.

The current population represents an increase of 127 residents since 1980, or 0.37% of the City's population during that 30-year period. The median age of residents in Pekin as of the 2010 Census was 38.9 years, which is higher than the U.S. median age of 37.2 years. Therefore, the City proposes to use tax increment financing to encourage the rehabilitation, preservation and redevelopment of residential properties, which will help to increase population, encourage residential growth to support new retail trade thresholds, and stabilize future school enrollments.

Retail Trade

The total retail sales generated in the City of Pekin during calendar year 2019 were \$561.9 million, as reported by the Illinois Department of Revenue. The total retail sales generated in Pekin increased by \$34.27 million between 2007 and 2019. However, in terms of real, inflation-adjusted dollars, the City's total retail sales have actually decreased by (\$50.45 million) over this 13-year period, which represents a loss of 9.56% in total retail sales since 2007 (see **Figure 4**). The City of Pekin receives \$2.75 in municipal sales tax for every \$100 of retail sales. Therefore, retail sales tax represents a vital source of revenue for the City for providing high quality public services to its residents.

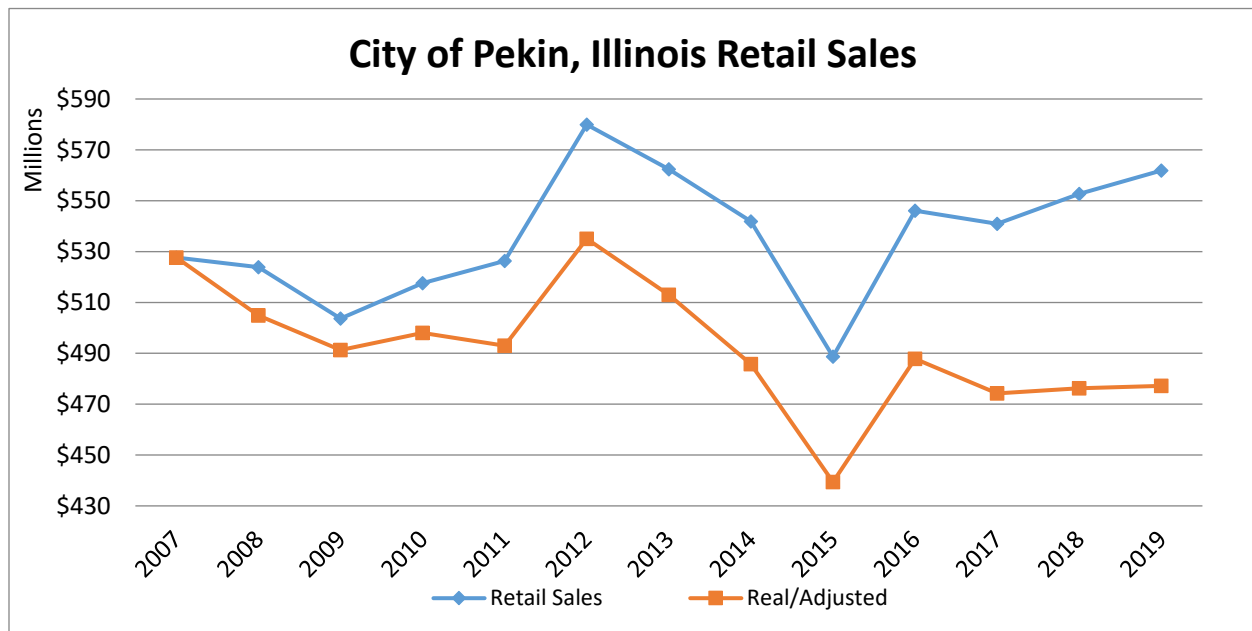


Figure 4. City of Pekin, IL Annual Retail Sales, 2007-2019.

As part of its effort to arrest these negative trends and encourage new economic vitality throughout the community, the City of Pekin proposes to use tax increment financing to establish itself as a stronger retail center and further stimulate commercial/retail development within the proposed Pekin Court Street TIF District Redevelopment Project Area. By attracting new private investment and improving infrastructure within the Redevelopment Project Area, the City intends to:

- create new employment opportunities;
- further increase local population at a manageable rate;
- increase the real estate tax assessment base within the Redevelopment Project Area;
- generate new retail sales tax revenues for the City, County and the State of Illinois;
- expand and update public infrastructure and related services; and
- improve pedestrian access between residential areas, parks and commercial areas, thereby improving the overall quality of life for its residents.



SECTION II.

REDEVELOPMENT GOALS AND OBJECTIVES

Redevelopment Goals and Objectives

As previously stated, the City intends to use the Pekin Court Street TIF District to redevelop property that is currently underutilized for commercial space, commercial/retail businesses, light manufacturing/industrial purposes, tourism-related activities, and residential development to increase population, improve employment opportunities, expand and diversify the local real estate tax base, manage growth and increase the overall quality of life for its residents. The Redevelopment Plan will allow the City to alleviate and/or remove blighting conditions such as the lack of adequate public infrastructure, increase Pekin's overall competitiveness in the region and institute public policies that are more conducive to business development.

All of the property within the proposed Redevelopment Project Area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The Redevelopment Project Area is not otherwise reasonably expected to be substantially improved or be further developed without the use of tax increment financing (see **Exhibit 5**).

The Pekin Court Street TIF District Redevelopment Plan includes, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the overall Redevelopment Project Area as a Combination of Blighted and Conservation Areas; and
2. Facilitate the construction, improvement and maintenance of public infrastructure and other capital projects which the City finds is in furtherance of the Redevelopment Plan or necessary to encourage new commercial, industrial and residential development; and
3. Construct, improve, upgrade and maintain storm water drainage and sanitary sewer lines and related infrastructure throughout the Redevelopment Project Area; and
4. Construct, improve, upgrade and maintain antiquated and/or inadequate water lines and mains, as well as water storage facilities and related distribution systems; and
5. Provide for safe and efficient vehicular and pedestrian traffic circulation, including but not limited to, constructing, improving, upgrading and maintaining streets, infrastructure relating to information technology, signage, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, bike paths and other pedestrian walkways throughout the Redevelopment Project Area. Substantial improvements to Court Street and other streets in the TIF Area will be financed, in part, by TIF Funds. Court Street is a vital commercial artery within the Pekin community and is therefore essential to the success of this Redevelopment Plan; and
6. Encourage private investment for new commercial and industrial development projects, as well as the rehabilitation/renovation of existing facilities within the Redevelopment

- Project Area through the use of financial incentives offered by tax increment financing; and
7. Encourage private investment for residential rehabilitation/renovation projects and the in-fill of vacant lots within residential subdivisions in the Redevelopment Project Area through the use of financial incentives offered by tax increment financing; and
 8. Encourage new residential development which will thereby help to adequately increase the City's population, maintain a high-quality housing stock, expand the overall tax base of the community, maintain/regenerate local school enrollments, and raise local economic thresholds to levels necessary to support new commercial and industrial development; and
 9. Enhance the tax base for the City and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors which focus on efforts to improve infrastructure, property reuse, and the upgrade of existing buildings; and
 10. Foster entrepreneurship and attract new commercial and industrial development which complies with City zoning and land use ordinances, increases assessed valuations and enhances the real estate tax base for the City, thereby also creating additional employment opportunities within the Pekin community; and
 11. Attract new retail/commercial businesses while also vigorously reinvesting in existing properties within the Redevelopment Project Area to encourage business retention and increase retail business activity that will generate new local retail sales tax revenue for the City, the County and the State of Illinois; and
 12. Undertake redevelopment projects which will further improve the overall quality of life, health and well-being of the Pekin community.



The goals and objectives of the Pekin Court Street TIF District include seeking to encourage occupancy of vacant buildings and market adjacent vacant areas for business expansions as well as encourage new commercial, light industrial and residential development.

Planning Process and Calendar

A variety of policies, programs, and strategies are often used to promote economic development in a community. This Redevelopment Plan provides a preliminary review of the uses and application of tax increment financing (TIF) as well as the extent to which certain properties within the City of Pekin qualify for designation as a TIF Redevelopment Project Area (the “Area”).

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the “Act”) requires a municipality to follow certain procedures in establishing a TIF District. The proposed TIF District must contain several specific statutory characteristics which qualify the property as a TIF District. These characteristics and definitions as set forth below determine whether the area is Blighted, Conservation, a combination of both Blighted and Conservation Areas, or an Industrial Park Conservation Area (see ***Appendix A***).

The process to create a TIF District is initiated by the municipality and is described in more detail in ***Appendix B***. This process includes:

- determining the qualifications of the redevelopment project area;
- creating an Interested Parties Registry;
- providing notice and holding an initial Public Meeting if the Area contains more than 75 inhabited residential units;
- drafting a Redevelopment Plan;
- establishing a date, place and time for a Public Hearing;
- sending notification of the Public Hearing to all taxing districts, registrants of the interested parties registry and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments;
- convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, township, fire protection district, county, a representative of the municipality and a public member;
- publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community;
- mailing of the notice of the Public Hearing to all taxpayers and residents in the proposed Area;
- mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed Area; and
- approving final ordinances: (1) approving the Redevelopment Plan and Projects; (2) designating the Redevelopment Project Area; and (3) adopting Tax Increment Allocation Financing.



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Pekin Court Street TIF District Redevelopment Project Area, Plan & Projects

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The City of Pekin engaged Jacob & Klein, Ltd. and The Economic Development Group, Ltd. on February 10, 2020 to assist the City with establishing the Court Street TIF District.

A review of the qualifications of the Area was completed which evaluated the proposed TIF District based upon statutory definitions and determined that there is sufficient evidence for the proposed Area to be classified as a combination of both “Blighted” (improved/vacant) and “Conservation” (improved) Areas. Upon reviewing the proposed Redevelopment Plan and accepting the findings herein, the City Council may move forward with the process for establishing the Pekin Court Street Tax Increment Financing District.

A proposed timeline for certain activities relating to the establishment of the Pekin Court Street TIF District is as follows:

- Establish Interested Parties Registry by Ordinance &
Set a Date for Public Meeting..... June 8, 2020
- Public Meeting Mailing July 17, 2020
- Submit Draft Redevelopment Plan to City..... July 31, 2020
- Public Meeting August 3, 2020
- Ordinance to Set a Date for a Public Hearing August 10, 2020
- Certified Mailings to Taxing Districts..... August 18, 2020
- Certified Mailings to Taxpayers, Resident & IPR Mailings August 26, 2020
- 750' Residential Mailing September 8, 2020
- JRB Meeting September 8, 2020
- First Publication of Notice of Public Hearing September 30, 2020
- Second Publication of Notice of Public Hearing..... October 7, 2020
- Public Hearing..... October 19, 2020
- Approve Final Ordinances to Establish TIF District January 11, 2021

SECTION III.

PROPOSED REDEVELOPMENT PROJECT AREA

Proposed Redevelopment Project Area

Pursuant to the Act, the Pekin Court Street TIF District Area includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project. Also, pursuant to the Act, the Area in the aggregate is not less than 1½ acres.

The proposed Area is configured to encourage a combination of commercial, light industrial and residential development/redevelopment projects and is illustrated on the attached Proposed Boundary Map (*Exhibit 1*) and described in the attached Proposed Legal Description (*Exhibit 2*).

The Pekin Court Street TIF District Area includes properties within the City which have been neglected and have not benefitted from coordinated planning efforts by either the public or private sectors. As evidenced by the qualifying characteristics presented in this Section, both vacant and improved properties within the Area would substantially benefit by a series of proposed public and/or private redevelopment projects. Therefore, the City finds that the Redevelopment Project Area *as-a-whole* has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the proposed Redevelopment Plan.

Qualifying Characteristics of Proposed Redevelopment Project Area

The Area to be studied for the Pekin Court Street TIF District Area *as-a-whole* includes characteristics which qualify the Area as a combination of “Blighted” and “Conservation” Areas, as defined in the Tax Increment Allocation Redevelopment Act [TIF Act] (65 ILCS 5/11-74.4 et. seq.). **The terms “Blighted” and “Conservation” when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** The Statutory definitions which have been applied and used in this section are presented in *Appendix A*.

A summary of the City’s findings is as follows:

Total Number of Parcels (improved and vacant)	2,414
Total Number of Qualifying Parcels (improved and vacant)	2,179
Total Percentage of Parcels (improved and vacant)	
which Qualify under the Act	90.3%

CONCLUSION: Within the proposed Area to be studied to the Pekin Court Street TIF District Area there are 2,414 vacant and improved parcels that were surveyed, 90.3% of which qualify under the TIF Act as a combination of Blighted and Conservation Areas.

Qualifying Characteristics of Improved Parcels

Total Number of Improved Parcels.....	1,876
Total Number of Improved Parcels which Qualify under the Act	1,644
Total Percentage of <u>Improved</u> Parcels which Qualify under the Act	87.6%

Of All Improved Parcels:

Total “Blighted” (5 qualifying characteristics)	37
Total Number of Structures and Site Improvements	2,667
Number of Structures over 35 Years of Age	2,410
Total Percentage of Structures over 35 Years of Age.....	90.4%
Total “Conservation”	1,639
Total Number Conservation, but Not Blighted	1,607

The following qualifying characteristics are present in the **structures** and **site improvements** within the improved portion of the TIF District (Note: If a parcel of property exhibits an individual characteristic more than once it is counted only once in the summary below):

Number showing signs of Dilapidation	56
Number showing signs of Obsolescence.....	25
Number showing signs of Deterioration	1,775
Number showing signs of Code Violations	1
Number showing signs of Illegal Uses.....	0
Number showing signs Excessive Vacancy.....	62
Number which Lack Sanitary Facilities.....	0
Number with Inadequate Utilities	663
Number subject to Overcrowding.....	100
Number used for Deleterious Uses	0
Number with EPA Issues	1
Number showing Lack of Planning.....	1,346
Number subject to Declining/Static EAV	1,876

CONCLUSION: The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the 1,876 improved parcels in the proposed Area, 87.6% of which qualify under the TIF Act as a Blighted or Conservation Area.

Qualifying Characteristics of Vacant Parcels

Total Number of Vacant Parcels	538
Total Number of Vacant Parcels which Qualify under the Act.....	535
Total Percentage of <u>Vacant</u> Parcels which Qualify under the Act.....	99.4%

Of All Vacant Parcels:

*The first set of characteristics which apply to vacant land require any **two** of the following for qualification as a blighted area:*

Number subject to Obsolete Platting	93
Number subject to Diversity of Ownership	0
Number subject to Tax Delinquencies	2
Number subject to Deterioration of Adjacent Properties	383
Number subject to EPA Issues.....	0
Number subject to Declining/Static EAV	538

*An additional list of characteristics applied to vacant land requires only **one** of the following for qualification as a blighted area:*

Number containing an Unused Quarry, Mine or Strip Mine Pond (see Exhibit 3).....	53
Number containing an Unused Railroad or Railroad Right-of-way	7
Number Contributing to Flooding in same watershed	164
Number with Disposal Site	1
Number which were Blighted before becoming Vacant.....	100

Pursuant to the Act, some vacant parcels have been subject to surface water that discharges from the TIF Area and contributes to flooding within the same watershed. The redevelopment projects proposed in this Plan will provide for facilities or improvements to contribute to the alleviation of all or part of this flooding. The City has developed comprehensive ordinances and design criteria requiring redevelopment projects to provide facilities and improvements to alleviate its part of the flooding. However, the creation of a TIF District is critical to providing reimbursement to the City and Developers for not only the normal infrastructure issues, but also the extraordinary storm water problems that exist within the Redevelopment Project Area.

Within this Area there are vacant tracts that have been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. Pursuant to Section 11-74.4-3(v), the City finds such parcels have been previously subdivided; subdivided according to the Plat Act; or divided into three (3) or more smaller tracts between 1950 and 1990.

CONCLUSION: Of the 538 vacant parcels surveyed within the proposed Area, 99.4% qualify under the TIF Act as a Blighted Area. All of the vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the TIF District.

Equalized Assessed Valuation (EAV) of the Proposed Area

One of the qualifying characteristics for both “Blighted” and “Conservation” parcels is the declining value of properties included in the Redevelopment Project Area.

The total equalized assessed valuation (before exemptions) of the City of Pekin in tax year 2019 payable 2020 is **\$534,844,340**. The total equalized assessed valuation (before exemptions) of the parcels included in the Court Street TIF District in tax year 2019 payable 2020 is **\$103,537,100**. Therefore, the total estimated 2019 EAV of the balance of the City (outside of the proposed Area) is **\$431,307,240**.

The TIF Act stipulates that improved or vacant properties may satisfy one of the characteristics of a “Blighted” or “Conservation” Area if:

- (1) the total equalized assessed valuation of the proposed redevelopment project area decreased for three of the last five years; or
- (2) the total equalized assessed valuation of the proposed redevelopment project area is increasing at an annual rate which is less than the balance of the municipality for three of the last five calendar years; or
- (3) the total equalized assessed valuation of the proposed redevelopment project area increased at an annual rate which was less than the annual Consumer Price Index (CPI) for All Urban Consumers for three of the last five years.

As evidenced by **Figure 5** below, the growth in equalized assessed valuation of the proposed Redevelopment Project Area satisfies characteristics (2) and (3) listed above because the EAV of the Area increased at an annual rate that was less than the annual growth of the City EAV in 4 of the last 5 years and was less than the annual rate of growth in CPI in 3 of the last 5 years.

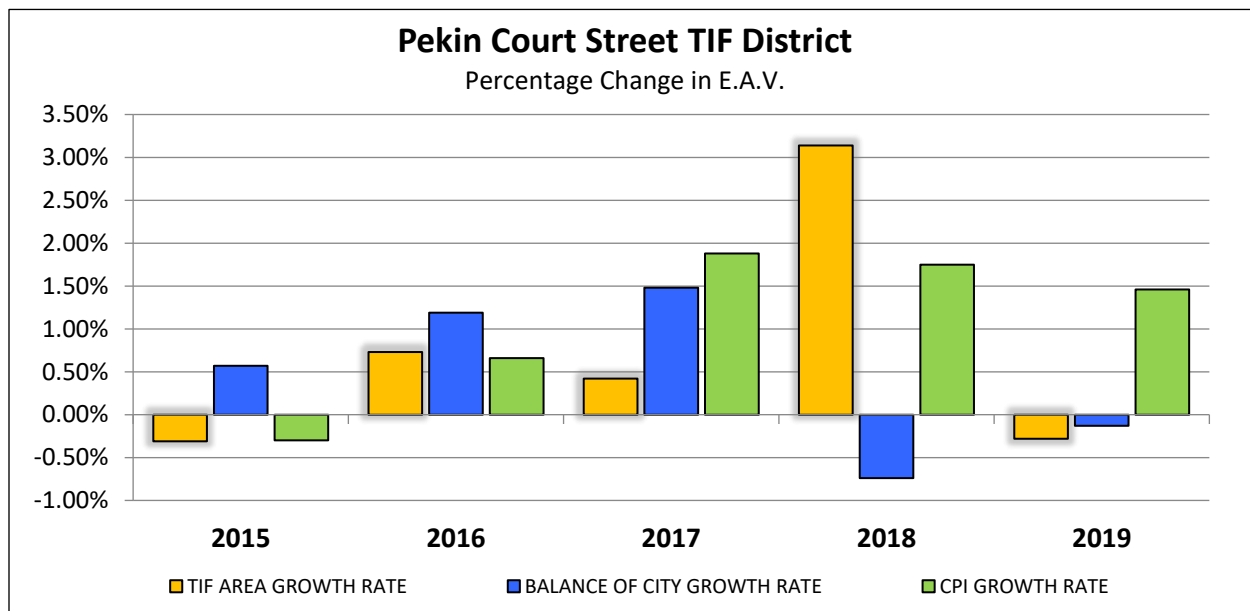


Figure 5. Pekin Court Street TIF District % Change in EAV, 2015-2019.

CONCLUSION: Pursuant to the TIF Act, the lack of growth in EAV of the Area assists in qualifying the Area as a combination of “Blighted” and “Conservation” Areas.

Summary of TIF Qualification Characteristics

The following is a summary of relevant qualification findings as it relates to the potential designation of the proposed Redevelopment Project Area (Area) by the City as a Tax Increment Financing (TIF) District. The findings herein pertain to the Proposed Redevelopment Project Area:

1. Pursuant to the Act, the proposed Area includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project and the Area is greater than 1 ½ acres in size.
2. The Redevelopment Project Area qualifies as a combination of “Blighted” and “Conservation” Areas. The qualifying characteristics as documented herein are present throughout the Redevelopment Project Area, are present to a meaningful extent and are evenly distributed throughout the Redevelopment Project Area as follows:
 - a. Within the Pekin Court Street TIF District, there are 2,414 total vacant and improved parcels that were surveyed, 90.3% of which qualify as a combination of Blighted and Conservation Areas.
 - b. The applicable characteristics were found to be reasonably distributed throughout the proposed TIF District *as-a-whole*. Of the 1,876 total improved parcels, 87.6% qualify as a Blighted or Conservation Area.
 - c. Of the 538 total vacant parcels, 99.4% qualify as a Blighted Area.
 - d. The lack of growth in equalized assessed valuation of the proposed Area assists in qualifying the TIF District as a combination of Blighted and Conservation Areas.
3. The proposed Redevelopment Project Area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement of existing buildings. The Proposed Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments.
4. All property in the proposed Redevelopment Project Area would substantially benefit by a series of proposed public and private redevelopment projects.
5. Portions of the Area may be suitable for redevelopment (public and private) for modern and more intensive mixed use if funding can be established to acquire and clear necessary properties, and to put in place appropriate incentives to overcome market impediments.
6. Indications of deterioration and blighting conditions were found to be present and distributed throughout the Redevelopment Project Area to a meaningful extent on both vacant and improved parcels, thereby qualifying the Area as a combination of “Blighted” and “Conservation” Areas, as defined in the TIF Act (65 ILCS 5/11-74.4 *et. seq.*). Therefore, based on the documents and information provided, the City hereby concludes that the Pekin Court Street TIF District Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.

SECTION IV. DESIGNATED AND ANTICIPATED PUBLIC AND PRIVATE PROJECTS FOR PROPOSED REDEVELOPMENT PROJECT AREA

Public Redevelopment Projects

The City intends to address the conditions which qualify the Redevelopment Project Area as a combination of *Blighted and Conservation Areas*. The Redevelopment Project Area has infrastructure inadequacies and will require improvements throughout the life of the TIF District as projected below.

The City expects that the implementation of the public projects provided herein will help address current needs and attract new private investment within the Redevelopment Project Area. To the extent possible, the City will encourage the private sector to incur the costs of constructing public infrastructure that is necessary for completing private redevelopment projects. Such costs may then be reimbursed to private developers from real estate tax increment generated by the private redevelopment projects.

The City intends to pay for public improvements using a portion of any Real Estate Tax Increment generated within the TIF District, as well as Municipal Sales Taxes and any other sources of funds it may lawfully pledge.

The Designated and Anticipated TIF Eligible Public Redevelopment Project Costs are as follows:

- | | | |
|---|--------------|---|
| 1. Public works construction, improvements, upgrades and maintenance or resurfacing of streets, roads, alleys, parking lots and sidewalks, including labor, equipment, parts and materials..... | \$24,000,000 |  |
| 2. Public works construction, improvements, upgrades and maintenance of sanitary sewer lines, pump and lift stations, treatment plant, lagoons, manholes and related facilities, including labor, equipment, parts and materials..... | \$6,000,000 | |
| 3. Storm sewer drainage infrastructure, including the construction, improvements, upgrades and maintenance of retention ponds and detention basins, including labor, equipment, parts and materials..... | \$6,000,000 |  |
| 4. Public property assembly costs relating to acquisition of land and buildings, demolition, site improvements and clearing and grading of land..... | \$3,000,000 | |
| 5. Rehabilitation, construction/reconstruction, repairs and maintenance of public facilities, including labor, equipment, parts and materials..... | \$2,500,000 | |
| 6. Removal and remediation of environmental contaminants and physical impediments to redevelopment..... | \$1,500,000 | |

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7. TIF District-related marketing of sites, as well as signage, lighting, advertising, and economic development website and web-related marketing\$1,000,000
8. Construction, improvements, upgrades and maintenance of public parks, trails, walkways, green space and urban forestry improvements \$1,500,000
9. Costs relating to rehabilitation and revitalization of commercial corridors including, but not limited, to redevelopment loans, grants, reimbursements and combinations thereof.....\$2,000,000
10. Costs relating to neighborhood rehabilitation and redevelopment projects including, but not limited, to redevelopment loans, grants, reimbursements and combinations thereof\$1,000,000
11. Staff and professional service including, but not limited to engineering, architectural, planning, legal, financial, accounting, marketing, training, continued education, economic development services and TIF-related public administration necessary for the implementation of the TIF Redevelopment Plan and Projects\$1,500,000
12. Public safety, fire and rescue and other emergency services training, facilities, equipment and personnel necessary to promote and protect the health, safety, morals and welfare of the public within the Redevelopment Project Area\$6,000,000
13. Costs relating to job training and retraining, including “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.....\$500,000
14. Public Infrastructure within contiguous TIF Districts\$2,500,000
15. Capital Costs/reimbursements to other taxing districts.....\$11,500,000

TOTAL DESIGNATED/ANTICIPATED PUBLIC PROJECT COSTS \$70,500,000

Substantial improvements to Court Street and other streets in the TIF Area will be financed, in part, by TIF Funds. Court Street is a vital commercial artery within the Pekin community and is therefore essential to the success of this Redevelopment Plan.



Private Redevelopment Projects

As previously stated, the City plans to address the conditions which qualify the Redevelopment Project Area as a combination of Blighted and Conservation Areas. The City expects the implementation of the TIF District Redevelopment Plan will attract new private investment within the project area. The City believes the Redevelopment Project Area will not be developed without the use of tax increment financing (see **Exhibit 5**). Therefore, the City plans to offer incentives to potential private Developers in order to encourage commitments for new private investment during the life of the TIF District.

The Designated and Anticipated TIF Eligible Private Redevelopment Project Costs are as follows:

1. **Commercial Renovation Project I**\$2,600,000
This project consists of the renovation of a large commercial development requiring a total investment of \$8 million, including \$2,600,000 of TIF eligible project costs.
2. **Commercial Renovation Project II**\$1,375,000
This project consists of the renovation of a second commercial development requiring a total investment of \$5 million, including \$1,375,000 of TIF eligible project costs.
3. **Commercial/Retail Facility I**.....\$900,000
This project consists of a general merchandise retail facility requiring a total investment of \$2.5 million, including \$900,000 of TIF eligible project costs.
4. **Commercial/Retail Facility II**.....\$1,500,000
This project consists of the construction of a new commercial retail facility requiring a total investment of \$3.9 million, including \$1.5 million of TIF eligible project costs.
5. **Commercial/Retail Strip Development I**.....\$1,200,000
This project includes the construction of a row of individual outlets offering retail products and services with a total investment of \$4.5 million, including \$1.2 million of TIF eligible project costs.
6. **Commercial/Retail Strip Development II**\$1,000,000
This project includes the construction of a row of individual outlets offering retail products and services. The estimated total investment is \$3.5 million, including \$1.0 million of TIF eligible project costs.
7. **Commercial Business Office Complex**\$175,000
This project consists of a business center containing a series of units used primarily for commercial office space. The total investment is projected to be \$700,000, including \$175,000 of TIF eligible project costs.
8. **Motel/Hotel Project**.....\$1,250,000
This project includes a 35+ room hotel including small meeting/conference facilities. This hotel is expected to employ approximately 15 persons and will require a total private investment of approximately \$5 million, including \$1.25 million of TIF eligible project costs.

9. **Commercial Restaurant Project I**\$360,000
A restaurant is projected to be constructed within the TIF District. The restaurant is expected to employ approximately two supervisory employees and 30-40 food and food service workers. The project is projected to require an investment of \$1.8 million to construct, including \$360,000 of eligible project costs.
10. **Commercial Restaurant Project II**\$240,000
A restaurant is projected to be constructed within the TIF District. The restaurant is expected to employ approximately two supervisory employees and 30-40 food and food service workers. The project is projected to require an investment of \$1.2 million to construct, including \$240,000 of eligible project costs.
11. **Commercial Restaurant Project III**.....\$900,000
A new restaurant facility is projected to be constructed within the TIF District. The restaurant is expected to employ approximately two supervisory employees and 30-40 food and food service workers. The project is estimated to require a total investment of \$2.0 million, including \$900,000 of TIF eligible project costs.
12. **Commercial Business Rehabilitation/Renovation Program**.....\$3,500,000
A Commercial Business Rehabilitation/Renovation Program offering TIF incentives to business owners for projects including facade renovations, structural rehabilitation/expansion and other repairs to existing commercial buildings and facilities within the proposed Redevelopment Project Area is anticipated. The Program is anticipated to include \$10,000,000 of investment and up to \$3,500,000 of TIF eligible project costs, and the projects are projected to be completed between 2021 and 2030.
13. **Residential Rehabilitation/Renovation Program**.....\$3,500,000
A Residential Rehabilitation/Renovation Program offering grants to homeowners for projects involving façade improvements, exterior siding, roof or other structural repairs to existing residential buildings within the proposed Redevelopment Project Area is anticipated. The total investment is estimated at \$10,000,000, including \$3.5 million of TIF eligible project costs, and the improvements are projected to be completed between 2021 and 2035.
14. **New Residential In-Fill Lot Marketing Program**\$2,000,000
A Residential In-Fill Lot Marketing Program offering TIF incentives to homebuyers for new single-family homes constructed on in-fill lots located within the TIF District. Phased over a period of ten (10) years, the new homes are projected to offer homes with average market values of \$225,000. Total private investment is projected to exceed \$9 million, including approximately \$2,000,000 of TIF eligible project costs.
15. **New Residential Development Project I**.....\$3,750,000
This project consists of approximately fifty (50) single-family homes on parcels located within the TIF District. Phased in over a period of five (5) years, the development is projected to offer homes with average market values of \$300,000. Total private investment is projected to exceed \$15 million, including approximately \$3,750,000 of TIF eligible project costs.
16. **New Residential Development Project II**.....\$2,750,000

This project consists of approximately forty (40) single-family homes on parcels located within the TIF District. Phased in over a period of five (5) years, the development is projected to offer homes with average market values of \$275,000. Total private investment is projected to exceed \$11 million, including approximately \$2,750,000 of TIF eligible project costs.

17. **New Residential Development Project III**\$1,800,000
This project consists of approximately thirty (30) single-family homes on parcels located within the TIF District. Phased in over a period of five (5) years, the development is projected to offer homes with average market values of \$250,000. Total private investment is projected to exceed \$7.5 million, including approximately \$1,800,000 of TIF eligible project costs.
18. **Residential Townhome/Multi-Family Projects**\$1,500,000
This project consists of approximately fifty (50) townhomes/apartments on parcels located within the TIF District. Phased in over a period of two (2) years, the development is projected to include a total private investment of \$5 million, including approximately \$1,500,000 of TIF eligible project costs.
19. **Residential Duplex Project I**\$800,000
This project consists of twenty (20) duplex units with average fair market values of \$165,000. Total investment is projected at \$3.3 million, including \$800,000 of eligible project costs.
20. **Residential Duplex Project II**\$500,000
This project consists of twenty (20) duplex units with average fair market values of \$180,000. Total investment is projected at \$3.6 million, including \$500,000 of eligible project costs.
21. **Assisted/Supportive Living Facility I**\$900,000
This project consists of a facility located on approximately nine acres with projected capacity for approximately 50 private pay units located within the TIF District. The facility is projected to require an investment of \$4.5 million, including \$900,000 of eligible project costs.
22. **Assisted/Supportive Living Facility II**\$1,500,000
This project consists of a facility with projected capacity for 65 private pay assisted-living units to be constructed within the TIF District. The facility is projected to require an investment of \$6.5 million, including \$1.5 million of eligible project costs.
23. **Light Industrial/Manufacturing Project I**\$900,000
A 50,000 square foot manufacturing facility requiring a total private investment of \$3 million, including \$900,000 of TIF eligible project costs.
24. **Light Industrial/Manufacturing Project II**\$2,000,000
A 100,000 square foot manufacturing facility requiring a total private investment of \$7 million, including \$1,800,000 of TIF eligible project costs.
25. **Industrial Warehouse Project**.....\$7,000,000
A 20,000 square foot industrial warehouse/manufacturing facility requiring a total private investment of \$35 million, including \$7,000,000 of TIF eligible project costs.

TOTAL DESIGNATED/ANTICIPATED PRIVATE PROJECT COSTS \$43,900,000

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SECTION V.

SOURCES OF FUNDS TO PAY TIF ELIGIBLE PROJECT COSTS

The City may enter into written Redevelopment Agreements with Developers through which the City may utilize a portion of the Real Estate Tax Increments generated from these projects to reimburse Developers for a portion or all of their TIF eligible private project costs as provided in the Act per Section 65 ILCS 5/11-74.4-3(q). The City further intends to use a portion of any Real Estate Tax Increment generated by such private projects for payment of TIF eligible public project costs, if any. The City may also use Municipal Sales Taxes or any other sources of funds it may lawfully pledge.

Anticipated and Projected Private Redevelopment Projects	Years Completed	Total Projected Investment	Projected Cumulative Real Estate Tax Increment	Anticipated TIF Eligible Project Costs
Commercial Renovation Project I	2021	\$8,000,000	\$7,084,584	\$2,600,000
Commercial Renovation Project II	2024	\$5,000,000	\$3,729,784	\$1,375,000
Commercial/Retail Facility I	2022	\$2,500,000	\$2,095,274	\$900,000
Commercial/Retail Facility II	2024	\$3,900,000	\$2,909,231	\$1,500,000
Commercial/Retail Strip Development I	2022	\$4,500,000	\$3,771,494	\$1,200,000
Commercial/Retail Strip Development II	2024	\$3,500,000	\$2,610,849	\$1,000,000
Commercial Business Office Complex	2025	\$700,000	\$490,862	\$175,000
Motel/Hotel Project	2023	\$5,000,000	\$3,957,885	\$1,250,000
Commercial Restaurant Project I	2024	\$1,800,000	\$1,342,722	\$360,000
Commercial Restaurant Project II	2026	\$1,200,000	\$788,859	\$240,000
Commercial Restaurant Project III	2027	\$2,000,000	\$970,649	\$900,000
Commercial Business Renovation Program	2021-2030	\$10,000,000	\$6,827,816	\$3,500,000
Residential Rehab/Renovation Program	2021-2035	\$10,000,000	\$4,110,467	\$3,500,000
Residential In-Fill Lot Marketing Program	2023-2032	\$9,000,000	\$9,104,541	\$2,000,000
New Residential Development Project I	2022-2026	\$15,000,000	\$10,333,194	\$3,750,000
New Residential Development Project II	2025-2029	\$11,000,000	\$6,206,065	\$2,750,000
New Residential Development Project III	2026-2030	\$7,500,000	\$3,913,821	\$1,800,000
Townhome/Multi-Family Project I	2022	\$2,500,000	\$2,055,996	\$750,000
Townhome/Multi-Family Project II	2023	\$2,500,000	\$1,941,845	\$750,000
Residential Duplex Project I	2025	\$3,300,000	\$2,022,971	\$800,000
Residential Duplex Project II	2027	\$3,600,000	\$1,953,317	\$500,000
Assisted/Supportive Living Facility I	2024	\$4,500,000	\$3,293,878	\$900,000
Assisted/Supportive Living Facility II	2027	\$6,500,000	\$3,918,692	\$1,500,000
Light Industrial/Manufacturing Project I	2023	\$3,000,000	\$2,255,550	\$900,000
Light Industrial/Manufacturing Project II	2025	\$7,000,000	\$4,662,268	\$2,000,000
Industrial Warehouse Project	2026	\$35,000,000	\$21,853,656	\$7,000,000
TOTALS:		\$168,500,000	\$114,218,799	\$43,900,000
NOTE: See Exhibit 4 for Examples of TIF District Projections relating to these projects.				

TIF Financing Summary

<u>Total Designated & Anticipated TIF Eligible Public Project Costs</u> within the Redevelopment Project Area	\$70,500,000
<u>Total Designated & Anticipated TIF Eligible Private Project Costs</u> within the Redevelopment Project Area	\$43,900,000
<u>Total Designated & Anticipated TIF Eligible Project Costs (Public & Private)</u>	<u>\$114,400,000</u>
<u>Designated and Anticipated Annual TIF Administration Fee (plus CPI & Costs)</u>	<u>\$8,500</u>
<i>(Fees and costs of annual administration of the redevelopment project will be paid in part by the Developers on a proportionate basis as increment is generated. Such fees and costs will initially be paid from the increment before the Developers receive their reimbursements.)</i>	

Policy Guidelines Relating to the Use of Tax Increment Financing Funds

1. All project cost estimates are in year 2021 dollars. In addition to the public and private project costs listed above, any notes or bonds issued to finance a Project may include an amount sufficient to pay interest, as well as customary and reasonable charges associated with the issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.
2. Adjustments to the designated and anticipated line item (public and private) costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for public financing under provisions of the Act.
3. The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs related to the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as adjusted in the future. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line item costs for redevelopment.
4. Upon adoption of this Redevelopment Plan, the City may, without further formal statutory approval, increase the total limit or any line item by the increase in the Consumer Price Index (currently All Urban Consumers, Chicago-Gary-Kenosha), plus five percent (5%), as permitted by the TIF Act.
5. The proposed Public and Private Redevelopment Projects included herein are not assured to occur but include the types and scopes of projects that represent reasonable expectations. The actual reimbursements may be for other projects and costs not specifically anticipated herein. Types of projects, investments and eligible project costs may be re-allocated from time to time by the City Council upon adoption of written Redevelopment Agreements with developers.
6. TIF funds shall not be used to reimburse private Developers for TIF eligible project costs absent an Ordinance approving a written Redevelopment Agreement adopted by a majority of the Corporate Authorities of the municipality then holding office

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Present and Projected Tax Increment

The **Pekin Court Street TIF District Redevelopment Plan** presents the City's comprehensive program for development or redevelopment that is intended by the payment of redevelopment project costs to reduce or eliminate conditions, the existence of which, qualified the Redevelopment Project Area. The Redevelopment Plan also sets forth the program to be undertaken to accomplish the plan's objectives and includes the anticipated sources and uses of TIF funds that may be generated within the Area.

The projected increases in equalized assessed valuation (EAV) and the resulting real estate tax increment for the Pekin Court Street TIF District are estimated as follows:

1. Total Projected Private Investment.....	\$168,500,000
2. Projected Cumulative Real Estate Tax Increment Generated over 23 Years	\$114,218,799
3. Base Year (2019) EAV of Redevelopment Project Area (before exemptions).....	\$103,537,100
4. Estimated Potential Increase in EAV	<u>\$54,966,667</u>
5. Total Estimated EAV of the Redevelopment Project Area after Redevelopment Projects are Completed (<i>sum of lines 3 & 4</i>).....	\$158,503,767

The City of Pekin intends to use TIF to stimulate new private investment and restore and enhance the tax base of the local taxing districts, which is essential to the public interest.



Assessment of Financial Impact

New economic development is not expected to occur within the City at this location without creation of the Pekin Court Street TIF District Redevelopment Project Area. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the Redevelopment Project Area. Using real estate tax rates from tax year 2019 payable 2020 and assuming an increase in real estate development of \$300,000 or a \$100,000 increase in equalized assessed valuation, the projected annual financial impact on the taxing bodies which levy taxes in the TIF District are as follows:

Taxing Districts Listed on Tax Bill	2019 Payable 2020 Real Estate Tax Rate	Projected Annual Impact (Dollars) for each \$100,000 Increase in EAV
Tazewell County	0.53839%	\$538.39
Illinois Central Community College #514	0.48665%	\$486.65
Pekin Township	0.19594%	\$195.94
Pekin Township Road & Bridge	0.00000%	\$0.00
Cincinnati Township	0.18314%	\$183.14
Cincinnati Township Road & Bridge	0.19552%	\$195.52
Elm Grove Township	0.07238%	\$72.38
Elm Grove Township Road & Bridge	0.29622%	\$296.22
North Pekin-Marquette Heights GS #102 ¹	3.16382%	\$3,163.82
Pekin Public Grade School District #108 ¹	3.45340 %	\$3,453.40
Pekin Comm High School District #303 ¹	2.30518%	\$2,305.18
City of Pekin	1.27047%	\$1,270.47
Pekin Library District	0.26098%	\$260.98
Pekin Park District	0.52667%	\$526.67
Imperial Valley Water Authority	0.02035%	\$20.35

¹ As the Pekin Court Street TIF District relates to the School Districts, the actual impact to the School Districts is less than the perceived loss, as the TIF Act and the Illinois School Code contain provisions which require the Illinois State Board of Education to ignore increases in assessed valuation within a TIF District when calculating the new Evidence-Based Funding approved by the Illinois Legislature in 2017. As excerpted from the Act (65 ILCS 5/11-74.4-8), Tax Increment Allocation Financing, in reference to the impact on Schools, states as follows:

“No part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the general State school aid formula, provided for in Section 18-8 of the School Code, until such time as all redevelopment project costs have been paid as provided for in this Section.”

Anticipated Measures to Address Financial Impact

All taxing districts that may be affected by the TIF District continue to receive a proportionate share of real estate tax revenue derived from the initial equalized assessed value of the parcels within the redevelopment project area as provided in Section 65 ILCS 5/11-74.4-8(a) of the Act, which states:

“That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.”

The City may approve Intergovernmental Agreements with taxing districts during the life of the TIF District if there is any additional impact resulting from development within the redevelopment project area. If any portion of the City’s TIF funds are paid as a reimbursement for additional capital costs that a taxing district(s) incurs because of the Pekin Court Street TIF District, the taxing district(s) shall be required to provide the City with an accounting of said capital costs as part of an ongoing impact analysis. The City may also enter into Intergovernmental Agreements with taxing districts to declare a surplus in the TIF Fund which is then redistributed by the County to all taxing districts in the Redevelopment Project Area, pursuant to Sections 4-7 and 4-9 of the TIF Act.

Ongoing Reporting and Accountability

The City will notify each of the overlapping taxing districts of any proposed enlargement or future amendments of the Pekin Court Street TIF District Redevelopment Project Area, Plan and Projects as required by the Act.

The City shall file TIF District Annual Reports with the Office of the Illinois Comptroller and in accordance with the requirement of the Act.

Pursuant to Section 5/11-74.4-5 (e) of the Act, the Joint Review Board will review the effectiveness and the status of the redevelopment project area following the end of each of the City’s fiscal years during the life of the Pekin Court Street TIF District.

The Joint Review Board includes representatives of the taxing districts that have the authority to directly levy taxes on the property within the redevelopment project area at the time that the TIF District is approved or amended.



SECTION VI. OTHER STATUTORY REQUIREMENTS

General Land Uses. The general uses of the land within the Pekin Court Street TIF District Redevelopment Project Area shall conform to the existing and future land uses as well as current and future zoning and subdivision codes of the City of Pekin.

Certification of No Displacement of Residential Units. The City of Pekin hereby certifies that the Redevelopment Plan will not result in the displacement of residents from ten or more inhabited residential units. However, the Redevelopment Project Area does contain more than 75 inhabited residential units.

Eminent Domain. The City of Pekin hereby declares that the qualifying characteristics of blighted and conservation areas as provided herein for the establishing the Pekin Court Street TIF District Redevelopment Project Area as a combination of "Blighted" and "Conservation" Areas pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) shall not be used by the City for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/1-1-1 *et. seq.*), if such authority is ever exercised.

Commitment to Fair Employment. The City of Pekin will comply with fair employment practices and an Affirmative Action Plan in the implementation of this Redevelopment Plan and Projects.

Provisions for Amending the Pekin Court Street TIF District Redevelopment Plan. The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act and other applicable City Ordinances.

Additional Changes Relating to the Pekin Court Street TIF District. Pursuant to Section 5/11-74.4-5 of the Act, the City may make changes in the Redevelopment Plan, Projects, and Area any time prior to the adoption of an ordinance by the City approving the Redevelopment Plan. Prior to the adoption of such ordinance, and at any time during the life of the TIF District, the City will: **1.)** complete the annexation of any parcels within the redevelopment project area that are not already within the City of Pekin; and **2.)** exclude from the redevelopment project area any parcel(s) for which any member of the corporate authority, or an employee or consultant of the City involved in the planning and preparation of the Redevelopment Plan, Area or Project directly or indirectly owns or controls an interest - unless said individual chooses to disclose such an interest and refrain from any further official involvement in regard to the redevelopment plan, projects and Area pursuant to Section 5/11-74.4-4(n) of the Act.

Term of the Pekin Court Street TIF District Redevelopment Plan and Projects. The Pekin Court Street TIF District Redevelopment Plan and District shall be completed no later than December 31 of the year in which payment is made to the City Treasurer with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinances approving the TIF District Redevelopment Plan and Projects is adopted by the City Council. The City intends to utilize the incremental revenues generated in the 23rd year of the TIF District and received by the City in the following 24th year for those projects included in the Redevelopment Plan.

Nature and Term of Bonds or Notes. The City may utilize a “pay-as-you-go” approach to financing private eligible project costs. The City may issue bonds or other obligations to fund public infrastructure or other eligible project costs. Such obligations would not exceed 20 years in length or the term of the District, whichever is less. The City may also issue revenue bonds, notes or other obligations to fund private eligible project costs as well which would also be limited to 20 years in length. The repayment of debt service of these obligations would be limited to the increments generated as permitted by the Act or other pledged funds authorized by the City.

Contiguous Redevelopment Project Areas. The Pekin Court Street TIF District is contiguous to the Pekin Central Business District (CBD) TIF District and the Pekin South Industrial Park (SIP) TIF District. The City may also establish other TIF Districts which are contiguous to the Pekin Court Street TIF District. It is hereby contemplated that in the Pekin Court Street TIF District and other contiguous TIF Districts, eligible redevelopment project costs in any such contiguous TIF Districts may be paid or reimbursed from increment generated in any of the adjacent, contiguous redevelopment project areas, as provided by the Act.

SECTION VII. CONCLUSION

The City of Pekin, Tazewell County, Illinois has determined that, in order to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the Pekin Court Street TIF District should be undertaken. Furthermore, to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Area (see ***Appendix B***).

The City finds that the redevelopment project area *as-a-whole* has not been subject to growth and development through investment by private enterprise and that the area would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and Projects. Based on the information provided herein, the City of Pekin hereby concludes that the Pekin Court Street TIF District Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.

The Mayor and City Council hereby conclude that it is in the best interest of the City and that the citizens of Pekin will benefit by the adoption of the Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Project Area, Plan and Projects.

CITY OF PEKIN, ILLINOIS

By: _____ Date ____ / ____ / 2021
Mayor

Attest: _____ Date ____ / ____ / 2021
City Clerk

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SECTION VIII. EXHIBITS

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Pekin Court Street TIF District Redevelopment Project Area, Plan & Projects

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EXHIBIT 1.

**PEKIN COURT STREET TIF DISTRICT
PROPOSED BOUNDARY MAP**

Attachment: Pekin Court St TIF Plan_11 January 2021 (2443 : Ordinance No. 2943-20/21 Redevelopment Plan and Projects of the Court St. TIF

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Pekin Court Street TIF District Redevelopment Project Area, Plan & Projects

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EXHIBIT 2.**PEKIN COURT STREET TIF DISTRICT
PROPOSED LEGAL DESCRIPTION**

Beginning at the intersection of the North line of the Southwest Quarter of Section 27, Township 25 North, Range 5 West of the 3rd Principal Meridian, and the Westerly line of the Boundary of Tazewell County, Illinois; Thence Southerly, along the said Westerly line of Tazewell County, to the South line of Section 34, Township 25 North, Range 5 West, of the 3rd Principal Meridian; Thence East, along the said South line of Section 34, to the West line of PIN 04-10-03-108-001; Thence Southerly, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-10-03-108-001 and PIN 04-10-03-108-002, to the Easterly Right of Way line of Fayette Street / Front Street; Thence Southwesterly, along the Easterly Right of Way line of Fayette/Front Street, to the West line of PIN 04-10-03-102-001, extended North; Thence South and East, along the said extended West line of PIN 04-10-03-102-001, to the Southwest corner of said PIN; Thence East, along the South line of said PIN 04-10-03-102-001, to a point on the West line of Cincinnati Addition; Thence South, along the said West line of Cincinnati Addition, to the centerline of Vacated Franklin Street; Thence East, along the said centerline of vacated Franklin Street, to the West Right of Way line of Main Street; Thence South, along the said West Right of Way line of Main Street, to the North Right of Way line of Washington Street; Thence West, along the said North Right of Way line of Washington Street, to the Southeast Corner of Lot 149 in Cincinnati Addition, said point being on the West line of a 12 foot wide alley; Thence South, along the East lines of Lots 145-149 in said Cincinnati Addition, said line being the West line of said 12 foot wide alley, to the South line of an alley, said alley being South of Lot 144 in said Cincinnati Addition; Thence East, along the South line of said Alley to the West line of a 16 foot wide alley, South of Lot 16 in said Cincinnati Addition; Thence Southeasterly, across the said 16 foot wide alley, to the Northwest corner of PIN 04-10-03-204-012; Thence Southeasterly, along the North line of said PIN, to the Northeast Corner of said PIN 04-10-03-204-012, said point being on the Westerly line of the PIN 04-10-03-502-007; Thence Southwesterly, along the Westerly line of said PIN 04-10-03-502-007, extended Southwesterly, to the Southern most point of PIN 04-10-03-204-011; Thence North, along the Westerly line of PIN 04-10-03-204-011, to the Westerly line of PIN 04-10-03-502-009; Thence Southwesterly, along the Westerly line of said PIN, to the South line of said PIN; Thence East, along the South line of PIN 04-10-03-502-009, to the Northwest Corner of PIN 04-10-03-502-010; Thence Southerly, along the said Westerly line of PIN 04-10-502-010, to the Northerly line of PIN 04-10-03-502-011; Thence West, along the Northerly line of said PIN, to the Westerly line of said PIN; Thence Southerly, along the Westerly line of said PIN 04-10-03-502-011, to the Southerly line of Lot 34 in Rosedale Addition, extended West; Thence Southeasterly, along the said extended Southerly line of Lot 34, extended Easterly, to the Easterly line of a 15 foot wide alley, said point being the Southwest Corner of Lot 88 in said Rosedale Addition; Thence Northerly, along the said Easterly line of a 15 foot wide alley, said line being the Westerly line of Lots 88-90 in said Rosedale Addition, and Sublots 5A, 6, and 7 of Lots 91-99 in Rosedale Addition, to the Northeasterly line of said Sublot 5A; Thence Southeasterly, along the said Northeasterly line of Sublot 5A, to the Westerly Right of Way line of Sapp Street; Thence Southeasterly, across Right of Way of Sapp Street, to the Northwest Corner of Lot 140 in said Rosedale Addition, said point being on the South Right of Way line of Sapp Street; Thence East, along the said South Right of Way line of Sapp Street, to the East Right of Way line of Knapp Street; Thence North, along the said East Right of Way line of Knapp Street, to the South line of an alley, said point being the Northwest Corner of Lot 97 in said Rosedale Addition; Thence East, along the South line of said alley, also being the North line of Lots 97-115 in said Rosendale Addition, to the Northwest

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Pekin Court Street TIF District Redevelopment Project Area, Plan & Projects

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Corner of Lot 116 in said Rosendale Addition; Thence South, along the West line of said Lot 116 extended, across Sapp Street, and Lot 117 extended across the 15 foot wide alley, and Lot 168 extended across Herget Street, and Lot 169, to the Southwest corner of said Lot 169; Thence South, across the 15 foot wide alley to a point 4 foot East of the West line of Lot 232 all in said Rosedale Addition; Thence South, along a line 4 foot East of and parallel to the West line of said Lot 232, to the North line of Cooper Street; Thence South, across Cooper Street, to the Northwest Corner of Lot 233 in said Rosedale Addition; Thence South, along the West line of said Lot 233, to the Southwest Corner of said Lot 233; Thence South, across a 15 foot wide alley, to a point 6.8 feet East of the Northwest Corner of Lot 307 in said Rosedale Addition; Thence South, along a line 6.8 feet East of and parallel to the West line of said Lot 307, extended to the South Right of Way line of Koch Street; Thence East, along the South line Right of Way line of said Koch Street, to the West line of Lot 21, extended South, in Southmoor Addition Number 2; Thence North, along the said extended West line of Lot 21 and the West line of Lots 21-5, extended North, in the said Southmoor Addition Number 2, to the North Right of Way line of Herman Street; Thence East, along the North Right of Way line of Herman Street, to the West Right of Way line of Mechanic Street; Thence East, across Mechanic Street, to the Northwest Corner of Lot 22 in said Southmoor Addition Number 2, said point being on the South Right of Way line of Herman Street ; Thence East, along said South Right of Way of Herman Street, to the West Right of Way of South 5th Street; Thence East, across South 5th Street, to the Southwest corner of Lot 8 Block 26, in Pekin Gardens Addition; Thence East, along the South line of said Lot 8, extended East and the South line of Lot 23 in Block 26, extended and the South line of Lot 8 in Block 25, extended, to the West line of Lot 21 in Block 25 all in Pekin Gardens Addition; Thence North, along the West line of said Lot 21, to the Northwest corner of said Lot 21; Thence East, along the North line of said Lot 21, extended East, and the North line of Lot 7 Block 24, extended East, and Lot 18 Block 24, extended East, and Lot 7 Block 23, extended East, and Lot 18 Block 23, extended East, and Lot 7 Block 22, extended East, and Lot 18 Block 22, extended East, and Lot 7 Block 21, extended East, and Lot 18 Block 21, extended East, and Lot 7 Block 20, extended East, and Lot 18 Block 20, extended East, and Lot 7 Block 19, extended East, and Lot 18 Block 19, extended East, and Lot 7 Block 18, extended East, and Lot 18 Block 18, to the West Right of Way line of Peoria Street; Thence South along the said West Right of Way line of Peoria Street, to North Right of Way line of Koch Street; Thence Southwesterly, across Koch Street to the Northwest corner of PIN 10-10-11-105-051; Thence South, along the West line of said PIN 10-10-11-105-051, to the North line of PIN 10-10-11-105-052; Thence West along the North line of PIN 10-10-11-105-052 and PIN 10-10-11-105-048, to the Northeast corner of Lot 120 in Deerfield Estates, Section 5; Thence South, along the East line of said Lot 120, extended South, to the South Right of Way line of Deerfield Drive; Thence East, along the South Right of Way line of Deerfield Drive, to the East Right of Way line of Hunters Trace; Thence North, along the East Right of Way line of Hunters Trace, to the Northwest corner of Lot 153 in Deerfield Estates, Section 6B; Thence East, along the North line of said Lot 153, to the East line of said Lot 153; Thence South, along the East line of Lots 153-160 in said Deerfield Estates, Sec 6B, to the Southeast corner of said Lot 160; Thence West, along the South line of said Lot 160, extended West, an the South line of Lot 145 in Deerfield Estates, Section 6B, to the Northeast corner of Lot 129, in Deerfield Estates, Section 5; Thence South, along the East line of Lots 129-132, in Deerfield Estates, Section 5; and the East line of Lots 144-139 in Deerfield Estates, Section 6A, extended South to the North line of PIN 10-10-11-300-016, also known as tract 7; Thence East along the North line of PIN 10-10-11-300-016, to the Northwest corner of Lot 111 in Sun Valley Re Subdivision; Thence East along the North line of Lots 111, 110, and 108 extended East, in said Sun Valley Re Subdivision, and the North line of Lots 12-7 in Sun Valley Subdivision, and Lot 6 in Sun Valley Subdivision extended East, and along the North line of Lots 5-2 in said Sun Valley Subdivision, and East along the North line of Lot 1 in said Sun Valley Subdivision, extended East, to the East Right

of Way line of South 14th Street; Thence North along the East Right of Way line of South 14th Street, to the North Right of Way line of Koch Street to the West; Thence West, along the North Right of Way line of Koch Street, to the East Right of Way line of South 12th Street; Thence North, along the said East Right of Way line of South 12th Street, to the North line of Lot 14, in Block 10 of Pekin Gardens Addition, extended East; Thence West along the said extended North line of Lot 14, to the Northwest corner of said Lot 14; Thence North along the West line of Lots 15-23, Block 10, in said Pekin Gardens Addition, also North along the West line of Lot 24, Block 10, in said Pekin Gardens Addition, extended North; also North along the West lines of Lots 13-18, Block 17, in said Pekin Gardens Addition, to the Northwest corner of said Lot 18; Thence East, along the North line of said Lot 18, extended also East, along the North line of Lot 7, Block 16, in said Pekin Gardens Addition, extended East, also Lot 18, Block 16 in Pekin Gardens Addition, extended East, also Lot 7, Block 15 in Pekin Gardens Addition, extended East, Also Lot 18, Block 15 in Pekin Gardens Addition, extended East, to the East Right of Way line of Black Street; Thence North, along the East Right of Way line of Black Street, to the Northwest corner of Lot 6 Block 14, in said Pekin Gardens Addition; Thence East, along the North line of said Lot 6, to the Northeast corner of said Lot 6; Thence South, along the East line of said Lot 6, to the North line of Lot 7 Block 14 in said Pekin Gardens Addition; Thence East, along the North line of said Lot 7, extended East, also, along the North line of Lot 18, Block 14 in said Pekin Gardens Addition, extended East, also East, along the North line of said Lot 18, to the Northeast corner of said Lot 18; Thence East, across the Right of Way of 14th Street, to the Northwest corner of Lot 20 in the Stuckey's Assessment Plot East ½; Thence East, along the North line of said Lot 20, to the West line of Lot 100 in the George T. Fisher Addition, extended South; Thence North, along the said extended West line of Lot 100, extended North, also North, along the West line of Lot 54 in the George T. Fisher Addition, extended North to the South line of Lot 49 in the George T. Fisher Addition; Thence East, along the South line of said Lot 49, to the East line of said Lot 49; Thence North, along the East line of said Lot 49, extended North, to the North Right of Way line of Fisher Street; Thence West, along the North line of Fisher Street, to the East Right of Way line of 14th Street; Thence North, along the East Right of Way line of 14th Street, to the North line of Lot 18 Block 34, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of Lot 18, extended West; Also West, along the North line of Lot 11 Block 34, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 18 Block 33, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 11 Block 33, in said Pekin Gardens Addition, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the North line of Lot 19 Block 32, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of said Lot 19, to the Northwest Corner of said Lot 19; Thence North, along the West line of Lots 20-28 Block 32, in said Pekin Gardens Addition, to the South Right of Way line of Meyers Court; Thence East, along the South Right of Way line of Meyers Court, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the East Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the South Right of Way line of Park Avenue; Thence East, along the South Right of Way line of Park Avenue, to the East line of PIN 04-10-02-234-003; Thence South, along the East line of said PIN, extended South to the North line of Lot 18 in Parkside Manor Addition; Thence East, along the North line of Lots 18-20, extended East in said Parkside Manor Addition, also East, along Lots 21-22 in said Parkside Manor Addition, to the East line of said Lot 22; Thence South, along the said East line of Lot 22, extended South, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the West Right of Way line of Easling Court; Thence South, along the West Right of Way line of Easling Court, to the North line of Lot 4 in said Parkside Manor Second Addition,

extended West; Thence East, along the said extended North line of Lot 4, to the East line of said Lot 4; Thence South, along the East line of Lots 4 and 3 in Parkside Manor Second Addition, to the North line of Lot 11 in said Parkside Manor Second Addition, extended West; Thence East, along the said extended North line of Lot 11, extended East, to the South Right of Way line of Center Street; Thence Southeasterly, along the South Right of Way line of Center Street, to the Westerly line of Lot 11 in Arlann Country Club Subdivision; Thence Southeasterly, along the Westerly line of said Lot 11, to the Southwest corner of said lot 11; Thence Southeasterly, along the Southerly line of said lot 11, to the Northeast Right of Way line of West Shore Drive; Thence Southeasterly, along the Northeast Right of Way of West Shore Drive, to the Southwest corner of Lot 5 in said Arlann Country Club Subdivision; Thence East, across West Shore Drive, to the South Right of Way line of North Shore Drive; Thence East, along the South Right of Way line of North Shore Drive, to the East Right of Way line of East Shore Drive; Thence North, along the East Right of Way line of East Shore Drive, to the South Right of Way line of Commonwealth Avenue; Thence East, along the South Right of Way line of Commonwealth Avenue, to the West line of Lot 6 in Ledterman's Subdivision; Thence North, along the said West line of Lot 6, to the South line of PIN 04-10-01-309-014; Thence East, along the said South line of PIN 04-10-01-309-014 to the West Right of Way line of Audubon Drive; Thence South, along the West Right of Way line of Audubon Drive, to the South line of tract 2 of Lot 4 in Sunset Court Subdivision extended West; Thence East and South, along the said South line of tract 2, to the Westerly line of PIN 04-10-01-314-012; Thence South, along the Westerly line of said PIN, to the Southerly line of said PIN; Thence East, along the Southerly line of said PIN, to the West Right of Way line of Sunset Drive; Thence Northeasterly, across Sunset Drive to the Southwest corner of Lot 54 in Briggs Heights Addition; Thence Southeasterly, along the Southwest line of Lots 54-37 in said Briggs Heights Addition, extended Southeasterly, also Southeasterly, along the Southwesterly line of Lots 36-22 in Briggs Heights Addition, extended Southeasterly, also Southeasterly along the Southwesterly lines of Lots 21-1 in Briggs Heights Addition, to the North Right of Way line of Hilltop Drive; Thence Southeasterly, across Hilltop Drive, to the Northeast corner of Lot 21, in Sunset Hills Extension 5; Thence South, along the East lines of Lots 21-24 in said Sunset Hills Extension 5, also South Lots 79-76 in Sunset Hills Extension 6; Thence Southwesterly, along the Southerly lines of Lots 76-74 in said Sunset Hills Extension 6; Thence West, along the South lines of Lot 74 in said Sunset Hills Extension 6, to the Northeast corner of Lot 86 in Sunset Hills Extension 7; Thence Southeasterly, along the East line of Lot 86-85 in said Sunset Hills Extension 7, extended Southeast, to the Northeast corner of Lot 144 in said Sunset Hills Extension 7; Thence Southeasterly, along the Easterly line of said Lot 144 and Lots 187-182 in Sunset Hills Extension 8; Thence Southeasterly, along the East line of said Lot 182, extended Southeasterly, to the Northeast corner of Lot 181 in said Sunset Hills Extension 8; Thence Southeasterly, along the East line of Lots 181-178 in said Sunset Hills Extension 8; Thence South, along the East line of said Lot 178 to the North line of PIN 10-10-12-217-008; Thence East, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 10-10-12-217-008, to the North line of PIN 11-11-07-103-002; Thence Southeasterly, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 11-11-07-103-002, to the Northwest corner of Lot 77B in Pekin Heights Extension 1; Thence East, along the North line of said Lot 77B, to the Northeast corner of said Lot 77B; Thence South, along the East lines of Lots 77B, 77C, and 77D in said Pekin Heights Extension 1, to the Southeast corner of said Lot 77D said Point being on the Southerly Right of Way line of Orr Avenue; Thence Southeasterly, along the Southerly Right of Way line of Orr Avenue, to the Easterly line of Lot 34 in Pekin Heights Subdivision, extended Southerly; Thence Northeasterly, along the said extended Easterly line of Lot 34, to the Northeast corner of said Lot 34; Thence Southeasterly, along the Northeast line of Lots 35-40 in said Pekin Heights Subdivision, extended Southeasterly, to the Northwest corner of Lot 41 in said Pekin

Heights Subdivision; Thence Southeasterly, along the Northeast line of Lots 41-57 in said Pekin Heights Subdivision, to the Northeast corner of said Lot 57; Thence South, along the East line of said Lot 57 extended South, to the Northwest corner of PIN 11-11-07-307-023; Thence Southerly, along the West line of said PIN, to the North Right of Way line of Mall Road; Thence East, along the North Right of Way line of Mall Road extended East, to the Northwest corner of that part of PIN 11-11-18-100-003, lying East of South Veterans Drive; Thence East, along the North line of PIN 11-11-18-100-003, to the East line of said PIN; Thence South, along the East line of said PIN 11-11-18-100-003, to the North line of PIN 11-11-18-200-012; Thence East, along the said North line of PIN 11-11-18-200-012, to the West Right of Way line of Egg Ranch Road; Thence North, along the said West Right of Way line of Egg Ranch Road, to the South line of PIN 11-11-18-200-011; Thence West, along the said South line of PIN 11-11-18-200-011, to the East line of said PIN 11-11-07-400-032; Thence Northerly, along the said Easterly line of PIN 11-11-07-400-032, to the Southerly line of PIN 11-11-07-400-003; Thence Westerly, along the Southerly line of said PIN, to the Southeasterly Right of Way line of South Veterans Drive; Thence Northeasterly, along the Southeasterly Right of Way line of South Veterans Drive, to the Southerly Right of Way line of Illinois Route 9/ Court Street; Thence Southwesterly, along the said Southerly Right of Way line, to the West line of that part of PIN 11-11-07-400-042 South of said Illinois Route 9/ Court Street; Thence South, along the said West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 11-07-400-042, and PIN 11-11-07-400-043 and PIN 11-11-07-400-044, to the South Right of Way line Illinois Route 9; Thence Northerly, across said Illinois Route 9, to the Southwest Corner of PIN 11-11-07-400-010; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN 11-11-07-400-010, to the Northerly Right of Way line of said Illinois Route 9; Thence East, along the said North Right of Way line, to the East line of PIN 11-11-07-400-042; Thence North, along the said East line of PIN 11-11-07-400-042 and North along the East line of PIN 11-11-07-203-007, to the South Right of Way line of South Veterans Drive; Thence Northwesterly, across the Right of Way of South Veterans Drive, to the Northeast corner of PIN 11-11-07-203-007; Thence West, along the North line of said PIN, said line also being the South line of old Railroad, to the Northwest corner of PIN 11-11-07-203-007; Thence North, along the East line of PIN 11-11-07-204-002 and PIN 11-11-07-202-004, to the North line of said PIN 11-11-07-202-004; Thence West, along the said North line of said PIN 11-11-07-202-004 the North line of Railroad, to the East line of PIN 11-11-07-106-002; Thence South, along the said East line of PIN 11-11-07-106-002, to the South line of said PIN, also South line of old Railroad; Thence West, along the said South lines of PIN 11-11-07-106-002 and PIN 11-11-06-304-003 and PIN 11-11-06-304-004 and PIN 11-11-06-304-002, also South line of old Railroad, to the Northerly Right of Way line of Allentown Road; Thence East, along the Northerly Right of Way line of Allentown Road, to the East line of the old Railroad Right of Way, also the East line of PIN 11-11-06-303-005; Thence North, along the said East line of the old Railroad Right of Way line, also PIN 11-11-06-303-005, to the Southeast corner of PIN 04-10-01-202-001; Thence Northwesterly, along the Southerly line of said PIN, said line also the Northerly line of said Railroad Right of Way, to the Western most Point of said PIN 04-10-01-202-001, said Point being on the South line of AT&SF Railroad Right of Way; Thence Northeasterly, along the North line of said PIN 04-10-01-202-001, said line being the South line of AT&SF Railroad Right of Way, to the East line of PIN 04-10-01-500-004; Thence North, along the said East line of PIN 04-10-01-500-004, to the North line of said PIN, said line being the North line of said AT&SF Railroad Right of Way; Thence Westerly, along the North line of said Railroad Right of Way, being the North line of PIN 04-10-01-500-004 and PIN 04-10-01-500-003 and PIN 04-10-01-101-016, to the East Right of Way line of Parkway Drive; Thence North, along the East Right of Way line of Parkway Drive, to the South Right of Way line of Broadway Road; Thence East, along the South Right of Way line of Broadway Road, to the

West line of PIN 04-10-01-200-001; Thence North, along the West line of said PIN 04-10-01-200-001, to the North line of said PIN; Thence East, along the North line of said PIN 04-10-01-200-001, to the East line of PIN 04-04-36-409-002; Thence North, along the East line of PIN 04-04-36-409-002, to the Northwest corner of PIN 04-04-36-409-023; Thence Southeasterly, along the North lines of said PIN 04-04-36-409-023, to the East line of said PIN; Thence South, along the East line of said PIN, extended South, to the Center Line of East Broadway Road; Thence East, along the Center Line of East Broadway Road, to the East line of PIN 04-04-36-409-003, extended to the Center Line of East Broadway Road; Thence North, along the said extended East line of PIN 04-04-36-409-003, to the South line of Lot 3 in Park Ridge Estates Section 2; Thence East, along the South line of said Lot 3, to the East line of said Lot 3; Thence Northerly, along the East line of said Lot 3 to the Northerly line of said Lot 3; Thence Northwesterly, along the Northerly line of said Lot 3, to the Northwest corner of Lot 3 in Park Ridge Estates; Thence East, along the North lines of said Lot 3, to the West line of Broadmoor Heights Section 2; Thence North, along said West line of Broadmoor Heights Section 2, to the North line of PIN 04-04-36-409-003; Thence West, along the North line of PIN 04-04-36-409-003, to the East line of Parkway Manor Extension 9; Thence South, along the said East line of Parkway Manor Extension 9, to the Southeast corner of Lot 124 in said Parkway Manor Extension 9; Thence West, along the South line of said Parkway Manor Extension 9, and Lot 97 in Parkway Manor Extension 7, to the East Right of Way line of North Parkway Drive; Thence North, along the said East Right of Way line of North Parkway Drive, to the North Right of Way line of Stoneybrook Road; Thence West, along the North Right of Way line of Stoneybrook Road, to the East line of Lot 59 in Parkway Manor, extended North; Thence South, along the said extended line of Lot 59 and Lots 60-68 in said Parkway Manor, to the Southeast corner of said Lot 68; Thence West, along the South line of said Lot 68, extended West and Lot 4 in said Parkway Manor, to the Southwest corner of said Lot 4; Thence North, along the West lines of Lots 4-7 in said Parkway Manor, to the North line of PIN 04-04-36-323-009; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN 04-04-36-323-009 and PIN 04-04-36-323-008, to the North Right of Way line of East Broadway Road; Thence West, along the North line of said East Broadway Road, to the East Right of Way line of North 19th Street; Thence North, along the East Right of Way line of North 19th Street, to the North line of PIN 04-04-36-315-024, extended East; Thence West, along the said extended North line of PIN 04-04-36-315-024, to the West line of said PIN; Thence South, along said West line of PIN 04-04-36-315-024, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the East Right of Way line of North 17th Street; Thence North, along the East Right of Way line of North 17th Street to the South line of Lot 6, Block 22 in the North East Addition, extended East; Thence West, along the said extended South line of Lot 6 and Lots 5-1 in Block 22 in the North East Addition, to the East Right of Way line of 16th Street; Thence North, along the East Right of Way line of 16th Street, to the Northwest corner of Lot 12, Block 16 in Millers Addition; Thence East, along the North line of said Lot 12 and Lots 11-10 in said Block 16 of Millers Addition, to the East line of Sublot 2 of Lots 2-3 in said Block 16 of Millers Addition, extended South; Thence North, along the said extended East line of Sublot 2, to the South Right of Way line of Catherine Street; Thence East, along the South line of Catherine Street, to the East line of Tract D, Block 15 of Millers Addition, extended South; Thence North, along the said extended East line of Tract D, to the South line of Lot 43 in Brentwood Manor Subdivision 2; Thence East, along the South line of said Lot 43, to the East line of said Lot 43; Thence Northeast, along the Easterly line of said Lot 43, to the Westerly Right of Way line of Edgewood Drive; Thence Easterly, along the Westerly Right of Way line of Edgewood Drive, to Point of Curvature of a curve in said Right of Way; Thence East, across Edgewood Drive's Right of Way, to the Easterly line of Edgewood Drive's Right of Way; Thence Northeasterly, along the Easterly Right of Way of Edgewood Drive, to Easterly line of Lot 51 in Brentwood Subdivision

2, extended Southeasterly; Thence Northwesterly, along said extended Easterly line, to the South line of Lot 12 in Willow Park East Subdivision extension 1; Thence West, along the said South line of Lot 12, to the Westerly line of said Lot 12; Thence Northeasterly, along the said Westerly line of Lot 12, to the Right of Way line of Windsor Street; Thence Southeasterly, along the Southerly Right of Way line of Windsor Street, to the Easterly line of Lot 8 in Willow Park East Subdivision extension 1, extended Southeasterly; Thence Northwesterly, along the said Easterly line of Lot 8, to the South line of Lot 29 in Willow Park East Subdivision extension 1; Thence East, along the said South line of Lot 29 of Willow Park East Subdivision extension 1, to the East line of said Lot 29; Thence North, along the East line of said Lot 29, to the South line of PIN 04-04-36-300-002; Thence East, along the South line of said PIN 04-04-36-300-002, to the East line of said PIN; Thence North, along the said East line of PIN 04-04-36-200-002, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the East Right of Way line of Donna Court; Thence North, along the East Right of Way line of Donna Court, to the South line of PIN 04-04-36-110-002; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN, to the North line of said PIN; Thence East, along the North line of said PIN 04-04-36-110-002, to the East line of Lot 4 in Antonini Subdivision; Thence Northwesterly, along the East line of said Lot 4, to the North line of said Lot 4; Thence West, along the North line of said Lot 4, to the East line of PIN 04-04-36-603-001; Thence North, along the said East line of PIN 04-04-36-603-001, to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road, to the East Right of Way line of Heisel Street; Thence North, along the East Right of Way line of Heisel Street, to the North Right of Way line of Heisel Street; Thence West, along the North Right of Way line of Heisel Street, to the West line of Lot 33 in Holiday Hills Section 1; Thence North, along the said West line of Lot 33, to the Southerly line of Lot 34 in said Holiday Hills Section 1; Thence Northeasterly, along the said Southerly line of Lot 34, to the Easterly line of said Lot 34; Thence Northerly, along the Easterly line of said Lot 34, to the North line of said Lot 34; Thence West, along the North line of said Lot 34, to the Southeast corner of PIN 04-04-25-300-008; Thence North, along the East line of said PIN, and PIN 04-04-25-300-004, to the North line of said PIN 04-04-25-300-004; Thence West, along the North line of said PIN, to the Southeast corner of PIN 04-04-25-300-006; Thence North, along the East line of said PIN 04-04-25-300-006, and PIN 04-04-25-100-026, to the South line of PIN 04-04-25-100-024; Thence East, along the South line of said PIN, to the East line of said PIN; Thence North, along the East line of said PIN 04-04-25-100-024, to the South Right of Way line of Velde Drive; Thence Southeast, along the South Right of Way line of Velde Drive, to the West Right of Way line of Plymouth Place; Thence South, along the West Right of Way line of Plymouth Place, to the South line of Lot 195 in Marigold Estates Phase 2, extended West; Thence East, along the said extended South line of Lot 95, to the West line of Lot 197 in Marigold Estates Phase 12; Thence South, along the West line of said Lot 197, to the Southwest corner of said Lot 197; Thence East, along the South line of Lots 197-205, in Marigold Estates Phase 12, and East, along the South line of Lot 175 in Marigold Estates Phase 10, to the West Right of Way line of Arlington Circle; Thence South, along the said West Right of Way line of Arlington Circle, to the South line of Lot 101 in Marigold Estates Phase 5, extended West; Thence East, along the said extended South line of Lot 101, to the West line of Lot 103 in Marigold Estates Phase 5; Thence North, along the said West line of Lot 103, to the North line of said Lot 103; Thence East, along the North line of Lots 103 and 104 in said Marigold Estates Phase 5, to the East line of said Lot 104; Thence South, along the East lines of Lots 104 and 105 in said Marigold Estates Phase 5, to the South line of said Lot 105; Thence West, along the South line of said Lot 105, to the East line of Outlot 2-A in Marigold Estates Phase 2; Thence South, along the said East line of Outlot 2-A, to the North line of Lot 174 in Marigold Estates Phase 9-A; Thence East, along the said North line of Lot 174, to the West Right of Way line of Delaware Street; Thence North, along the said West Right of Way line

of Delaware Street, to the North Right of Way line of Delaware Street; Thence East, along the North Right of Way line of Delaware Street, to the West line of Lot 161-A in Marigold Estates Phase 9-A; Thence North, along the West line of said Lot 161-A, to the North line of said Lot 161-A; Thence East, along the North line of Lots 161-A, 161-B, 160-A, 160-B, 159-A, 159-B, 158-A, and 158-B, in Marigold Estates Phase 9-A, and East along the North line of the Common Area in Lick Creek Condominiums, extended East to the East Right of Way line of North Parkway Drive; Thence North, along the East Right of Way line of North Parkway Drive, to the North Right of Way line of Velde Drive; Thence West, along the North Right of Way line of Velde Drive, to the East Right of Way line of Arlington Circle; Thence North, along the East Right of Way line of Arlington Circle, to the North line of Lot 176 in Marigold Estates Phase 10, extended East; Thence West, along the said extended North line of Lot 176, to the West line of Marigold Estates Phase 10; Thence North, along the West line of Marigold Estates Phase 10 and the West line of PIN 04-04-24-300-014, to the Southeast corner of PIN 04-04-24-300-045; Thence North, along the East line of said PIN, to the Northeasterly line of said PIN; Thence Northwesterly, along the Northeasterly line of PIN 04-04-24-300-045, to the South Right of Way line of Edgewater Drive; Thence West, along the South Right of Way line of Edgewater Drive, to the East line of PIN 04-04-24-300-009; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West, along the North line of PIN 04-04-24-300-009 and PIN 04-04-23-400-006, to the East line of PIN 04-04-23-400-003; Thence South, along the North line of said PIN, to the South line of said PIN; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-04-23-400-003, to the North line of PIN 04-04-23-400-004; Thence West, along the said North line of PIN 04-04-23-400-004, to the West line of PIN 04-04-23-400-004; Thence South, along the West line of said PIN, to the South line of the Common Area in Green Condominiums; Thence West, along the said South line of the Common Area, to the East Right of Way line of Lake Shore Drive; Thence West, across Lake Shore Drive, to the Southeast corner of Lot 31 in Pekin Edgewater Park Section 3; Thence West, along the said South line of Lot 31, to the West line of said Lot 31; Thence North, along the West line of Lot 31, to the South line of Lot 18 in Lake Shore Condominiums Phase 6; Thence Northwest, along the South line of said Lot 18, to the West line of said Lot 18; Thence North, along the West line of Lot 18 of Pekin Edgewater Park Section 1; Thence Westerly, along the South line of Lots 1-7 in Pekin Edgewater Park Section 1, to the Southwest corner of said Lot 1; Thence Northwesterly, along the West line of said Lot 1, extended North, to the Center Line of Edgewater Drive; Thence West, along the Center Line of Edgewater Drive, to the Northeast corner of PIN 04-04-23-510-003; Thence West, along the North line of PIN 04-04-23-510-003 and PIN 04-04-23-300-001, to the Northwest Corner of said Pin 04-04-23-300-001; Thence South, along the West line of said PIN, and PIN04-04-26-100-002 and PIN 04-04-26-100-001, to the Northeast corner of PIN 04-04-27-400-001; Thence West, along the North line of said PIN, and PIN 04-04-27-300-001 to the Point of Beginning;

Except: PIN 04-04-26-200-001 and PIN 04-04-26-200-006; also the Right of Way of Brinkman Drive the is adjacent to and North of PIN 04-04-26-200-001 and 04-04-26-200-006

Also except Lot 85 and Lot 86 in Lake Whitehurst Cliffs, Section 2, PIN 04-04-26-201-024 and PIN 04-04-26-201-025;

Also except Lot 89 – 96 in Lake Whitehurst Cliffs Section 2;

Also except: Beginning at the intersection of the Westerly Right of Way line of Illinois Route 29/ North 8th Street and the South line of Lot 26 in Pekin Edgewater Park Section 2, extended West; Thence East, along the said extended South line of Lot 26, to the Northwest Corner of Lot 63 in Pekin Edgewater Park Section 5; Thence Northeasterly, along the North lines of said Lot 63, to the Northwest Corner of said Lot 63; Thence South, along the East line of said Lot 63, to the Southeast Corner of said Lot 63; Thence West, along the South line of said Lot 63, to Northeast Corner of Lot 27 in Pekin Edgewater Park, Section 2; Thence South, along the East line of said Lot 27 to the North

line of Lot 61 in Pekin Edgewater Park Section 5; thence Easterly, along the North line of said Lot 61, to the Right of Way line of Lakecrest Drive; Thence Easterly and Southerly, along the Right of Way line of Lakecrest Drive, also the South line of Lots 60 and 59 in Pekin Edgewater Park Section 5 and the West line of Lot 58 in Pekin Edgewater Park Section 5, to the Southwest corner of said Lot 58; Thence Southeasterly, along the South line of said Lot 58, to the East line of Lot 57 in said Pekin Edgewater Park Section 5; Thence Southerly, along the East line of Lots 57, Outlot B, in Edgewater Park Section 5, and Lot 49 in Pekin Edgewater Park, extended South to the South Right of Way line of Brenkman Drive; Thence East, along the South Right of Way line of Brenkman Drive, to the West line of Lot 41 in Pekin Edgewater Park Section 3; Thence Southerly, along the said West line of Lot 41, to the South line of PIN 04-04-23-400-017; Thence West, along the South line of said PIN 04-04-23-400-017 extended West, and the South line of PIN 04-04-23-300-005, to the East line of Lot 30 in Pekin Edgewater Park Section 2; Thence South, along the said East line of Lot 30 to the North Right of Way line of Velde Drive; Thence West, along the North Right of Way line of Velde Drive, to the East Right of Way line of IL Route 29, North 8th Street; Thence South, along the said East Right of Way line of IL Route 29, North 8th Street, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the East line of said PIN; Thence South, along the East line of said PIN 04-04-26-101-004 to the South most Point of PIN 04-04-26-102-008; Thence Northeasterly, along the Southerly line of said PIN 04-04-26-102-008, to the West most Point of Lot 6 in Lake Kennedy Section 2 – Amended; Thence Easterly, along the North line of said Lot 6, to the Westerly Right of Way line of Liberty Court; Thence Northeasterly, along the Right of Way of Liberty Court, to the East line of Lot 7 in said Lake Kennedy Section 2 – Amended; Thence North along the East line of said Lot 7, to the North line of Lot 7; Thence West, along the North line of Lot 7 to the South line of Outlet A; Thence East, along the South line of Outlot A, in Northlake Village Section 3; Thence East, along the South line of said Outlot A, to the East line of said Outlot A; Thence Northeasterly, along the East line of said Outlot A, to the Northwest corner of Lot 14 in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 14 to the Southwest corner of Lot 15 in said Whitehurst Cliffs Section 1; Thence Southeasterly, along the South line of said Lot 15 to the Westerly Right of Way line of Dane-Kelsey Drive; Thence Southerly, along the Westerly Right of Way line of Dane-Kelsey Drive, to the South line of Lot 77 in Whitehurst Cliffs Section 1, extended West; Thence East, along the said extended South line of Lot 77, to the East line of said Lot 77; Thence North, along the East line of said Lot 77, to the South Right of Way line of Alexandra Way; Thence North, across Alexandra Way to the Southeast corner of Lot 73 in Whitehurst Cliffs Section 1; Thence North, along the South line of Lot 72 in said Whitehurst Cliffs Section 1; Thence East, along the South line of said Lot 72 to the West line of Lot 70 in said Whitehurst Cliffs Section 1; Thence Northerly, along the East line of said Lot 70 to the Southerly Right of Way line of Cand-Lind Court; Thence around Right of Way line of Cand-Lind Court along Lots 70, 69, and 68 to the South corner of Lot 67, all in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Southerly lines of Lots 66 and 67 in Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 66; Thence Northeasterly, along the Easterly line of said Lot 66, to the Southerly Right of Way line of Dane-Kelsey Drive; Thence Southwesterly, along the Southerly Right of Way line of Dane-Kelsey Drive, to the Westerly line of Lot 18 in Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Westerly line of said Lot 18, to the Northerly line of said Lot 18; Thence Easterly, along the Northeasterly line of Lot 18-20 in said Whitehurst Cliffs Section 1, to the Northeast corner of said Lot 20; Thence Southeasterly, along the Easterly line of said Lot 20 to the Northerly Right of Way line of Dane-Kelsey Drive; Thence Westerly, along the Northerly Right of Way line of Dane-Kelsey Drive, to the Easterly line of Lot 65, in said Whitehurst Cliffs Section 1, extended Northerly; Thence Southerly, along the said extended Easterly line of Lot 65 to the Southerly line of said Lot 65; Thence Southwest, along the Southerly line of said Lot 65 to the Western most Point of Lot 62 in said

Whitehurst Cliffs Section 1; Thence Southeasterly, along the Southerly line of said Lot 62, to the Westerly Right of Way line of Susan Hope Drive; Thence Northerly, along the Westerly Right of Way line of Susan Hope Drive, to the Southerly Right of Way line of Tripp-Zack Pointe; Thence Easterly, along the Southerly Right of Way line of Tripp-Zack Pointe, to the Northeast corner of Lot 29 in Whitehurst Cliffs Section 1; Thence North, across Tripp-Zack Pointe, to the Point of Curve in the North Right of Way line of said Tripp-Zack Pointe; Thence Easterly, along the North Right of Way line of Tripp-Zack Pointe, to the West line of Lot 26 in Whitehurst Cliffs Section 1; Thence North, along the West line of said Lot 26, to the North line of said Lot 26; Thence Southeast, along the North line of said Lot 26, to the Northeast corner of Lot 27 in said Whitehurst Cliffs Section 1; Thence Southerly, along the Easterly line of said Lot 27, to the Southerly line of said Lot 27; Thence Westerly, along the Southerly line of Lots 28 and 29 in Lake Whitehurst Cliffs Section 1, to the Southwest corner of said Lot 29; Thence Southerly, along the Easterly lines of Lots 30-37 in Lake Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 37; Thence Northwesterly, along the Southerly line of said Lot 37, to the Easterly Right of Way line of Susan Hope Drive; Thence Northeasterly, along the Easterly Right of Way line of Susan Hope Drive, to the South line of said Lot 61 in Lake Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Southerly line of Lot 61 to the Northwest corner of Lot 60 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Westerly line of Lots 60-57 extended Southerly and Lots 56-51, to the Northeast corner of Lot 84 in said Lake Whitehurst Cliffs Section 1; Thence West, along the North line of said Lot 84 extended West, and the North line of Lot 3 in said Lake Whitehurst Cliffs Section 1, to the Northwest corner of said Lot 3; Thence South, along the West lines of Lots 3 and 2 in said Lake Whitehurst Cliffs Section 1, extended South to the South Right of Way line of Kennedy Drive; Thence East, along the South Right of Way line of Kennedy Drive to the East Right of Way line of Susan Hope Drive; Thence North, along the East Right of Way line of Susan Hope Drive, to the Northerly line of Lot 42 in said Lake Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 42 to the Easterly line of said Lot 42; Thence Southeasterly, along the Easterly lines of Lots 42 and 43, to the Southeast corner of said Lot 43 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of said Lot 43 extended Southwesterly, to the East line of Lot 44 in Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of Lots 44-47 extended and Lot 1 all in Lake Whitehurst Cliffs Section 1, to the East line of Lot 10 in Lake Kennedy; Thence South, along the East line of said Lot 10, Lots 63, 62, 23, and 22 in North Lake Village Subdivision Section 1, to the North line of Lot 106 in Suncrest Addition #4; Thence East, along the North line of Lots 106-110 in Suncrest Addition #4 and Outlot D and 151-154 in Suncrest Addition #5, and Lots 155 and 156 extended East, in Suncrest Addition #6, to the West line of PIN 04-04-26-419-002; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the West line of said PIN 04-04-26-419-001; Thence South, along the West line of PIN 04-04-26-419-001 to the South line of said PIN; Thence East, along the South line of said PIN 04-04-26-419-001, to the West Right of Way line of Lamar Drive; Thence South, along the West Right of Way line of Lamar Drive to the East line of Lot 110 in Northside Manor #6, extended Northwesterly; Thence Southeasterly, along the said extend East line of Lot 110 to the North line of Lot 25 in Lick Green Lane Subdivision; Thence West, along the North line of said Lot 25 to the West line of said Lot 25; Thence South, along the West line of said Lot 25, extended South to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road to the West Right of Way line of Fenley Avenue; Thence South, along the West Right of Way line of Fenley Avenue to the Northeast corner of Lot 69 in Northside Manor #5; Thence South, along the East line of said Lot 69, to the North line of PIN 04-04-36-100-016; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN to the South line of said PIN to the North line of Lot 23 in Rees Addition

extended West, to the West Right of Way line of Augusta Street; Thence South, along the West Right of Way line of Augusta Avenue, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 6, Block 3 in Miller's Addition; Thence South, along the West line of said Lot 6, to the North Right of Way line of Hamilton Street; Thence West, along the North Right of Way line of Hamilton Street, to the West line of PIN 04-04-35-411-006 extended North; Thence South, along the said extended West line of PIN 04-04-35-411-006, to the South line of Lot 4, Block 4 in Miller's Addition; Thence West, along the South line of said Lot 4, to the West line of Lot 9, Block 4 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 9, to the North Right of Way line of Charlotte Street; Thence West, along the North Right of Way line of Charlotte Street, to the East line of PIN 04-04-35-422-001 extended North; Thence South, along said extended East line of PIN 04-04-35-422-001 and PIN 04-04-35-422-002, to the Southeast corner of said PIN 04-04-35-422-002; Thence West, along the South line of said PIN 04-04-35-422-002 extended West, to the West Right of Way line of North 16th Street; Thence South, along the West Right of Way line of North 16th Street to the North Right of Way line of State Street; Thence West, along the North Right of Way line of State Street, to the West line of Lot 6, Block 14 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 6, extended South, and the West line of Lot 9, Block 14, to the North Right of Way line of Catherine Street; Thence West, along the North line of Catherine Street, to the Southwest corner of Lot 10, Block 14 in Miller's Addition; Thence South, across Catherine Street, to the Northeast corner of Lot 4, Block 17 in Miller's Addition; Thence West, along the North line of said Lot 4, to the West line of said Lot 4; Thence South, along the West line of said Lot 4, to the South line of Lot 3 in said Block 17 in Miller's Addition; Thence West, along the South line of said Lot 3, to the East line of PIN 04-04-35-433-009 extended North; Thence South, along the said extended East line of PIN 04-04-35-433-009, to the North Right of Way line of Caroline Street; Thence West, along the North line of Caroline Street, to the East line of Lot 2, Block 20 in Miller's Addition extended North; Thence South, along the said extended East line of Lot 2, to the South line of said Lot 2; Thence West, along the South line of said Lot 2, to the East line of Lot 14, Block 20 in said Northeast Addition, extended North; Thence South, along the said extended East line of Lot 14, to the North Right of Way line of Market Street; Thence East, along the North Right of Way line of Market Street, to the Westerly line of PIN 04-04-35-456-004, extended Northeasterly; Thence Southwesterly, along the Westerly line of PIN 04-04-35-446-004, to the North line of PIN 04-04-35-455-005; Thence Southwesterly, along the Northerly line of PIN 04-04-35-455-005 and PIN 04-04-35-455-004, to the East Right of Way line of North 14th Street; Thence North, along the East Right of Way line of North 14th Street, to the South Right of Way line of Ann Eliza Street; Thence West, along the South Right of Way line of Ann Eliza Street, to the East line of PIN 04-04-35-451-008; Thence South, along the East line of said PIN, to the South line of said PIN; Thence West, along the South line of PIN 04-04-35-451-008 and PIN 04-04-35-451-005, to the East line of PIN 04-04-35-451-006; Thence North, along the said East line, to the North line of said PIN; Thence West, along the North line of said PIN 04-04-35-451-006, extended West, to the West Right of Way line of North 13th Street; Thence South, along the West Right of Way line of North 13th Street to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 12th Street; Thence North, along the East Right of Way line of North 12th Street, to the North Right of Way line of Ann Eliza Street; Thence West, along the North Right of Way line of Ann Eliza Street, to the West Right of Way line of North 11th Street; Thence South, along the West Right of Way line of North 11th Street, to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 9th Street; Thence North, along the East Right of Way line on North 9th Street, to the North Right of Way line of Market Street; Thence West, along the North Right of Way line of Market Street and the North

line of PIN 04-04-35-603-002, to the East Right of Way line of North 8th Street - IL Route 29; Thence North, along the East Right of Way line of North 8th Street - IL Route 29, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 4, Block 7 in Cummings Addition, extend South; Thence North, along the said extended West line of Lot 4 extended North, also the West line of Lot 11, Block 6, extended North, also the West line of Lot 4, Block 6, extended North, also the West line of Lot 11, Block 3, extended North, also the West line of Lot 4, Block 3, extended North, also the West line of Lot 4, Block 2, extended North, also the West line of Lot 3 all in Cummings Addition; Also the West line of Lot 40 all in Cummings Addition Extension 1, to the Northwest corner of Lot 40; Thence East, along the North line of Lot 40, to the West line of PIN 04-04-35-125-004 extended South; Thence North, along the said extended West line of said PIN, to the South Right of Way line of Amanda Street; Thence East, along the South Right of Way line of Amanda Street, to the West line of Cummings Addition Extension 2; Thence North, along the West line of Cummings Addition Extension 2 extended North, to the North line of PIN 04-04-35-115-0022; Thence West, along the North line of PIN 04-04-35-115-022, to the East line of Lot 4 in Lawndale Subdivision; Thence North, along said East line of said Lot 4, to the South Right of Way line of Lawndale Avenue; Thence East, along the South line of Lawndale Avenue, to the East line of Terrance Boulevard; Thence North, along the East Right of Way line of Terrace Boulevard, to the North Right of Way line of Sheridan Road; Thence West, along the North Right of Way line of Sheridan Road, to the West line of Lot 1, Block 3 in Soldwedels First Addition, extended North; Thence South, along the said extended West line to the North line of PIN 04-04-35-109-023; Thence West, along said North line, to the West line of said PIN; Thence South, along the said West line, to the South line of said PIN; Thence East, along the said South line, to the Northeast corner of Lot 3, Block 1 in Soldwedels Second Addition; Thence South, along the East line of Lots 3 and 4, Block 1 in said Soldwedels Second Addition, to the North line of PIN 04-04-35-109-015; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the North line of PIN 04-04-35-109-22; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-022, to the Northwest corner of Lot 7, Block 3 in Soldwedels First Addition; Thence South, along the West line of said Lot 7, to the North line of PIN 04-04-35-109-024; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-024, to the West line of Lot 1, Block 4 in Soldwedels First Addition extended North; Thence South, along the said extended West line of said Lot 1 and the West line of Lots 2-10, Block 4 in Soldwedels First Addition, to the North Right of Way line of Amanda Street; Thence South, across Amanda Street, to the Northwest corner of Lot 2, Block 1 in Bailey's Addition; Thence South, along the West line of said Lot 2 extended South, and the West line of Lot 7, Block 1 in Bailey's Addition, to the North Right of Way line of Illinois Street; Thence West, along the North Right of Way line of Illinois Street, to the West line of Lot 3, Block 8 in Bailey's Addition, extended North; Thence South, along the said extended West line of Lot 3, extended South and the West line of Lot 6, Block 8 in Bailey's Addition, extended South, and the West line of Lot 3, Block 9 extended South, and the West line of Lot 6, Block 9 extended South, and the West line of Lot 3, Block 16 extended South, and the West line of Lot 6, Block 16, extended South all in Bailey's Addition, to the South Right of Way line of Mary Street; Thence West, along the South Right of Way line of Mary Street, to the East Right of Way line of North 5th Street; Thence South, along the East Right of Way line of North 5th Street, to the North Right of Way line of Willow Street; Thence West, along the North Right of Way line of Willow Street, to the East Right of Way line of North 4th Street; Thence South, along the East Right of Way line of North 4th Street, to the South Right of Way line of Hamilton Street; Thence Southeasterly, along the South Right of Way line of

Hamilton Street, to the Westerly line of Lot 2, Block 80 in the original Town of Pekin; Thence Southwesterly, along the said Westerly line of Lot 2 extended Southwesterly, and along the Westerly line of Lot 7, Block 80 in the original Town of Pekin, to the Northerly Right of Way line of Charlotte Street; Thence East, along the Northerly Right of Way line of Charlotte Street, to the Westerly line of Lot 7, Block 79 in the original Town of Pekin, extended Northeasterly; Thence Southwesterly, along the said extended Westerly line of Lot 7, extended Southwesterly and the Westerly line of Lot 10, Block 79 extended Southwesterly, and the Westerly line of Lot 7, Block 78 extended Southwesterly, and the Westerly line of Lot 10, Block 78 extended Southwesterly, and the Westerly line of Lot 7, Block 77 extended Southwesterly, and the Westerly line of Lot 10, Block 77 all in the original Town of Pekin, to the North Right of Way line of Catherine Street; Thence Northwesterly, along the said North Right of Way line of Catherine Street, to the Westerly line of PIN 04-04-35-318-003, extended Northeasterly; Thence South, along the said extended Westerly line of said PIN, to the South line of said PIN 04-04-35-318-003; Thence East, along the South line of said PIN, to the Southwest corner of Lot 7, Block 78 in the original Town of Pekin; Thence Southwesterly, along the Westerly line of Lot 10, Block 76 in the original Town of Pekin extended Northeasterly, to the North Right of Way line of Caroline Street; Thence Northwesterly, along the Northerly Right of Way line of Caroline Street, to the Easterly Right of Way line of the Railroad; Thence Northerly, along the Easterly line of the Railroad, to the South line of the alley in Block 11 in the original Town of Pekin; Thence East, along said South line of the alley, to the Westerly line of Lot 8, Block 11 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 8 extended Northeast, to the North Right of Way line of Catherine Street; Thence Westerly, along the North Right of Way line of Catherine Street, to the Westerly line of Lot 15, Block 12; Thence Northeasterly, along the said Westerly line of Lot 15 extended Northeasterly, and the Westerly line of Lot 6, Block 12 extended Northeasterly, and the Westerly line of Lot 15, Block 13, to the Northwest corner of said Lot 15, said point being on the South line of the Alley in said Block 13 of the Original Town of Pekin; Thence West, along the South line of the said Alley, to the West line of said Block 13; Thence Northeasterly, along the said West line of Block 13, to the North line of the Alley in said Block 13; Thence Southeasterly along the North line of said Alley to the, to the Westerly line of Lot 6, Block 13 in the Original Town of Pekin; Thence Northeasterly, along the Westerly line of Lot 6 Block 13 extended Northeasterly, to the Northerly Right of Way line of Henrietta Street; Thence Westerly, along the Northerly Right of Way line of Henrietta Street, to the Westerly line of PIN 04-04-34-230-005; Thence Northeasterly, along the Westerly line of said PIN 04-04-34-230-005 extended Northeasterly, and the Westerly line of PIN 04-04-34-230-002, and the Westerly line of PIN 04-04-34-230-001, to the Southerly Right of Way line of Charlotte Street; Thence Southeasterly, along the Southerly Right of Way line of Charlotte Street, to the Westerly line of Lot 15, Block 15 extended Northeasterly, and the Westerly line of Lot 6, Block 15, to the Northwest corner of said Lot 6, Block 15, all in original Town of Pekin; Thence Northerly, across Hamilton Street, to the Southwest corner of PIN 04-04-34-224-006; Thence Northeasterly, along the Westerly line of said PIN to the South line of the alley in Block 16 in the original Town of Pekin; Thence Northeasterly, across the said alley, to the Southwest corner of Lot 6, Block 16 in the original Town of Pekin; Thence Northeasterly, along the Westerly line of said Lot 6 extended Northeasterly and the Westerly line of Lot 15, Block 17, to the Northwest corner of said Lot 15; Thence Easterly, along the Northerly line of said Lot 15, to the Westerly line of Lot 7, Block 17 extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 7 extended Northeasterly, and the Westerly line of Lot 14, Block 18 extended Northeasterly and the Westerly line of Lot 7, Block 18 all in the original Town of Pekin, to the Southerly Right of Way line of Amanda Street; Thence Southeasterly, along the Southerly Right of Way line of Amanda Street, to the Westerly line of Lot 13, Block 19 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said Westerly line of Lot 13 extended

Northeasterly and the Westerly line of Lot 8, Block 19, to the Southerly Right of Way line of Lucinda Street; Thence Southeasterly, along the Southerly Right of Way line of Lucinda Street, to the Westerly line of Lot 12, Block 20 extended Northeasterly, to the Southerly line of Lot 8, Block 20; Thence Northwesterly, along the Southerly line of said Lot 8, to the Westerly line of said Lot 8; Thence Northeasterly, along the Westerly line of said Lot 8 extended Northeasterly and along the Westerly line of said Lot 13, Block 21 extended Northeasterly and along the Westerly line of Lot 8, Block 21 extended Northeasterly and along the Westerly line of Lot 13, Block 22 extended Northeasterly and along the Westerly line of Lot 8, Block 22, to the Southerly Right of Way line of Ruth Street; Thence Southeasterly, along the Southerly Right of Way line of Ruth Street, to the Westerly line of Lot 6, Block 23 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 6 extended Northeasterly, and the Westerly line of Lot 8, Block 23 all in the original Town of Pekin, to the Northern most corner of said Lot 8; Thence Northwesterly, across Sheridan Road, to the Southwest corner of Lot 19 in Delshire Acres; Thence Northeasterly, along the West line of Lots 19-25 in Delshire Acres, and the West line of PIN 04-04-26-302-009 and the West line of PIN 04-04-26-302-008 and the West line of PIN 04-04-301-001 and the West line of PIN 04-04-26-101-004, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the West Right of Way line of North 8th Street - IL Route 29; Thence North, along the West Right of Way line of said North 8th Street - IL Route 29, to the Point of Beginning.

Also except: Beginning at the intersection of the Easterly Right of Way line of 2nd Street and the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street; Thence Southeasterly, along the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street, to the Westerly Right of Way line of North Capitol Street; Thence Southwesterly, along the Westerly Right of Way line of North Capitol Street to the Northerly Right of Way line of Margaret Street; Thence Southeasterly, along the Northerly Right of Way line of Margaret Street to the Westerly Right of Way line of North 4th Street; Thence Northeasterly, along the Westerly line of North 4th Street, to the Northerly line of Lot 1, Block 74 in the original Town of Pekin extended Westerly; Thence Southeasterly, along the said extended North line of Lots 1-8, Block 75 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 5th Street; Thence Southwesterly, along the Easterly Right of Way line of North 5th Street to the South line of Lot 1, Block 90 in the original Town of Pekin; Thence Southeasterly, along the Southerly lines of Lots 1-8, Block 90 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 6th Street; Thence Southwesterly, along the Easterly Right of Way line of North 6th Street, to the Northerly Right of Way line of Court Street; Thence Southeasterly, along the Northerly Right of Way line of Court Street, to the West Right of Way line of 8th Street; Thence North, along the West Right of Way line of 8th Street, to the North Right of Way line of East Broadway Road; Thence East, along the North Right of Way line of East Broadway Road, to the East Right of Way line of 9th Street; Thence South, along the East Right of Way line of 9th Street, to the South line of Lot 22 in Acme Subdivision; Thence Southeast, along the South lines of Lots 22-20 in Acme Subdivision to a Point of Tangent in the South line of said Lot 20; Thence East, along the South line of Lots 20-17, to the West Right of Way line of 10th Street; Thence North, along the West Right of Way line of 10th Street, to the North Right of Way line of Broadway; Thence East, along the North Right of Way line of Broadway, to the East Right of Way line of 11th Street; Thence South, along the East Right of Way line of 11th Street, to the Northwest corner of Lot 12, Block 1 in East Addition; Thence East, along the North line of Lots 12-7, Block 1 in East Addition extended East, and along the North lines of Lots 14-8, Block 2 in East Addition, extended East, and the North line of Lots 12-7, Block 3 in East Addition, to the West Right of Way line of South 14th Street; Thence South, along the said West Right of Way line of South 14th Street, to the South line of PIN 04-10-02-214-007; Thence East, along the South line of said PIN extended East, to the East Right of Way line of Poplar Street; Thence North, along the East Right of Way line of Poplar Street

to the South Right of Way line of Highland Avenue; Thence East, along the South Right of Way line of Highland Avenue, to the East Right of Way line of Sycamore Street; Thence North, along the East Right of Way line of Sycamore Street, to the South Right of Way line of Lucille Street; Thence Southeasterly, along the South line of Lucille Street, to the West line of PIN 04-10-01-101-001; Thence North, along the West line of said PIN, to the North line of said PIN; Thence Southeasterly, along the North line of PIN 04-10-01-101-001 and PIN 04-10-01-101-002 and the North Right of Way line of Stadium Drive and Southeasterly along the South line of PIN 04-10-01-201-007 and Southerly along the Westerly line of PIN 11-11-06-303-006, to the South line of PIN 11-11-06-301-004; Thence Southwesterly, along the South line of said PIN, to the Northwest corner of PIN 11-11-06-301-005; Thence South, along the West line of said PIN, to the North Right of Way line of Allentown Road; Thence West, along the North Right of Way line of Allentown Road, to the East line of PIN 04-10-01-407-018; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West along the North line of PIN 04-10-01-407-018 and PIN 04-10-01-407-013, to the Southeast corner of PIN 04-10-01-407-054; Thence North, along the East line of said PIN, to the South line of PIN 04-10-01-407-003; Thence West, along the South line of PIN 04-10-01-407-003 and PIN 04-10-01-407-002, to the West line of PIN 04-10-01-407-002; Thence North, along the West line of said PIN extended North, to the North Right of Way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane, to the West Right of Way line of Reservoir Street; Thence South, along the West Right of Way line of Reservoir Street, to the South line of Lot 1 in Griffon Quarello Addition; Thence Northwest, along the South line of said Lot 1, to the East line of said Lot 1; Thence North, along the East line of Lots 1-7 in said Griffon Quarello Addition, extended North, to the North Right of way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane and North line of PIN 04-10-01-400-032, to the East line of Lot 21 in Griffin Quarello's 2nd Addition; Thence North, along the East line of Lots 21-12 in said Griffin Quarello's 2nd Addition, to the South line of PIN 04-10-01-201-002; Thence West, along the South Right of Way line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-10-01-201-002, to the North line of PIN 04-10-01-201-005; Thence West, along the North line of said PIN, to the East Right of Way line of South Parkway Drive; Thence South, along the East Right of Way line of South Parkway Drive, to the North line of PIN 04-10-01-101-013 extended East; Thence West, along the said extended North line of said PIN, to the West line of said PIN; Thence South, along the West line of PIN 04-10-01-101-013, to the North line of PIN 04-10-01-101-012; Thence West, along the North line of said PIN extended South, to the South line of PIN 04-10-01-101-020; Thence West, along the South line of PIN 04-10-01-101-020 and the North Right of Way line of Court Street, to the East Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the North Right of Way line of Oak Ridge Avenue; Thence West, along the North Right of Way line of Oak Ridge Avenue, to the West line of PIN 04-10-02-212-002, extended North; Thence Southwesterly, along the said West line of said PIN, to the Southwest corner of said PIN 04-10-02-212-002; Thence Southeast, across an alley, to the Northeast corner of PIN 04-10-02-210-008; Thence Southwest, along the East line of said PIN 04-10-02-210-008, to the North Right of Way line of Spring Avenue; Thence West, along the North Right of Way line of Spring Avenue, to the East Right of Way line of South 13th Street; Thence North, along the East Right of Way line of South 13th Street, to the South line of Lot 9, Block 22 in East Addition extended East; Thence West, along the said extended South line of Lots 9-1, Block 22 in East Addition extended West, to the West Right of Way line of 12th Street; Thence South, along the West Right of Way line of 12th Street, to the North Right of Way line of Court Street; Thence Northwesterly, along the North Right of Way line of Court Street, to the East line of PIN 04-10-02-115-008; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West, along the North line of PIN 04-10-02-115-008, to the East Right of Way line of 10th Street; Thence South, along the East Right of Way line of 10th Street, to the South Right

of Way line of Court Street; Thence Northwesterly, along the South Right of Way line of Court Street, to the East Right of Way line of South 9th Street; Thence South, along the East Right of Way line of South 9th Street, to the North line of Lot 92 in Colts Addition, extended Southeast; Thence Northwesterly, along the said extended North line of Lot 92 extended Northwesterly and Northeasterly lines of Lot 85 and 85, extended Northwesterly in Colts Addition and Northwesterly along the Northerly line of Lots 41, 40 and 29 in Colts Addition, to the East Right of Way line of 7th Street; Thence North, along the East Right of Way line of 7th Street, to the South Right of Way line of East Broadway Road; Thence West, along the South Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 5th Street; Thence Northerly, along the Easterly Right of Way line of South 5th Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Westerly Right of Way line of South 4th Street; Thence Northerly, along the Westerly Right of Way line of South 4th Street, to the South line of an alley in Block 66 of the original Town of Pekin; Thence Northwesterly, along the Southerly line of said alley, to the Easterly Right of Way line of South Capitol Street; Thence South, along the Easterly Right of Way line of South Capitol Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 2nd Street; Thence Northeasterly, along the said Easterly Right of Way line of South 2nd Street, to the Southerly line of the alley in Block 40 of the original Town of Pekin; Thence Southeasterly, along the said Southerly line of the alley, extended Southeasterly to the Easterly Right of Way line of 3rd Street; Thence Northeasterly, along the Easterly Right of Way line of 3rd Street, to the North line of an alley in Block 37 of the original Town of Pekin, extended Southeasterly; Thence Northwesterly, along the Northerly line of said alley, to the Easterly line of PIN 04-04-34-432-016, extended Northeasterly; Thence South, along the said extended Easterly line, to the North Right of Way line of Court Street; Thence Northeasterly, along the Northerly Right of Way line of Court Street, to the Westerly line of PIN 04-04-34-432-011; Thence Northeasterly, along the said Westerly line of said PIN extended Northeasterly, to the Northerly line of an alley in Block 37 of the original Town of Pekin; Thence Northwesterly, along the Northerly line of said alley, to the Easterly Right of Way line of North 2nd Street; Thence Northeasterly, along the Easterly Right of Way line of North 2nd Street, to the Point of Beginning.

Also except: Beginning at Intersection of the East Right of Way line of Summer Street and the South Right of Way line of Washington Street; Thence East, along the South Right of Way line of Washington Street, to the West Right of Way line of South 8th Street; Thence South, along the said West Right of Way line of South 8th Street, to the South Right of Way line of McLean Street; Thence East, along the said South Right of Way line of McLean Street, to the East Right of Way line of South 9th Street; Thence North, along the East Right of Way line of South 9th Street, to the North line of Lot 25 in Edds Addition; Thence East, along the said North line of Lot 25 and Lot 26 in said Edds Addition, extended East and the North line of Lot 27 in Edds Additions, to the West line of PIN 04-10-02-127-016; Thence South, along the West line of PIN 04-10-02-127-016 and PIN 04-10-02-127-017 and the West line of Lots 10-7 in Heckers Subdivision, to the North Right of Way line of Winter Street; Thence East, along the North Right of Way line of Winter Street, to the West line of PIN 04-10-02-223-010; Thence South, along the West line of PIN 04-10-02-223-010, to the South line of said PIN; Thence East, along the South line of PIN 04-10-02-223-010, extended East, to the East Right of Way line of 11th Street; Thence South, along the East Right of Way line of 11th Street, to the South line of PIN 04-10-02-224-015; Thence East, along the South line of said PIN extended East, to the West line of Lot 22 in W.A. Potts Addition; Thence North, along the West line of said Lot 22, to the North line of said Lot 22; Thence East, along the North line of said Lot 22 extended East, and the North line of Lot 7 in W.A. Potts Addition, to the East line of said Lot 7; Thence South, along the East line of Lots 7-14 in said W.A. Potts Addition, to the North Right of Way line of Park Avenue;

Thence West, along the North Right of Way line of Park Avenue, to the West line of PIN 04-10-02-229-007, extended North; Thence South, along the said extended West line of PIN 04-10-02-229-007, to the North line of Lot 7 in Rose Court Subdivision; Thence East, along the North line of said Lot 7, to the East line of Lot 8 in said Rose Court Subdivision; Thence South, along the East line of Lot 8, 9, 16, 17 and 18 all in Rose Court Subdivision, to the Northeast corner of Lot 7 in Conklin's Subdivision, said Point being on the West line of PIN 04-10-02-403-005; Thence Southwesterly, along the West line of said PIN and the East line of Lot 18 in Conklin's Subdivision, to the Southeast corner of said Lot 18; Thence West, along the South line of said Lot 18 and 11th Street Right of Way, and the South line of Lot 17 in Conklin's Subdivision, to a Point on the East line of Lot 54 in Svendsen's 2nd Addition; Thence South, along the East line of Lots 54-52 in said Svendsen's Addition, to the South line of said Lot 52; Thence West, along the South line of said Lot 52 extended West, to the West Right of Way line of Shire Avenue; Thence South, along the West Right of Way line of Shire Avenue, to the North Right of Way line of Stratford Avenue; Thence West, along the North Right of Way line of Stratford Avenue, to the West Right of Way line of South 10th Street; Thence South, along the West Right of Way line of South 10th Street, to the South line of Lot 8 in Svendsen's 1st Addition; Thence West, along the South line of said Lot 8 and the South line of Lot 7 in Tudor Village 3rd Addition, to the East Right of Way line of 9th Street; Thence West, across 9th Street to the North line of PIN 04-10-02-317-017; Thence West, along the North line of said PIN, to the East line of Lot 7, Block 2 in Tudor Village 2nd Addition; Thence South, along the East line of said Lot 7, to the South line of said Lot 7; Thence West, along the South line of said Lot 7 extended West, and the Lot 7, Block 3 in said Tudor Village 2nd Addition and Lot 7, Block 30 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 7, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 28 in Pekin Gardens Addition extended West, and the South line of Lot 14, Block 27 in Pekin Gardens Addition extended West, to the East line of Lot 9, Block 27 in Pekin Gardens Addition; Thence North, along the East line of said Lot 9, to the North line of said Lot 9; Thence West, along the North line of said Lot 9, extended to the East line of Sublot 7 in Heilman's 1st Addition; Thence South, along the East line of said Sublot 7, to the South line of said Sublot 7; Thence West, along the South line of said Sublot 7 extended West and the South line of Sublot 3 in said Heilman's 1st Addition extended West, and the South line of Lot 9 in Dunkelberg Bohlander & Down Subdivision extended West, and the South line of PIN 04-10-03-414-013 extended West, and the South line of Lot 10, Block 2 in Greenview Subdivision extended West, and the South line of Lot 15, Block 2 in Greenview Subdivision extended West, and the South line of Lot 10, Block 1 in Greenview Subdivision extended West, and the South line of Lot 15, Block 1 in Greenview Subdivision extended West, and the South line of Lot 10 in J.F. Schipper's Addition, to the Southwest corner of said Lot 10; Thence Northwesterly, across the alley to the South line of Lot 5 in J.N. Shade Subdivision; Thence West, along the South line of said Lot 5 extended West, to the East line of Lot 11 in Haas Addition; Thence North, along the East line of said Lot 11, to the North line of said Lot 11; Thence West, along the North line of said Lot 11, to the Northwest corner of said Lot 11; Thence Southwesterly, across an alley to the South line of PIN 04-10-03-407-012; Thence West, along the South line of PIN 04-10-03-407-012, to the East Right of Way line of 3rd Street; Thence West, across 3rd Street, to the South line of PIN 04-10-03-404-044; Thence West, along the South line of said PIN, to the Southwest corner of said PIN; Thence Northwest, across an alley to the Southeast corner of Lot 100 in Lincoln Park Addition; Thence West, along the South line of said Lot 100 extended West, and West along the South line of Lot 57 in Lincoln Park Addition extended West, and West along the South line of Lot 56 in Lincoln Park Addition, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to South line of Lot 15 in Lincoln Park Addition extended East; Thence West, along the said extended South

line of Lot 15, to the East Railroad Right of Way line; Thence North, along the East Railroad Right of Way line, to the North line of Edds Street extended East; Thence West, along the said extended North Right of Way line of Edds Street, to the West line of Lot 13, Block 3 of James A. Edds Assessment Plat; Thence North, along the West line of said Lot 13 extended North, to the Southeast corner of Lot 9, Block 3 in said James A. Edds Assessment Plat; Thence West, along the South line of said Lot 9, to the Easterly Right of Way line of Dell Avenue; Thence Northerly, along the Easterly Right of Way line of Dell Avenue, to the South Right of Way line of High Street; Thence East, along the South line of High Street extended East, to the West line of Lincoln Park Addition; Thence North, along the West line of Lincoln Park Addition, to the North line of Lot 22 in said Lincoln Park Addition; Thence East, along the North line of said Lot 22 extended East, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the South Right of Way line of Elm Street; Thence East, along the South line of Elm Street, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the North line of Lot 1 in Papugas Subdivision; Thence East, along the North line of said Lot 1 extended East, to the West line of Lot 25 in Crescent Addition; Thence North, along the West line of Lots 25-23 in said Crescent Addition, to the South Right of Way line of Prince Street; Thence East, along the South Right of Way line of Prince Street, to the East Right of Way line of South 3rd Street; Thence North, along the East Right of Way line of South 3rd Street, to the South Right of Way line of Winter Street; Thence East, along the South Right of Way line of Winter Street, to the East Right of Way line of Summer Street; Thence North, along the East Right of Way line of Summer Street, to the Point of Beginning.

All PINs are as of July 1, 2020.

EXHIBIT 3.
ILLINOIS STATE GEOLOGICAL SURVEY MAP

Attachment: Pekin Court St TIF Plan_11 January 2021 (2443 : Ordinance No. 2943-20/21 Redevelopment Plan and Projects of the Court St. TIF

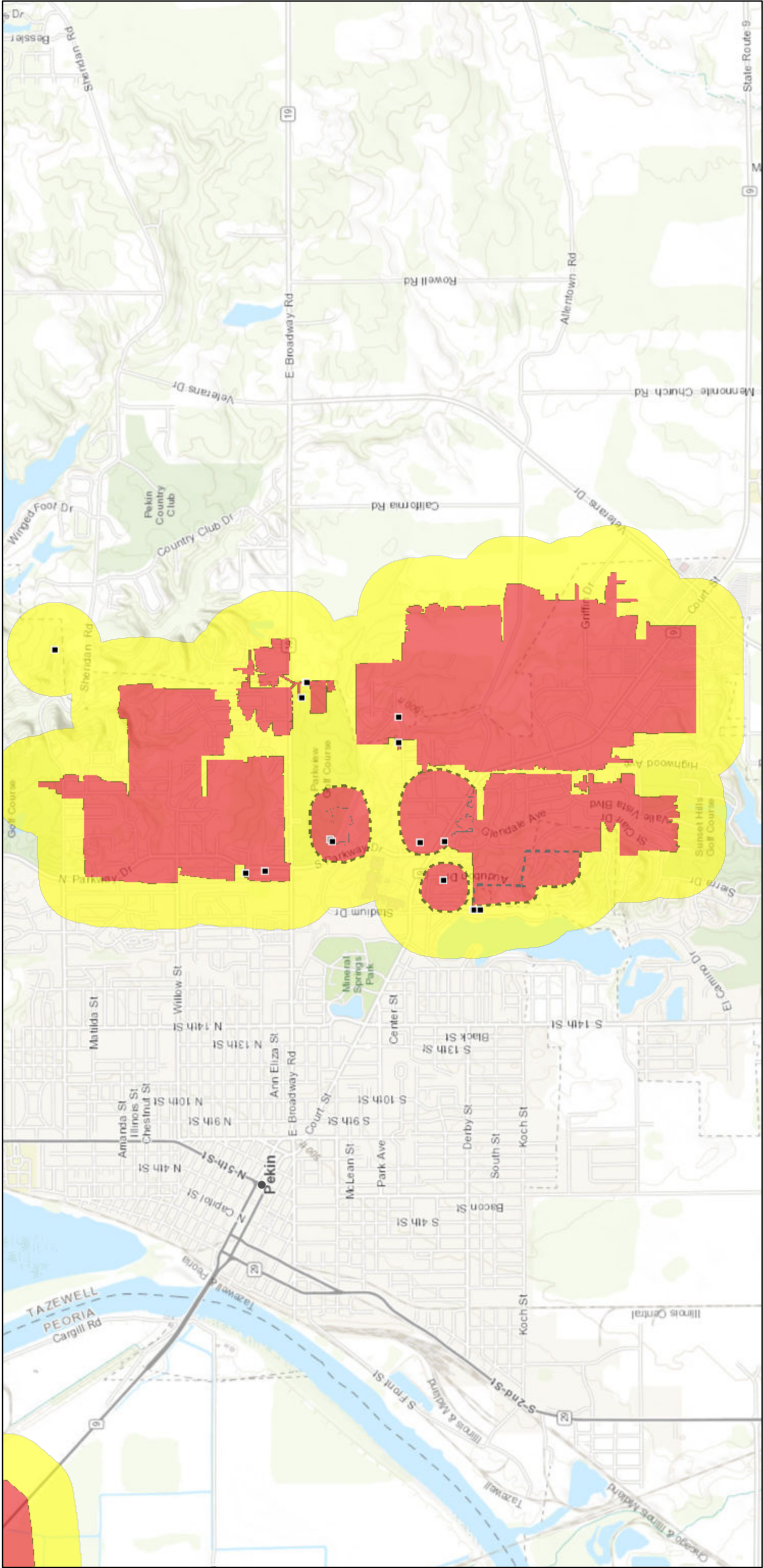
JANUARY - 2021

Pekin Court Street TIF District Redevelopment Project Area, Plan & Projects

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Illinois State Geological Survey -- ILMINES



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Underground Mine Buffer Region

Indefinite Underground Mine Boundary

Non Coal Mines

Underground Coal Mines

Underground

Surface

Non Coal Mine Shaft

Coal Mine Shaft

Indefinite Underground Mine Boundary

Surface

Non Coal Mine Shaft

Coal Mine Shaft

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, PRI -

Illinois State Geological Survey -- ILMINES
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EXHIBIT 4.

EXAMPLE TIF DISTRICT PROJECTIONS

NOTE: The following TIF Projections are examples based on estimates and do not represent an offer, financial advice or acceptance of any terms relating to redevelopment projects or agreements.

The information and assumptions contained in this material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

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EXHIBIT 4 (A)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED COMMERCIAL/LIGHT INDUSTRIAL PROJECTS

Inflation Rate: 2.0%

Total Tax Rate: 9.21034%

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Commercial Renovation Project I	Built	Assessed	\$245,609	\$250,521	\$255,532	\$260,642	\$265,855	\$271,172	\$276,596	\$282,128	\$287,770	\$293,526	\$299,39
Commercial Renovation Project II				Built	Assessed	\$153,506	\$156,576	\$159,707	\$162,901	\$166,159	\$169,483	\$172,872	\$176,33
Commercial/Retail Facility I		Built	Assessed	\$76,753	\$78,288	\$79,854	\$81,451	\$83,080	\$84,741	\$86,436	\$88,165	\$89,928	\$91,72
Commercial/Retail Facility II				Built	Assessed	\$119,734	\$122,129	\$124,572	\$127,063	\$129,604	\$132,196	\$134,840	\$137,53
Commercial/Retail Strip Development I		Built	Assessed	\$138,155	\$140,918	\$143,737	\$146,611	\$149,544	\$152,534	\$155,585	\$158,697	\$161,871	\$165,10
Commercial/Retail Strip Development II				Built	Assessed	\$107,454	\$109,603	\$111,795	\$114,031	\$116,312	\$118,638	\$121,011	\$123,43
Commercial Business Office Complex					Built	Assessed	\$21,491	\$21,921	\$22,359	\$22,806	\$23,262	\$23,728	\$24,20
Motel/Hotel Project			Built	Assessed	\$153,506	\$156,576	\$159,707	\$162,901	\$166,159	\$169,483	\$172,872	\$176,330	\$179,85
Commercial Restaurant Project I				Built	Assessed	\$55,262	\$56,367	\$57,495	\$58,645	\$59,817	\$61,014	\$62,234	\$63,47
Commercial Restaurant Project II						Built	Assessed	\$36,841	\$37,578	\$38,330	\$39,096	\$39,878	\$40,67
Commercial Restaurant Project III							Built	Assessed	\$61,402	\$62,630	\$63,883	\$65,161	\$66,46
Total Real Estate Tax Increment				\$465,429	\$628,243	\$1,076,764	\$1,119,790	\$1,179,028	\$1,264,010	\$1,289,291	\$1,315,076	\$1,341,378	\$1,368,20
Cumulative R. E. Tax Increment				\$465,429	\$1,093,673	\$2,170,437	\$3,290,227	\$4,469,255	\$5,733,266	\$7,022,556	\$8,337,633	\$9,679,011	\$11,047,21

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS
Commercial Renovation Project I	\$305,384	\$311,492	\$317,722	\$324,076	\$330,557	\$337,169	\$343,912	\$350,790	\$357,806	\$364,962	\$372,261	\$379,707	\$7,084,58
Commercial Renovation Project II	\$179,856	\$183,453	\$187,123	\$190,865	\$194,682	\$198,576	\$202,547	\$206,598	\$210,730	\$214,945	\$219,244	\$223,629	\$3,729,78
Commercial/Retail Facility I	\$93,561	\$95,433	\$97,341	\$99,288	\$101,274	\$103,299	\$105,365	\$107,472	\$109,622	\$111,814	\$114,051	\$116,332	\$2,095,27
Commercial/Retail Facility II	\$140,288	\$143,094	\$145,956	\$148,875	\$151,852	\$154,889	\$157,987	\$161,147	\$164,370	\$167,657	\$171,010	\$174,430	\$2,909,23
Commercial/Retail Strip Development I	\$168,410	\$171,779	\$175,214	\$178,718	\$182,293	\$185,939	\$189,657	\$193,450	\$197,320	\$201,266	\$205,291	\$209,397	\$3,771,49
Commercial/Retail Strip Development II	\$125,899	\$128,417	\$130,986	\$133,606	\$136,278	\$139,003	\$141,783	\$144,619	\$147,511	\$150,461	\$153,471	\$156,540	\$2,610,84
Commercial Business Office Complex	\$24,686	\$25,180	\$25,683	\$26,197	\$26,721	\$27,256	\$27,801	\$28,357	\$28,924	\$29,502	\$30,092	\$30,694	\$490,86
Motel/Hotel Project	\$183,453	\$187,123	\$190,865	\$194,682	\$198,576	\$202,547	\$206,598	\$210,730	\$214,945	\$219,244	\$223,629	\$228,101	\$3,957,88
Commercial Restaurant Project I	\$64,748	\$66,043	\$67,364	\$68,711	\$70,086	\$71,487	\$72,917	\$74,375	\$75,863	\$77,380	\$78,928	\$80,506	\$1,342,72
Commercial Restaurant Project II	\$41,489	\$42,319	\$43,166	\$44,029	\$44,909	\$45,808	\$46,724	\$47,658	\$48,611	\$49,584	\$50,575	\$51,587	\$788,85
Commercial Restaurant Project III	\$67,793	\$69,149	\$70,532	\$71,943	\$73,381	\$74,849	\$76,346	\$77,873	\$79,430	\$81,019	\$82,639	\$84,292	\$970,64
Total Real Estate Tax Increment	\$1,395,570	\$1,423,481	\$1,451,951	\$1,480,990	\$1,510,610	\$1,540,822	\$1,571,638	\$1,603,071	\$1,635,132	\$1,667,835	\$1,701,192	\$1,735,215	\$29,764,72
Cumulative R. E. Tax Increment	\$12,442,786	\$13,866,267	\$15,318,218	\$16,799,208	\$18,309,817	\$19,850,639	\$21,422,277	\$23,025,348	\$24,660,480	\$26,328,315	\$28,029,507	\$29,764,722	

Real Estate Assumptions	Comm Renovation I	Comm Renovation II	Comm/Retail Facility I	Comm/Retail Facility II	Comm/Retail Strip I	Comm/Retail Strip II	Comm Bus Office	Motel/Hotel Project	Restaurant Project I	Restaurant Project II	Restaurant Project III	TOTALS
Total Projected Market Value	\$8,000,000	\$5,000,000	\$2,500,000	\$3,900,000	\$4,500,000	\$3,500,000	\$700,000	\$5,000,000	\$1,800,000	\$1,200,000	\$2,000,000	\$38,100,000
Projected Increase in EAV	\$2,666,667	\$1,666,667	\$833,333	\$1,300,000	\$1,500,000	\$1,166,667	\$233,333	\$1,666,667	\$600,000	\$400,000	\$666,667	\$12,700,000
Real Estate Tax Increment	\$245,609	\$153,506	\$76,753	\$119,734	\$138,155	\$107,454	\$21,491	\$153,506	\$55,262	\$36,841	\$61,402	\$1,169,713
Estimated Eligible Project Costs	\$2,600,000	\$1,375,000	\$900,000	\$1,500,000	\$1,200,000	\$1,000,000	\$175,000	\$1,250,000	\$360,000	\$240,000	\$900,000	\$11,500,000

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EXHIBIT 4 (B)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED COMMERCIAL BUSINESS REHABILITATION/RENOVATION PROGRAM

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Built in 2021	Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580	\$33,232	\$33,897	\$34,574	\$35,266	\$35,971	\$36,691	\$37,425
Built in 2022		Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580	\$33,232	\$33,897	\$34,574	\$35,266	\$35,971	\$36,691
Built in 2023			Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580	\$33,232	\$33,897	\$34,574	\$35,266	\$35,971
Built in 2024				Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580	\$33,232	\$33,897	\$34,574	\$35,266
Built in 2025					Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580	\$33,232	\$33,897	\$34,574
Built in 2026						Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580	\$33,232	\$33,897
Built in 2027							Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580	\$33,232
Built in 2028								Built	Assessed	\$30,701	\$31,315	\$31,941	\$32,580
Built in 2029									Built	Assessed	\$30,701	\$31,315	\$31,941
Built in 2030										Built	Assessed	\$30,701	\$31,315
Total Real Estate Tax Increment			\$30,701	\$62,016	\$93,958	\$126,538	\$159,770	\$193,666	\$228,241	\$263,507	\$299,478	\$336,169	\$374,250
Cumulative R. E. Tax Increment			\$30,701	\$92,717	\$186,675	\$313,213	\$472,983	\$666,650	\$894,891	\$1,158,397	\$1,457,876	\$1,794,044	\$2,136,959

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTAL
Built in 2021	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$42,146	\$42,989	\$43,849	\$44,726	\$45,620	\$46,533	\$47,463	\$885,150
Built in 2022	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$42,146	\$42,989	\$43,849	\$44,726	\$45,620	\$46,533	\$838,150
Built in 2023	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$42,146	\$42,989	\$43,849	\$44,726	\$45,620	\$791,150
Built in 2024	\$35,971	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$42,146	\$42,989	\$43,849	\$44,726	\$745,150
Built in 2025	\$35,266	\$35,971	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$42,146	\$42,989	\$43,849	\$701,150
Built in 2026	\$34,574	\$35,266	\$35,971	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$42,146	\$42,989	\$657,150
Built in 2027	\$33,897	\$34,574	\$35,266	\$35,971	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$42,146	\$614,150
Built in 2028	\$33,232	\$33,897	\$34,574	\$35,266	\$35,971	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$41,320	\$572,150
Built in 2029	\$32,580	\$33,232	\$33,897	\$34,574	\$35,266	\$35,971	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$40,509	\$530,150
Built in 2030	\$31,941	\$32,580	\$33,232	\$33,897	\$34,574	\$35,266	\$35,971	\$36,691	\$37,425	\$38,173	\$38,936	\$39,715	\$490,150
Total Real Estate Tax Increment	\$349,750	\$356,745	\$363,880	\$371,158	\$378,581	\$386,152	\$393,875	\$401,753	\$409,788	\$417,984	\$426,343	\$434,870	\$6,827,816
Cumulative R. E. Tax Increment	\$2,486,687	\$2,843,432	\$3,207,312	\$3,578,469	\$3,957,050	\$4,343,202	\$4,737,078	\$5,138,831	\$5,548,619	\$5,966,602	\$6,392,946	\$6,827,816	

Real Estate Assumptions	TOTALS
Total Projected Market Value	\$10,000,000
Projected Increase in EAV	\$3,333,333
Real Estate Tax Increment	\$307,011
Estimated Eligible Project Costs	\$3,500,000

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.21034%

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EXHIBIT 4 (C)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED RESIDENTIAL REHABILITATION/RENOVATION PROGRAM

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Built in 2021	Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,618
Built in 2022		Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174
Built in 2023			Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739
Built in 2024				Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313
Built in 2025					Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895
Built in 2026						Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485
Built in 2027							Built	Assessed	\$0	\$0	\$0	\$0	\$20,084
Built in 2028								Built	Assessed	\$0	\$0	\$0	\$0
Total Real Estate Tax Increment			\$0	\$0	\$0	\$0	\$20,084	\$40,569	\$61,464	\$82,777	\$104,517	\$126,691	\$149,306
Cumulative R.E. Tax Increment			\$0	\$0	\$0	\$0	\$20,084	\$60,653	\$122,117	\$204,894	\$309,411	\$436,102	\$585,418

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS
Built in 2021-2027	\$152,294	\$155,340	\$158,447	\$161,616	\$164,848	\$168,145	\$171,508	\$174,938	\$178,437	\$182,006	\$185,646	\$189,359	\$2,627,991
Built in 2028	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,618	\$23,070	\$23,531	\$24,002	\$24,482	\$24,972	\$269,366
Built in 2029	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,618	\$23,070	\$23,531	\$24,002	\$24,482	\$244,399
Built in 2030	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,618	\$23,070	\$23,531	\$24,002	\$219,911
Built in 2031	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,618	\$23,070	\$23,531	\$195,900
Built in 2032	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,618	\$23,070	\$172,377
Built in 2033	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,618	\$149,306
Built in 2034	Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$126,691
Built in 2035		Built	Assessed	\$0	\$0	\$0	\$0	\$20,084	\$20,485	\$20,895	\$21,313	\$21,739	\$104,518
Total Real Estate Tax Increment	\$172,378	\$195,909	\$219,911	\$244,393	\$269,365	\$294,836	\$320,816	\$347,316	\$354,263	\$361,348	\$368,575	\$375,946	\$4,110,467
Cumulative R.E. Tax Increment	\$757,788	\$953,697	\$1,173,608	\$1,418,002	\$1,687,367	\$1,982,202	\$2,303,019	\$2,650,335	\$3,004,598	\$3,365,946	\$3,734,521	\$4,110,467	

Real Estate Assumptions	TOTALS
Total Projected Investment	\$10,000,000
Projected Increase in EAV	\$3,333,333
Real Estate Tax Increment	\$301,256

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

Estimated Eligible Project Costs: \$3,500,000

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EXHIBIT 4 (D)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED NEW RESIDENTIAL IN-FILL LOT MARKETING PROGRAM

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Built in 2023			Built	Assessed	\$24,944	\$27,198	\$29,656	\$32,337	\$35,259	\$38,446	\$41,920	\$45,709	\$49,840
Built in 2024				Built	Assessed	\$24,944	\$27,198	\$29,656	\$32,337	\$35,259	\$38,446	\$41,920	\$45,709
Built in 2025					Built	Assessed	\$24,944	\$27,198	\$29,656	\$32,337	\$35,259	\$38,446	\$41,920
Built in 2026						Built	Assessed	\$24,944	\$27,198	\$29,656	\$32,337	\$35,259	\$38,446
Built in 2027							Built	Assessed	\$24,944	\$27,198	\$29,656	\$32,337	\$35,259
Built in 2028								Built	Assessed	\$24,944	\$27,198	\$29,656	\$32,337
Built in 2029									Built	Assessed	\$24,944	\$27,198	\$29,656
Built in 2030										Built	Assessed	\$24,944	\$27,198
Built in 2031											Built	Assessed	\$24,944
Built in 2032												Built	Assessed
Total Real Estate Tax Increment					\$24,944	\$52,142	\$81,799	\$114,136	\$149,395	\$187,841	\$229,761	\$275,470	\$325,470
Cumulative R.E. Tax Increment					\$24,944	\$77,086	\$158,885	\$273,021	\$422,415	\$610,256	\$840,017	\$1,115,487	\$1,440,957

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTAL
Built in 2023	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$83,760	\$91,330	\$99,584	\$108,585	\$118,398	\$129,099	\$140,766	\$1,422,138
Built in 2024	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$83,760	\$91,330	\$99,584	\$108,585	\$118,398	\$129,099	\$1,281,138
Built in 2025	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$83,760	\$91,330	\$99,584	\$108,585	\$118,398	\$1,152,138
Built in 2026	\$41,920	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$83,760	\$91,330	\$99,584	\$108,585	\$1,034,138
Built in 2027	\$38,446	\$41,920	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$83,760	\$91,330	\$99,584	\$925,138
Built in 2028	\$35,259	\$38,446	\$41,920	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$83,760	\$91,330	\$825,138
Built in 2029	\$32,337	\$35,259	\$38,446	\$41,920	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$83,760	\$734,138
Built in 2030	\$29,656	\$32,337	\$35,259	\$38,446	\$41,920	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$76,818	\$650,138
Built in 2031	\$27,198	\$29,656	\$32,337	\$35,259	\$38,446	\$41,920	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$70,451	\$573,138
Built in 2032	\$24,944	\$27,198	\$29,656	\$32,337	\$35,259	\$38,446	\$41,920	\$45,709	\$49,840	\$54,344	\$59,256	\$64,611	\$503,138
Total Real Estate Tax Increment	\$379,655	\$413,967	\$451,380	\$492,174	\$536,655	\$585,156	\$638,041	\$695,705	\$758,580	\$827,138	\$901,892	\$983,402	\$9,104,541
Cumulative R.E. Tax Increment	\$1,820,452	\$2,234,418	\$2,685,798	\$3,177,971	\$3,714,626	\$4,299,782	\$4,937,823	\$5,633,527	\$6,392,108	\$7,219,246	\$8,121,138	\$9,104,541	

Real Estate Assumptions				TOTALS
Market Value per Home		\$225,000		\$9,000,000
Projected Increase in EAV		\$75,000		\$3,000,000
Homestead Exemption		\$6,000		\$240,000
Real Estate Tax (Per Home)		\$6,236		\$249,440
Built in 2023	4	Built in 2028	4	
Built in 2024	4	Built in 2029	4	
Built in 2025	4	Built in 2030	4	
Built in 2026	4	Built in 2031	4	
Built in 2027	4	Built in 2032	4	
Total Homes Built		20	20	40

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

Estimated Eligible Project Costs: \$2,000,000

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EXHIBIT 4 (E)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED NEW RESIDENTIAL PROJECT I

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Built in 2022		Built	Assessed	\$84,954	\$86,653	\$88,386	\$90,154	\$91,957	\$93,796	\$95,672	\$97,586	\$99,537	\$101,528
Built in 2023			Built	Assessed	\$84,954	\$86,653	\$88,386	\$90,154	\$91,957	\$93,796	\$95,672	\$97,586	\$99,528
Built in 2024				Built	Assessed	\$84,954	\$86,653	\$88,386	\$90,154	\$91,957	\$93,796	\$95,672	\$97,528
Built in 2025					Built	Assessed	\$84,954	\$86,653	\$88,386	\$90,154	\$91,957	\$93,796	\$95,628
Built in 2026						Built	Assessed	\$84,954	\$86,653	\$88,386	\$90,154	\$91,957	\$93,728
Total Real Estate Tax Increment				\$84,954	\$171,607	\$259,994	\$350,148	\$442,105	\$450,947	\$459,966	\$469,165	\$478,549	\$488,128
Cumulative R.E. Tax Increment				\$84,954	\$256,562	\$516,555	\$866,703	\$1,308,808	\$1,759,756	\$2,219,722	\$2,688,887	\$3,167,436	\$3,655,564

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS
Built in 2022	\$103,559	\$105,630	\$107,742	\$109,897	\$112,095	\$114,337	\$116,624	\$118,956	\$121,336	\$123,762	\$126,237	\$128,762	\$2,319,128
Built in 2023	\$101,528	\$103,559	\$105,630	\$107,742	\$109,897	\$112,095	\$114,337	\$116,624	\$118,956	\$121,336	\$123,762	\$126,237	\$2,190,428
Built in 2024	\$99,537	\$101,528	\$103,559	\$105,630	\$107,742	\$109,897	\$112,095	\$114,337	\$116,624	\$118,956	\$121,336	\$123,762	\$2,064,128
Built in 2025	\$97,586	\$99,537	\$101,528	\$103,559	\$105,630	\$107,742	\$109,897	\$112,095	\$114,337	\$116,624	\$118,956	\$121,336	\$1,940,428
Built in 2026	\$95,672	\$97,586	\$99,537	\$101,528	\$103,559	\$105,630	\$107,742	\$109,897	\$112,095	\$114,337	\$116,624	\$118,956	\$1,819,028
Total Real Estate Tax Increment	\$497,882	\$507,840	\$517,997	\$528,356	\$538,924	\$549,702	\$560,696	\$571,910	\$583,348	\$595,015	\$606,915	\$619,054	\$10,333,128
Cumulative R.E. Tax Increment	\$4,153,437	\$4,661,277	\$5,179,274	\$5,707,630	\$6,246,554	\$6,796,256	\$7,356,952	\$7,928,862	\$8,512,210	\$9,107,225	\$9,714,141	\$10,333,194	

Real Estate Assumptions	TOTALS	
Market Value per Home	\$300,000	\$15,000,000
Projected Increase in EAV	\$100,000	\$5,000,000
Homestead Exemption	\$6,000	\$300,000
Real Estate Tax (Per Home)	\$8,495	\$424,771
Built in 2022	10	
Built in 2023	10	
Built in 2024	10	
Built in 2025	10	
Built in 2026	10	
Total Homes Built	50	

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

Estimated Eligible Project Costs: \$3,750,000

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EXHIBIT 4 (F)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED NEW RESIDENTIAL PROJECT II

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Built in 2025					Built	Assessed	\$61,938	\$63,177	\$64,441	\$65,729	\$67,044	\$68,385	\$69,726
Built in 2026						Built	Assessed	\$61,938	\$63,177	\$64,441	\$65,729	\$67,044	\$68,385
Built in 2027							Built	Assessed	\$61,938	\$63,177	\$64,441	\$65,729	\$67,044
Built in 2028								Built	Assessed	\$61,938	\$63,177	\$64,441	\$65,729
Built in 2029									Built	Assessed	\$61,938	\$63,177	\$64,441
Total Real Estate Tax Increment							\$61,938	\$125,115	\$189,556	\$255,285	\$322,329	\$328,776	\$335,327
Cumulative R.E. Tax Increment							\$61,938	\$187,053	\$376,609	\$631,894	\$954,223	\$1,282,999	\$1,618,326

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS
Built in 2025	\$71,148	\$72,571	\$74,022	\$75,502	\$77,012	\$78,553	\$80,124	\$81,726	\$83,361	\$85,028	\$86,728	\$88,463	\$1,414,726
Built in 2026	\$69,753	\$71,148	\$72,571	\$74,022	\$75,502	\$77,012	\$78,553	\$80,124	\$81,726	\$83,361	\$85,028	\$86,728	\$1,326,215
Built in 2027	\$68,385	\$69,753	\$71,148	\$72,571	\$74,022	\$75,502	\$77,012	\$78,553	\$80,124	\$81,726	\$83,361	\$85,028	\$1,239,504
Built in 2028	\$67,044	\$68,385	\$69,753	\$71,148	\$72,571	\$74,022	\$75,502	\$77,012	\$78,553	\$80,124	\$81,726	\$83,361	\$1,154,493
Built in 2029	\$65,729	\$67,044	\$68,385	\$69,753	\$71,148	\$72,571	\$74,022	\$75,502	\$77,012	\$78,553	\$80,124	\$81,726	\$1,071,182
Total Real Estate Tax Increment	\$342,058	\$348,899	\$355,877	\$362,995	\$370,255	\$377,660	\$385,213	\$392,917	\$400,776	\$408,791	\$416,967	\$425,306	\$6,206,065
Cumulative R.E. Tax Increment	\$1,960,408	\$2,309,308	\$2,665,185	\$3,028,180	\$3,398,435	\$3,776,095	\$4,161,308	\$4,554,225	\$4,955,001	\$5,363,792	\$5,780,759	\$6,206,065	

Real Estate Assumptions		TOTALS
Market Value per Home	\$275,000	\$11,000,000
Projected Increase in EAV	\$91,667	\$3,666,667
Homestead Exemption	\$6,000	\$240,000
Real Estate Tax (Per Home)	\$7,742	\$309,691
Built in 2025	8	
Built in 2026	8	
Built in 2027	8	
Built in 2028	8	
Built in 2029	8	
Total Homes Built	40	

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

Estimated Eligible Project Costs: \$2,750,000

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EXHIBIT 4 (G)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED NEW RESIDENTIAL PROJECT III

1/6/2021	TIF FORMED												
Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Built in 2026						Built	Assessed	\$41,935	\$42,774	\$43,629	\$44,502	\$45,392	\$46,281
Built in 2027							Built	Assessed	\$41,935	\$42,774	\$43,629	\$44,502	\$45,392
Built in 2028								Built	Assessed	\$41,935	\$42,774	\$43,629	\$44,502
Built in 2029									Built	Assessed	\$41,935	\$42,774	\$43,629
Built in 2030										Built	Assessed	\$41,935	\$42,774
Total Real Estate Tax Increment								\$41,935	\$84,708	\$128,337	\$172,839	\$218,231	\$222,500
Cumulative R.E. Tax Increment								\$41,935	\$126,643	\$254,981	\$427,820	\$646,050	\$868,550

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTAL
Built in 2026	\$47,225	\$48,170	\$49,133	\$50,116	\$51,118	\$52,141	\$53,184	\$54,247	\$55,332	\$56,439	\$57,568	\$58,719	\$897,900
Built in 2027	\$46,299	\$47,225	\$48,170	\$49,133	\$50,116	\$51,118	\$52,141	\$53,184	\$54,247	\$55,332	\$56,439	\$57,568	\$839,200
Built in 2028	\$45,392	\$46,299	\$47,225	\$48,170	\$49,133	\$50,116	\$51,118	\$52,141	\$53,184	\$54,247	\$55,332	\$56,439	\$781,600
Built in 2029	\$44,502	\$45,392	\$46,299	\$47,225	\$48,170	\$49,133	\$50,116	\$51,118	\$52,141	\$53,184	\$54,247	\$55,332	\$725,000
Built in 2030	\$43,629	\$44,502	\$45,392	\$46,299	\$47,225	\$48,170	\$49,133	\$50,116	\$51,118	\$52,141	\$53,184	\$54,247	\$669,800
Total Real Estate Tax Increment	\$227,047	\$231,588	\$236,220	\$240,944	\$245,763	\$250,678	\$255,692	\$260,806	\$266,022	\$271,342	\$276,769	\$282,305	\$3,913,821
Cumulative R.E. Tax Increment	\$1,095,692	\$1,327,280	\$1,563,500	\$1,804,444	\$2,050,207	\$2,300,886	\$2,556,578	\$2,817,383	\$3,083,405	\$3,354,747	\$3,631,517	\$3,913,821	

Real Estate Assumptions		TOTALS
Market Value per Home	\$250,000	\$7,500,000
Projected Increase in EAV	\$83,333	\$2,500,000
Homestead Exemption	\$6,000	\$180,000
Real Estate Tax (Per Home)	\$6,989	\$209,674
Built in 2026	6	
Built in 2027	6	
Built in 2028	6	
Built in 2029	6	
Built in 2030	6	
Total Homes Built	30	

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

Estimated Eligible Project Costs: \$1,800,000

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EXHIBIT 4 (H)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED TOWNHOME/MULTI-FAMILY PROJECTS

1/6/2021	TIF FORMED												
Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Townhome/Multi-Family Project I		Built	Assessed	\$75,314	\$76,820	\$78,357	\$79,924	\$81,522	\$83,153	\$84,816	\$86,512	\$88,242	\$90,000
Townhome/Multi-Family Project II			Built	Assessed	\$75,314	\$76,820	\$78,357	\$79,924	\$81,522	\$83,153	\$84,816	\$86,512	\$88,242
Total Real Estate Tax Increment				\$75,314	\$152,134	\$155,177	\$158,281	\$161,446	\$164,675	\$167,969	\$171,328	\$174,754	\$178,250
Cumulative R.E. Tax Increment				\$75,314	\$227,448	\$382,625	\$540,906	\$702,352	\$867,027	\$1,034,995	\$1,206,323	\$1,381,078	\$1,559,328

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS
Townhome/Multi-Family Project I	\$91,807	\$93,643	\$95,516	\$97,427	\$99,375	\$101,363	\$103,390	\$105,458	\$107,567	\$109,718	\$111,913	\$114,151	\$2,055,995
Townhome/Multi-Family Project II	\$90,007	\$91,807	\$93,643	\$95,516	\$97,427	\$99,375	\$101,363	\$103,390	\$105,458	\$107,567	\$109,718	\$111,913	\$1,941,840
Total Real Estate Tax Increment	\$181,815	\$185,451	\$189,160	\$192,943	\$196,802	\$200,738	\$204,753	\$208,848	\$213,025	\$217,285	\$221,631	\$226,064	\$3,997,835
Cumulative R.E. Tax Increment	\$1,741,142	\$1,926,593	\$2,115,753	\$2,308,696	\$2,505,498	\$2,706,236	\$2,910,988	\$3,119,836	\$3,332,861	\$3,550,146	\$3,771,777	\$3,997,840	

Real Estate Assumptions	Townhome Project I	Townhome Project II	TOTALS
Total Projected Market Value	\$2,500,000	\$2,500,000	\$5,000,000
Projected Increase in EAV	\$833,333	\$833,333	\$1,666,667
Real Estate Tax	\$75,314	\$75,314	\$150,628
Estimated Eligible Project Costs	\$750,000	\$750,000	\$1,500,000

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

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Attachment: Pekin Court St TIF Plan_11 January 2021 (2443 : Ordinance No. 2943-20/21 Redevelopment

EXHIBIT 4 (I)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED RESIDENTIAL DUPLEX PROJECTS

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Residential Duplex Project I					Built	Assessed	\$88,569	\$90,341	\$92,147	\$93,990	\$95,870	\$97,788	\$99,744
Residential Duplex Project II							Built	Assessed	\$97,607	\$99,559	\$101,550	\$103,581	\$105,608
Total Real Estate Tax Increment							\$88,569	\$90,341	\$189,754	\$193,549	\$197,420	\$201,369	\$205,388
Cumulative R.E. Tax Increment							\$88,569	\$178,910	\$368,664	\$562,214	\$759,634	\$961,003	\$1,166,391

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS
Residential Duplex Project I	\$101,738	\$103,773	\$105,848	\$107,965	\$110,125	\$112,327	\$114,574	\$116,865	\$119,203	\$121,587	\$124,018	\$126,499	\$2,022,914
Residential Duplex Project II	\$107,766	\$109,921	\$112,120	\$114,362	\$116,649	\$118,982	\$121,362	\$123,789	\$126,265	\$128,790	\$131,366	\$133,993	\$1,953,334
Total Real Estate Tax Increment	\$209,504	\$213,694	\$217,968	\$222,328	\$226,774	\$231,310	\$235,936	\$240,654	\$245,468	\$250,377	\$255,384	\$260,492	\$3,976,248
Cumulative R.E. Tax Increment	\$1,375,904	\$1,589,598	\$1,807,566	\$2,029,894	\$2,256,668	\$2,487,977	\$2,723,913	\$2,964,568	\$3,210,035	\$3,460,412	\$3,715,796	\$3,976,289	

Real Estate Assumptions	Duplex Project I	Duplex Project II	TOTALS
Projected Market Value per Unit	\$3,300,000	\$3,600,000	\$6,900,000
Projected Increase in EAV	\$1,100,000	\$1,200,000	\$2,300,000
Homestead Exemption	\$120,000	\$120,000	\$240,000
Real Estate Tax	\$88,569	\$97,607	\$186,176
Estimated Eligible Project Costs	\$800,000	\$500,000	\$1,300,000

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

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EXHIBIT 4 (J)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED ASSISTED LIVING FACILITY PROJECTS

1/6/2021

TIF FORMED

Calendar Year of Receipts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Assisted/Supportive Living Facility I				Built	Assessed	\$135,565	\$138,277	\$141,042	\$143,863	\$146,740	\$149,675	\$152,668	\$155,722
Assisted/Supportive Living Facility II							Built	Assessed	\$195,816	\$199,733	\$203,727	\$207,802	\$211,955
Total Real Estate Tax Increment						\$135,565	\$138,277	\$141,042	\$339,679	\$346,473	\$353,402	\$360,470	\$367,682
Cumulative R. E. Tax Increment						\$135,565	\$273,842	\$414,884	\$754,563	\$1,101,036	\$1,454,438	\$1,814,909	\$2,182,589

Calendar Year of Receipts	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS
Assisted/Supportive Living Facility I	\$158,836	\$162,013	\$165,253	\$168,558	\$171,929	\$175,368	\$178,875	\$182,453	\$186,102	\$189,824	\$193,620	\$197,493	\$3,293,872
Assisted/Supportive Living Facility II	\$216,197	\$220,521	\$224,931	\$229,430	\$234,019	\$238,699	\$243,473	\$248,343	\$253,309	\$258,376	\$263,543	\$268,814	\$3,918,691
Total Real Estate Tax Increment	\$375,033	\$382,534	\$390,185	\$397,988	\$405,948	\$414,067	\$422,348	\$430,795	\$439,411	\$448,200	\$457,164	\$466,307	\$7,212,563
Cumulative R. E. Tax Increment	\$2,557,622	\$2,940,156	\$3,330,340	\$3,728,329	\$4,134,277	\$4,548,344	\$4,970,693	\$5,401,488	\$5,840,899	\$6,289,099	\$6,746,263	\$7,212,569	

Real Estate Assumptions	Assisted/Supp Living Facility I	Assisted/Supp Living Facility II	TOTALS
Total Projected Market Value	\$4,500,000	\$6,500,000	\$11,000,000
Projected Increase in EAV	\$1,500,000	\$2,166,667	\$3,666,667
Real Estate Tax Increment	\$135,565	\$195,816	\$331,382
Estimated Eligible Project Costs	\$900,000	\$1,500,000	\$2,400,000

Variables	
Inflation Rate	2.0%
Total Tax Rate	9.03768%

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Attachment: Pekin Court St TIF Plan_11 January 2021 (2443 : Ordinance No. 2943-20/21 Redevelopment

EXHIBIT 4 (K)

CITY OF PEKIN COURT STREET TIF DISTRICT

PROPOSED INDUSTRIAL PROJECTS

1/6/2021

TIF FORMED

<i>Calendar Year of Receipts</i>	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Light Industrial/Manufacturing Project I			Built	Assessed	\$87,481	\$89,231	\$91,015	\$92,836	\$94,692	\$96,586	\$98,518	\$100,488	\$102,481
Light Industrial/Manufacturing Project II					Built	Assessed	\$204,122	\$208,205	\$212,369	\$216,616	\$220,949	\$225,368	\$229,841
Industrial Warehouse Project						Built	Assessed	\$1,020,612	\$1,041,024	\$1,061,844	\$1,083,081	\$1,104,743	\$1,126,841
Total Real Estate Tax Increment					\$87,481	\$89,231	\$295,138	\$1,321,652	\$1,348,085	\$1,375,047	\$1,402,548	\$1,430,599	\$1,459,161
Cumulative R.E. Tax Increment					\$87,481	\$176,712	\$471,849	\$1,793,501	\$3,141,586	\$4,516,633	\$5,919,181	\$7,349,779	\$8,808,940

<i>Calendar Year of Receipts</i>	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTAL
Light Industrial/Manufacturing Project I	\$104,548	\$106,639	\$108,772	\$110,947	\$113,166	\$115,429	\$117,738	\$120,093	\$122,495	\$124,944	\$127,443	\$129,992	\$2,255,161
Light Industrial/Manufacturing Project II	\$234,472	\$239,162	\$243,945	\$248,824	\$253,800	\$258,876	\$264,054	\$269,335	\$274,722	\$280,216	\$285,821	\$291,537	\$4,662,161
Industrial Warehouse Project	\$1,149,375	\$1,172,362	\$1,195,809	\$1,219,725	\$1,244,120	\$1,269,002	\$1,294,382	\$1,320,270	\$1,346,675	\$1,373,609	\$1,401,081	\$1,429,103	\$21,853,161
Total Real Estate Tax Increment	\$1,488,395	\$1,518,163	\$1,548,526	\$1,579,496	\$1,611,086	\$1,643,308	\$1,676,174	\$1,709,698	\$1,743,892	\$1,778,770	\$1,814,345	\$1,850,632	\$28,771,161
Cumulative R.E. Tax Increment	\$10,297,385	\$11,815,547	\$13,364,073	\$14,943,570	\$16,554,656	\$18,197,964	\$19,874,138	\$21,583,836	\$23,327,728	\$25,106,498	\$26,920,842	\$28,771,474	

Assumptions	Light Industrial/ Manuf. I	Light Industrial/ Manuf. II	Industrial Warehouse Project	TOTALS
Total Projected Market Value	\$3,000,000	\$7,000,000	\$35,000,000	\$45,000,000
Projected Increase in EAV	\$1,000,000	\$2,333,333	\$11,666,667	\$15,000,000
Projected Real Estate Tax	\$87,481	\$204,122	\$1,020,612	\$1,312,215
Estimated Eligible Project Costs	\$900,000	\$2,000,000	\$7,000,000	\$9,900,000

Variables	
Inflation Rate	2.00%
Total Tax Rate	8.74810%

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Attachment: Pekin Court St TIF Plan_11 January 2021 (2443 : Ordinance No. 2943-20/21 Redevelopment

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EXHIBIT 5.
PRE-DEVELOPMENT AGREEMENT

Attachment: Pekin Court St TIF Plan_11 January 2021 (2443 : Ordinance No. 2943-20/21 Redevelopment Plan and Projects of the Court St. TIF

JANUARY - 2021

Pekin Court Street TIF District Redevelopment Project Area, Plan & Projects

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CITY OF PEKIN, ILLINOIS

ORDINANCE NO. 2933-20/21

**PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT**

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT TO THE TAX
INCREMENT FINANCING
(TIF) DISTRICT PREDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

SUD FAMILY LIMITED PARTNERSHIP

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
ON THE 14TH DAY OF DECEMBER, 2020.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. 2933-20/21

PEKIN COURT STREET TIF DISTRICT

AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT TO THE TAX INCREMENT
FINANCING (TIF) DISTRICT PREDEVELOPMENT AGREEMENT

by and between

THE CITY OF PEKIN
and
SUD FAMILY LIMITED PARTNERSHIP

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois, an Illinois home rule municipality (the "City"), have determined that this First Amendment to the Predevelopment Agreement is in the best interest of the citizens of the City of Pekin.

THEREFORE, be it ordained by the Mayor and City Council of Pekin, Illinois, in the County of Tazewell, as follows:

1. The First Amendment to the TIF Predevelopment Agreement with Sud Family Limited Partnership (the "Developer") attached hereto as ***Exhibit A*** is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said First Amendment to the Predevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.
3. The First Amendment to the Predevelopment Agreement shall be effective the date of its approval on the 14th day of December, 2020.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

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PASSED APPROVED AND ADOPTED by the Mayor and City Council of the City of Pekin this 14th day of December, 2020.

MAYOR AND CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
John Abel	✓			
Michael Garrison	✓			
Dave Nutter	✓			
Lloyd Orrick	✓			
Rick Hilst		✓		
Karen Hohimer	✓			
Mark Luft, Mayor	✓			

APPROVED: , Date 12 / 14 / 2020
Mayor

ATTEST: , Date: 12 / 14 / 2020
City Clerk, City of Pekin

Attachment: **EXHIBIT A.** First Amendment to the Predevelopment Agreement by and between the City of Pekin and Sud Family Limited Partnership.

EXHIBIT A

**PEKIN COURT STREET TIF DISTRICT
FIRST AMENDMENT TO THE TAX INCREMENT FINANCING
(TIF) DISTRICT PREDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PEKIN

and

SUD FAMILY LIMITED PARTNERSHIP

**CITY OF PEKIN
PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT**

**FIRST AMENDMENT TO THE
TIF PREDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

SUD FAMILY LIMITED PARTNERSHIP

DECEMBER 14, 2020

CITY OF PEKIN
PEKIN COURT STREET
TAX INCREMENT FINANCING (TIF) DISTRICT
FIRST AMENDMENT TO THE
TIF PREDEVELOPMENT AGREEMENT
by and between
CITY OF PEKIN
and
SUD FAMILY LIMITED PARTNERSHIP

THIS FIRST AMENDMENT TO THE TIF PREDEVELOPMENT AGREEMENT is entered into this 14th day of December, 2020, by and between the **CITY OF PEKIN** (the “City”), an Illinois Municipal Corporation, Tazewell County, Illinois; and **SUD FAMILY LIMITED PARTNERSHIP** (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, by promoting the development of private investment property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues and enter into contracts with developers necessary or incidental to the implementation of its redevelopment plan pursuant to 65 ILCS 5/11-74.4-4(b) and (j); and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5 the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the City is currently considering adopting a Redevelopment Plan and Projects, designating a Redevelopment Project Area and adopting Tax Increment Financing under the Act for the **Pekin Court Street TIF District** (the “TIF District”); and

WHEREAS, on February 10, 2020, the City and Developer entered into a Predevelopment Agreement (the “Original Agreement”), wherein the City agreed to extend incentives to provide reimbursement of certain TIF eligible project costs for the Developer’s Project on the real property located at 111 N. 6th Street, Pekin, Illinois (Parcel Identification Number 04-04-35-332-001) (the “Property”); and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate and municipal tax bases of the City and the tax bases of other taxing bodies, which increased incremental taxes will be used, in part, to finance incentives to assist redevelopment projects undertaken within the TIF District; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs pursuant to 65 ILCS 11-74.4-4(j); and

WHEREAS, the Parties agree to Amend the terms of the Original Agreement executed on February 10, 2020, as set forth below.

FIRST AMENDMENT

A. AMENDED “A. PRELIMINARY STATEMENTS AND COMMITMENTS”

Section A(3) of the Original Agreement shall be amended by replacing it, in its entirety, with the following:

3. The Developer agrees to complete the Project on or before December 31, 2021 subject to exception of Force Majeure (defined below). For the purpose of this Agreement, the Project will be deemed complete when the rehabilitation and renovation of the commercial building located on the Property, including installation of a sprinkler system, is complete and available for use by a commercial tenant.

B. AMENDED “D. DEFAULT BY THE DEVELOPER”

Section D(1)(vi) of the Original Agreement shall be amended by replacing it, in its entirety, with the following:

- vi. The Developer fails to complete the Project on or before December 31, 2021, subject to extension due to Force Majeure (defined below).

C. PRIOR AGREEMENT TERMS APPLY

All terms of the Original Agreement and any Exhibits to the Original Agreement shall apply to this Amendment and remain effective unless specifically modified by this First Amendment to the Predevelopment Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this First Amendment to the Predevelopment Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY

CITY OF PEKIN,
an Illinois Municipal Corporation:

BY: [Signature]
Mayor

ATTEST: [Signature]
City Clerk

DEVELOPER

SUD FAMILY LIMITED PARTNERSHIP

BY: [Signature]

NAME: GIAN C. SUD.

TITLE: GENERAL PARTNER

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. 2861-19/20

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF PREDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

SUD FAMILY LIMITED PARTNERSHIP

PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF FEBRUARY, 2020.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. 2861-19/20

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
PREDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
SUD FAMILY LIMITED PARTNERSHIP**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the "City"), have determined that this TIF Predevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Predevelopment Agreement with Sud Family Limited Partnership attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Predevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: The Predevelopment Agreement shall be effective the date of its approval on the 10th day of February, 2020.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of February, 2020 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel	✓		
Michael Garrison	✓		
Dave Nutter	✓		
Lloyd Orrick	✓		
Rick Hilst		1	
Karen Hohimer			1
Mark Luft, Mayor	✓		
TOTAL VOTES:	5	1	1

APPROVED: *Mark Luft*, Date 2 / 11 / 2020
Mayor, City of Pekin

ATTEST: *Sue M. McMillan*, Date: 2 / 11 / 2020
City Clerk, City of Pekin

**PEKIN, ILLINOIS
COURT STREET TAX INCREMENT FINANCING
DISTRICT**

PREDEVELOPMENT AGREEMENT

by and between

CITY OF PEKIN, ILLINOIS

and

SUD FAMILY LIMITED PARTNERSHIP

FEBRUARY 10, 2020

**PEKIN, ILLINOIS
COURT STREET TAX INCREMENT FINANCING DISTRICT
PREDEVELOPMENT AGREEMENT**

by and between
CITY OF PEKIN, ILLINOIS
and
SUD FAMILY LIMITED PARTNERSHIP

THIS PREDEVELOPMENT AGREEMENT, including Exhibits (the “Agreement”), is entered into this 10th day of February, 2020, by the CITY OF PEKIN (the “City”), an Illinois Municipal Corporation, Tazewell County, Illinois, and SUD FAMILY LIMITED PARTNERSHIP (the “Developer”) (the City and the Developer shall be collectively referred to as the “Parties”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “TIF Act” or the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, or a combination thereof, the City is intending, subject to the requirements of the Act to establish a Tax Increment Financing Redevelopment Plan and Projects (the “Plan”), designate a Redevelopment Area, and adopt Tax Increment Financing to be known as **Pekin Court Street Tax Increment Financing District** (the “TIF District”); and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, included in the proposed TIF Redevelopment Project Area is property currently owned by the Developer located at 111 N. 6th Street, Pekin, Illinois (Real Estate PIN # 04-04-35-332-001) (the “Property”); and

WHEREAS, the Developer agrees to proceed promptly with its plans to rehabilitate and renovate the commercial building located on the Property, including installation of a sprinkler system (the “Project”), all based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax base, which increased taxes will be used, in part, to finance incentives to assist this Developer's Project; and

WHEREAS, the Project is consistent with the City's land use for the Property and is in compliance with local zoning requirements; and

WHEREAS, pursuant to Section 5/11-74.4-4(b) of the Act, the City has the authority to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the Redevelopment Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(j) of the Act, the City may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement and further defined in Section 5/11-74.4-3(q) of the Act, including those Estimated TIF Eligible Project Costs as herein listed in the attached Exhibit "1" of this Predevelopment Agreement; and

WHEREAS, pursuant to Section 5/11-74.4-4(q) of the Act, the City may utilize revenues received from one TIF district redevelopment project area for eligible costs incurred in another redevelopment project area that is contiguous to the redevelopment project area from which the revenues are received; and

WHEREAS, the proposed redevelopment project area for Pekin Court Street TIF District is expected to be adjacent to the City of Pekin Central Business District TIF District; and

WHEREAS, the Developer requests that incentives for the development be provided by the City from incremental increases in real estate taxes that are generated from the TIF District and that such incentives include the reimbursement of TIF Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the proposed TIF Redevelopment Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City has reviewed the conditions of the Property and has reason to believe that the costs of the necessary public and private improvements to be incurred by the Developer in furtherance of the Project as set forth in *Exhibit 1* are eligible project costs under the TIF Act and are consistent with the proposed TIF Redevelopment Plan of the City; and

WHEREAS, the City has agreed to provide the Developer with the funds necessary to install a sprinkler system in the commercial building located on the Property up to an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) subject to the terms set forth below; and

WHEREAS, in no event shall the total cumulative incentives provided by the City to the Developer hereunder exceed **Two Hundred Thousand Dollars (\$200,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to complete the Project on said Property; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer is proceeding with plans to complete the Project as set forth herein.

A. PRELIMINARY STATEMENTS AND COMMITMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act unless indicated to the contrary.
3. The Developer agrees to complete the Project on or before December 31, 2020 subject to exception of Force Majeure (defined below). For the purpose of this Agreement, the Developer's Project will be deemed complete when the rehabilitation and renovation of the commercial building located on the Property, including installation of the sprinkler system, is complete and available for use by a commercial tenant.
4. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.
5. The City agrees to use its best efforts to and take all actions necessary to create the Pekin Court Street TIF District for a period of 23 years in length which includes the Property.
6. The Parties agree to execute whatever other documents are necessary in furtherance of this Agreement and any exhibits hereto.
7. Upon successful establishment of the TIF District, the parties agree to enter into a TIF Redevelopment Agreement which shall contain the same essential terms and conditions as are set forth herein within sixty (60) days following creation of the TIF District by the City.

B. ADOPTION OF TAX INCREMENT FINANCING

The City plans to create a Tax Increment Financing District known as the "Pekin Court Street TIF District" which will include the Property. The City shall approve certain TIF Eligible Project Costs, including the types described in ***Exhibit 1*** for the Developer's Project which shall be hereafter known as the **"Sud Family Limited Partnership Redevelopment Project."**

C. INCENTIVES

In consideration for the Developer purchasing the Property and completing the Sud Family Limited Partnership Redevelopment Project as set forth herein, the City agrees to extend to the Developer the following incentives to assist the Developer's Project:

1. The City agrees to loan to the Developer for its cost to install a new sprinkler system in the commercial building located on the Property up to an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) as set forth below:
 - a. The full loan amount of up to \$200,000 shall be paid by the City to the Developer upon completion of the installation of the sprinkler system portion of the Project, and upon verification of such TIF Eligible Project Costs for installation of the sprinkler system as set forth in Section E below.
 - b. The interest rate for the loan shall be three percent (3%) per annum, and shall begin to accrue on the date the Loan funds are dispersed to the Developer.
 - c. The term for the loan shall expire on May 31, 2025.
 - d. One-fifth (1/5) of the principal of the loan amount, plus any accrued interest thereon shall be forgiven annually by the City commencing May 31, 2021 and continuing on May 31st of each year thereafter for the term of the Loan, provided the Developer has been at all times in full compliance with every term of this Agreement, including but not limited to the events of default set forth below.
 - e. Such loan disbursement shall be made from the City of Pekin Central Business District Special Tax Allocation Fund. In the event: (1) the City is unable to establish the Court Street TIF District; (2) the Court Street TIF District, once established, is not contiguous to the Pekin Central Business District TIF District; or (3) the Developer's Property is not located in the Pekin Court Street TIF District redevelopment project area once established, the City shall reimburse any incentives provided herein to the Pekin Central Business District TIF District Special Tax Allocation Fund from the City of Pekin's General Fund.

D. DEFAULT BY THE DEVELOPER

1. Each of the following shall constitute an event of default by the Developer under this Agreement:
 - ii. The Developer fails to cure the violation of any municipal ordinance relating to property development, property condition, zoning, subdivision or building codes within thirty (30) days upon being provided written notice of such violation by the City, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced

such cure within such 30-day period and continues to diligently prosecute the same to completion.

- iii. The Developer files for bankruptcy or otherwise becomes insolvent during the Term of this Agreement.
 - iv. Dissolution of the Developer's corporation during the Term of this Agreement which is not reinstated within thirty (30) days after receiving written notice from the City.
 - v. The Property becomes the subject of foreclosure proceedings during the Term of this Agreement which proceedings are not vacated within thirty (30) days following the notice of filing of such foreclosure action.
 - vi. The Developer fails to complete the Project on or before December 31, 2020, subject to extension due to Force Majeure (defined below).
 - vii. The Developer sells or otherwise conveys the Property during the term of the Agreement.
2. Effect of Default: If, during the Term of this Agreement, the Developer is in default of this Agreement and remains in default after the applicable notice and cure periods set forth in *Section J* below, any remaining reimbursements owed the Developer hereunder shall cease, and any reimbursements already provided to the Developer hereunder shall be returned to the City within 30 days upon written demand of the same.

E. REIMBURSEMENT OF DEVELOPER'S ELIGIBLE COSTS

1. Payment to the Developer for TIF Eligible Project Costs related to installation of the sprinkler system, shall be made by a Requisition for Verification of TIF Eligible Project Costs (*Exhibit 2*, "Requisition Form") submitted from time to time by the Developer to the City's TIF Administrators Jacob & Klein, Ltd. and The Economic Development Group, Ltd., and subject to the Administrator's approval of the costs and to the availability of the revenues set forth in *Section C(1)* above.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City.
3. The TIF Administrators shall approve or disapprove a Requisition Form by written notice to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.

4. All TIF Eligible Project Costs approved by the TIF Administrators will then be paid by the City from the revenues set forth in *Section C(1)* above to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law.
5. The Parties acknowledge that the determination of TIF Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in obtaining approval of TIF Eligible Project Costs.

F. VERIFICATION OF REAL ESTATE TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its successors in interest to provide to the City, as requested in writing, copies of all annual **PAID** real estate tax bills for the Property.
2. The failure of Developer to provide any additional information required herein after written notice from the City, including verification of TIF Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditioned upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The obligation of the City to reimburse the Developer for its TIF Eligible Project Costs as set forth in this Agreement is a limited obligation to be paid from certain TIF District Real Estate Tax Increment as set forth herein. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against any City fund or require the City to utilize its taxing authority to fulfill the terms of this Agreement.

H. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, or its authorized designee, nor shall the City be obligated to make direct payments to any contractor, subcontractor, mechanic or materialman providing services or materials to Developer for the Project.

I. COOPERATION OF THE PARTIES

1. Subject to the terms of this Agreement, the City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award, or subsidy which may be available as the result of the City's or Developer's activities, provided that any such action by the Developer shall be at no cost or liability of the Developer or City.
2. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications (and, in the City's case, the adoption of such ordinances and resolutions) in form approved by the Parties in their reasonable discretion, as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.
3. The Parties shall cooperate fully with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county, or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, and rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

J. DEFAULT; CURE; REMEDIES

1. In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party"), shall have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Party for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement. Any damages payable by either party hereunder shall be limited to the other party's actual compensatory damages, and shall not include any speculative, consequential, or punitive damages.
2. In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Agreement, it shall not be

deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, a Defaulting Party shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

K. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete construction of the Project on or before December 31, 2020, subject to extension due to Force Majeure (defined below). Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement after notice and the opportunity to cure as provided in *Section J*. However, Developer and City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, condemnation, riots, insurrections, war, fuel shortages, Acts of God, default by the Landlord under the Developer's lease of the Property, acts caused directly or indirectly by the City (or City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or City (collectively, "Force Majeure"). Force majeure shall not include delays due to lack of adequate financing for the Project.

L. ASSIGNMENT

The rights provided for under this agreement shall not be assignable.

M. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

N. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

O. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally or via nationally recognized overnight delivery service, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

TO CITY:

City of Pekin
% City Clerk
111 S. Capitol Street
Pekin, IL 61554

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Ph: (309) 664-7777

TO DEVELOPER:

Sud Family Limited Partnership
% D. Gian C Sud
203 Landmark Drive, Suite C
Normal, IL 61761

With copy to:

P. SUCCESSORS IN INTEREST

Subject to the provisions of *Section L* above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Q. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

R. TERM OF THE AGREEMENT

Notwithstanding anything contained herein or to the contrary, provided the Developer is not otherwise in default of this Agreement, this Agreement shall expire upon the receipt by the Developer of all incentives included herein, or May 31, 2025, whichever occurs later (the "Term").

S. WARRANTY OF SIGNATORIES

The signatories of the Developer warrant that they have full authority to execute this Agreement and to bind the entity for which they are signing.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

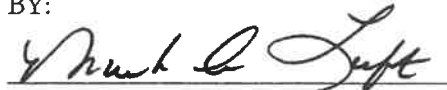
U. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to Sales Tax Reimbursements and TIF Increment received by private developers as reimbursement for private TIF Eligible Project Costs and BDD Eligible Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website at: <http://www.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx>. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the "Indemnified Parties"), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the Developer's failure to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the Indemnified Parties for any claim asserted against them arising from the Developer's Project or this Agreement related to any acts or omissions on the part of the Developer. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed arising out of such action, and pay all reasonable and actual defense costs of the City in such action.

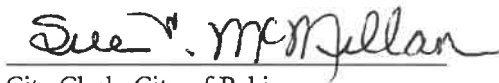
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN,
an Illinois Municipal Corporation

BY:

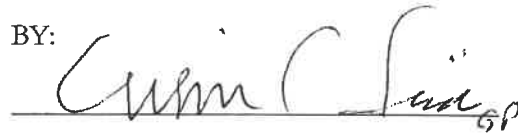

Mayor, City of Pekin

ATTEST:


City Clerk, City of Pekin

SUD FAMILY LIMITED PARTNERSHIP,

BY:



GIAN C. SUD
Printed Name

Gen Partner
Title

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Sud Family Limited Partnership
Pekin Court Street TIF District in the City of Pekin, Tazewell County, Illinois

Project Description: The Developer agrees to proceed promptly with its plans to renovate and rehabilitate the commercial building located on the Property, including installation of a sprinkler system therein.

PIN #: 04-04-35-332-001

Street Location: 111 N. 6th Street, Pekin, Illinois

Estimated TIF Eligible Project Costs:

Rehabilitation and Renovation Costs (Installation of Sprinkler System)..... \$200,000.00

Total *Estimated* TIF Eligible Project Costs* **\$200,000.00**

[*NOTE: Reimbursement to the Developer for TIF Eligible Project Costs relating to installation of the sprinkler system as set forth in *Section C(1)* is capped at a total cumulative amount not to exceed **\$200,000.00**, or the cost to install the sprinkler system, whichever is less.]

**EXHIBIT 2
REQUISITION FORM
CITY OF PEKIN, ILLINOIS
PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT**

**PRIVATE PROJECT REQUEST FOR
VERIFICATION OF TIF ELIGIBLE PROJECT COSTS
by
SUD FAMILY LIMITED PARTNERSHIP**

Date: _____

Attention: TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated February 10, 2020
by and between the City of Pekin, Illinois, and
Sud Family Limited Partnership (the "Developer")

The City of Pekin is hereby requested to disburse funds from the revenues set forth in *Section C(1)* of the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request. The terms used in this Request shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR VERIFICATION NO. _____
2. PAYMENT DUE TO: Sud Family Limited Partnership
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request will be used to reimburse the Developer for TIF Eligible Project Costs for the Project detailed in *Exhibit 1* of the Redevelopment Agreement.

5. The undersigned certifies and swears under oath that the following statements are true and correct:
- (i) the amounts included in (3) above were made, incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper TIF Eligible Project Costs as identified in *Section "C(1)"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices is attached; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for TIF Eligible Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.

Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.

6. Attached to this Request for Reimbursement is ***Exhibit 1*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

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SECTION IX. APPENDICIES

JANUARY - 2021

Pekin Court Street TIF District Redevelopment Project Area, Plan & Projects

Page 55

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APPENDIX A.

TAX INCREMENT FINANCING TERMS AND DEFINITIONS

The City of Pekin is establishing the Court Street TIF District pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

Municipality: An incorporated City, Village or Town in the State of Illinois.

Redevelopment Project Area: An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

Redevelopment Plan: The comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

Redevelopment Project: Any public and private development project in furtherance of the objectives of a redevelopment plan.

Redevelopment Project Costs: Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

- A. 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 the effective date of this amendatory Act of the 91st General Assembly, 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;

- B. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- C. 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;
- D. 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;
- E. Costs of the construction of public works or improvements;
- F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- G. 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;
- H. 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/project;
- I. 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);
- J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;
- K. 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;

- L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; 2) 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; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) 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.

Taxing Districts: Counties, townships, cities and incorporated towns and villages, school, road, park, sanitary, mosquito abatement, forest preserve, public health, fire protection, river conservancy, tuberculosis sanitarium and any other municipal corporations or districts with the power to levy taxes.

Taxing Districts' Capital Costs: Those costs of taxing districts for capital improvements that are found by the municipal corporate authorities to be necessary and directly result from the redevelopment project.

Obligations: Bonds, loans, debentures, notes, special certificates or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

Labor Surplus Municipality: A municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. If unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal County in which the municipality is located.

Industrial Park Conservation Area: An area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

Vacant Land: Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all

proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act.

For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Blighted Area: Any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 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 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 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 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 redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two 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 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 redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of

Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

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 railyards, rail tracks, or railroad rights-of-way.
- c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) 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 the effective date of this amendatory Act of the 91st General Assembly, 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.

Conservation Area: 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 3 or more of the factors listed above for “Blighted Improved Areas” is detrimental to the public safety, health, morals or welfare and such an area may become a Blighted Area.

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APPENDIX B.

INTRODUCTION TO TAX INCREMENT FINANCING

The search for innovative local financing for economic development is a constant challenge for most cities, towns, and villages throughout the country. For many communities, particularly those in rural areas, Tax Increment Financing (TIF) is often the only locally controlled mechanism available for stimulating new investment, economic growth, and a better quality of life.

TIF in Illinois establishes a geographic boundary (i.e., a district or redevelopment project area) for which new private investment is encouraged. To facilitate new investment, a City, Town or Village may issue debt instruments to finance specific public sector improvements that will enable the redevelopment of deteriorated, blighted, or other conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues (i.e., the increment) can be captured to amortize the public facility debt. Sometimes a municipality chooses to use TIF on a pay-as-you-go basis whereby revenue is spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community.

It should be noted that **TIF does not raise property taxes and it does not create a new tax or a new taxing district.** Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years unless the municipality chooses a shorter period. The advantage of TIF for the municipality is that it is able to preserve a property tax base during the life of the TIF District that will pay for the basic public services the TIF redevelopment area already receives. New incremental property tax revenue helps pay for the infrastructure necessary for stimulating additional private-sector investment.

In 1977, the Illinois Legislature passed the "Tax Increment Allocation Redevelopment Act," now recorded as 65 ILCS 5/11-74.4 et seq. The TIF Act recognizes that in many municipalities of the State blighted and conservation areas exist which need to be developed or redeveloped to eliminate those conditions or prevent them from occurring. The Act further declares that prevention or eradication of these conditions by private and public redevelopment projects is essential to the public interest.

In City of Canton v. Crouch, 79 Ill. 2d 356 (1980) the Illinois Supreme Court, approving the use of TIF, stated: *"Stimulation of economic growth and removal of economic stagnation are also objectives which enhance the public [good]."*

How Does TIF Work?

Tax Increment Financing is a powerful tool that enables municipalities to self-finance its redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements help generate. Everyone pays their taxes within a TIF District. However, a TIF District does not generate tax revenues by increasing tax rates. Rather, TIF generates revenues by allowing the municipality to

capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the various redevelopment projects. The overall process for creating a TIF District includes:

1. The City identifies an economically stagnant or physically declining area and determines that private investment in the area is not likely to occur at a reasonable rate if no public investment is forthcoming.
2. Having completed studies and plans and conducted public hearings as called for by state law, the City creates a new TIF District.
3. The County Clerk certifies the total equalized assessed valuation of property in the redevelopment project area as of the date the TIF District is created. All property taxes arising from this certified initial valuation, or "base value," continue to be paid to existing taxing bodies within the TIF District. Any incremental taxes arising from increases in property values after this point are re-allocated and set aside for "public and private redevelopment project costs" within the designated redevelopment project area.

Within a TIF District, all overlapping taxing districts continue to receive property taxes levied on the base equalized assessed valuation (EAV) of properties within the project area. The City also has the authority to enter into Intergovernmental Agreements to address any additional financial impact the TIF District may pose.

4. The City makes public improvements and provides other assistance intended to spur private development within the TIF District. To defray the cost, the City can sell bonds secured by the incremental taxes the improvements will generate or reimburse certain public and private development costs using a *pay-as-you-go* approach.
5. After 23 years, all obligations must be paid off and the TIF District is dissolved. All taxes then generated on the new assessed valuation are distributed to the taxing bodies. The TIF District may be ended earlier than 23 years if there are no remaining obligations for which real estate tax increment has been previously committed.

A TIF District's revenues ("tax increment") come from the increased assessed value of property and improvements within the District. Once a TIF District is established, the "base" assessed value is determined. As vacant land and dilapidated properties develop with TIF assistance, the equalized assessed valuation (EAV) of those properties increases. New property taxes resulting from the increased assessed valuation above the base value create an incremental increase in tax revenues generated within the TIF District.

The "tax increment" created between the "baseline" and the new EAV is captured, deposited into a special City TIF account and used solely for economic development. The real estate tax increment can be used as a source of revenue to reimburse certain costs for public and private projects either by issuing TIF bonds or by reimbursing developers on a "pay-as-you-go" basis. All of the other taxing bodies continue to receive real estate tax revenue from the base assessed valuation, so there is no loss of revenue to those local taxing bodies. For additional information, visit www.tifillinois.com.

The maximum life of a TIF District is 23 years. When the TIF expires and the town's investments in both public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies. All taxing bodies then share the expanded tax base – the growth which would not have been possible without the utilization of Tax Increment Financing.

How Long Does it Take to Create a TIF District?

Typically the process for establishing a TIF District requires 6-8 months to complete. The length of time required to create a TIF District depends on several factors such as the municipality's ability to complete necessary annexations and the availability of local property tax data, historical records, maps, and other planning documents. Once the calendar is set for the Public Hearing, statutory guidelines determine the earliest date when the TIF District may be created.

There are many opportunities for public participation during the process of creating and operating a TIF District. A written Redevelopment Plan must be available for public review at least 45 days prior to a Public Hearing. The Public Hearing offers the community a chance to raise questions, voice concerns, and learn about the goals and objectives driving the redevelopment effort before the District is created.

What Conditions Qualify an Area to be a TIF District?

In addition to being located within the municipal boundaries or annexed to the municipality, the TIF Act includes three sets of conditions for qualifying an area as a TIF District:

- Blighted Conditions – examples include dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations.
- Conservation Conditions – at least 50% of the structures in the proposed redevelopment area are 35 years of age or older.
- Industrial Park Conservation Conditions – based on a relatively high unemployment rate.

How Can TIF District Funds Be Used?

When the Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act (ILCS 65 5/11-74.4 *et. seq.*) in 1977, it granted municipalities the power and authority to address the adverse conditions of blighted and conservation areas within their jurisdictions by undertaking redevelopment projects that were essential to the public interest. TIF can be used to fund a variety of public improvements and other investments that are indeed essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water and sewer projects.
- Acquisition, clearance and other land assembly and site preparation activities.
- Rehabilitation of older, deteriorating or obsolescent buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness and other related educational programs.
- Incentives to retain or attract private development.

For more information about Tax Increment Financing, please contact:

Jacob & Klein, Ltd. and
The Economic Development Group, Ltd.
1701 Clearwater Avenue, Bloomington, IL 61704
Ph: (309) 664-7777 / Fax: (309) 664-7878
Website: www.tifillinois.com



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Ordinance No. 2944-20/21 Designating Redevelopment Project Area for the Pekin Court St. TIF District

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: The use of Tax Increment Financing along Court Street and other major commercial corridors will be an essential tool to help address some of the major issues facing the community that include deteriorating infrastructure; blight and deterioration; and an economic downturn aggravated by COVID-19. TIF Districts provide a means in which communities can financially assist in the development or redevelopment of a site or area. Cities can utilize the incremental increase in taxes as a result of a redevelopment project to assist with qualifying development projects. Using the incremental revenues in the TIF District, a community can undertake economic development activities or provide incentives that otherwise might not be possible in order to encourage job creation, increase property values, and to protect the local tax base. Eligible project costs in a TIF can include, but is not limited to:

- Rehabilitating, reconstructing, remodeling of existing structures;
- Costs of construction of public infrastructure improvements;
- Architectural, engineering, legal, financial services; and
- Property assembly costs such as acquisition, demolition, clearing and grading.

The TIF can effectively be used to help fund eligible public works projects such as the restoration of Court or Derby Streets; various sidewalk repairs; or storm water management projects. Funds can also go to help new and existing businesses renovate, expand operations or relocate to a more suitable location. Additionally, there are no restrictions for TIF or BDD funds to help neighborhoods with housing stabilization, demolition of vacant structures or emergency repairs, as long as, the neighborhoods are located within the TIF District (see map attached of the proposed TIF area).

The attached ordinance is one of three ordinances needed to create a TIF District. It seeks to specifically designate the redevelopment project area (TIF District) for the new Court Street TIF District in Pekin.

Staff recommends approval.

FINANCIAL IMPACT: To be determined

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: City creates a new TIF District

IMPACT IF DENIED: City does not create a new TIF District

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

	5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.
	Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.
	Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.
	Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness
	Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.
	Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. 2944-20/21

CITY OF PEKIN
TAZEWELL COUNTY, ILLINOIS

DESIGNATING
THE
REDEVELOPMENT PROJECT AREA

for the

PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT

ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
ON THE 11TH DAY OF JANUARY, 2021.

ORDINANCE NO. 2944-20/21

**CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
DESIGNATING THE REDEVELOPMENT PROJECT AREA FOR THE
PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the City Council of the City of Pekin, Tazewell County, Illinois, a home-rule municipality, has heretofore in Ordinance No. 2943-20/21 adopted and approved the Redevelopment Plan and Redevelopment Projects with respect to which a Public Meeting was held on August 3, 2020 and a Public Hearing was held on October 19, 2020, and it is now necessary and desirable to designate the Area referred to in said Plan as a “Redevelopment Project Area”.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, that the area described in **Exhibit A** (Legal Description) and **Exhibit B** (Boundary Map) attached to and made a part hereof is hereby designated as the City of Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Project Area (“Pekin Court Street TIF District”) pursuant to Section 11-74.4-4 (65 ILCS 5/11-74.4-4) of the Tax Increment Allocation Redevelopment Act.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Pekin, Illinois, a home-rule municipality, on the 11th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
John Abel			
Michael Garrison			
Lloyd Orrick			
Dave Nutter			
Rick Hilst			
Karen Hohimer			
Mark Luft, Mayor			
TOTAL VOTES:			

ORDINANCE 2 OF 3

APPROVED: _____ Date: _____
Mayor

ATTEST: _____ Date: _____
City Clerk

Exhibit (A) Attached, Pekin Court Street TIF District Legal Description

Exhibit (B) Attached, Pekin Court Street TIF District Boundary Map

EXHIBIT A

PEKIN COURT STREET TIF DISTRICT LEGAL DESCRIPTION

Beginning at the intersection of the North line of the Southwest Quarter of Section 27, Township 25 North, Range 5 West of the 3rd Principal Meridian, and the Westerly line of the Boundary of Tazewell County, Illinois; Thence Southerly, along the said Westerly line of Tazewell County, to the South line of Section 34, Township 25 North, Range 5 West, of the 3rd Principal Meridian; Thence East, along the said South line of Section 34, to the West line of PIN 04-10-03-108-001; Thence Southerly, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-10-03-108-001 and PIN 04-10-03-108-002, to the Easterly Right of Way line of Fayette Street / Front Street; Thence Southwesterly, along the Easterly Right of Way line of Fayette/Front Street, to the West line of PIN 04-10-03-102-001, extended North; Thence South and East, along the said extended West line of PIN 04-10-03-102-001, to the Southwest corner of said PIN; Thence East, along the South line of said PIN 04-10-03-102-001, to a point on the West line of Cincinnati Addition; Thence South, along the said West line of Cincinnati Addition, to the centerline of Vacated Franklin Street; Thence East, along the said centerline of vacated Franklin Street, to the West Right of Way line of Main Street; Thence South, along the said West Right of Way line of Main Street, to the North Right of Way line of Washington Street; Thence West, along the said North Right of Way line of Washington Street, to the Southeast Corner of Lot 149 in Cincinnati Addition, said point being on the West line of a 12 foot wide alley; Thence South, along the East lines of Lots 145-149 in said Cincinnati Addition, said line being the West line of said 12 foot wide alley, to the South line of an alley, said alley being South of Lot 144 in said Cincinnati Addition; Thence East, along the South line of said Alley to the West line of a 16 foot wide alley, South of Lot 16 in said Cincinnati Addition; Thence Southeasterly, across the said 16 foot wide alley, to the Northwest corner of PIN 04-10-03-204-012; Thence Southeasterly, along the North line of said PIN, to the Northeast Corner of said PIN 04-10-03-204-012, said point being on the Westerly line of the PIN 04-10-03-502-007; Thence Southwesterly, along the Westerly line of said PIN 04-10-03-502-007, extended Southwesterly, to the Southern most point of PIN 04-10-03-204-011; Thence North, along the Westerly line of PIN 04-10-03-204-011, to the Westerly line of PIN 04-10-03-502-009; Thence Southwesterly, along the Westerly line of said PIN, to the South line of said PIN; Thence East, along the South line of PIN 04-10-03-502-009, to the Northwest Corner of PIN 04-10-03-502-010; Thence Southerly, along the said Westerly line of PIN 04-10-03-502-010, to the Northerly line of PIN 04-10-03-502-011; Thence West, along the Northerly line of said PIN, to the Westerly line of said PIN; Thence Southerly, along the Westerly line of said PIN 04-10-03-502-011, to the Southerly line of Lot 34 in Rosedale Addition, extended West; Thence Southeasterly, along the said extended Southerly line of Lot 34, extended Easterly, to the Easterly line of a 15 foot wide alley, said point being the Southwest Corner of Lot 88 in said Rosedale Addition; Thence Northerly, along the said Easterly line of a 15 foot wide alley, said line being the Westerly line of Lots 88-90 in said Rosedale Addition, and Sublots 5A, 6, and 7 of Lots 91-99 in Rosedale Addition, to the Northeasterly line of said Sublot 5A; Thence Southeasterly, along the said Northeasterly line of Sublot 5A, to the Westerly Right of Way line of Sapp Street; Thence Southeasterly, across Right of Way of Sapp Street, to the Northwest Corner of Lot 140 in said Rosedale Addition, said point being on the South Right of Way line of Sapp Street; Thence East, along the said South Right of Way line of Sapp Street, to the East Right of Way line of Knapp Street; Thence North, along the said East Right of Way line of Knapp Street, to the South line of an alley, said point being the Northwest Corner of Lot 97 in said Rosedale Addition; Thence East, along the South line of said alley, also being the North line of Lots 97-115 in said Rosendale Addition, to the Northwest Corner of Lot 116 in said Rosendale Addition; Thence South, along the West line of said Lot 116 extended, across Sapp Street, and Lot 117 extended across the 15 foot wide alley, and Lot 168 extended across Herget Street, and Lot 169, to the Southwest corner of said Lot 169; Thence South, across the 15 foot wide alley to a point 4 foot East of the West line of Lot 232 all in said Rosedale Addition; Thence South, along a line 4 foot East of and parallel to the West line of said Lot 232, to the North line of Cooper Street; Thence South, across Cooper Street, to the Northwest Corner of Lot 233 in said Rosedale Addition; Thence South, along the West line of said Lot 233, to the Southwest Corner of said Lot 233; Thence South, across a 15 foot wide alley, to a point 6.8 feet East of the Northwest Corner of Lot 307 in said Rosedale Addition; Thence South, along a line 6.8 feet East of and parallel to the West line of said Lot 307, extended to the South Right of Way line of Koch Street; Thence East, along the South line Right of Way line of said Koch Street, to the West line of Lot 21, extended South, in Southmoor Addition Number 2; Thence North, along the said extended West line of Lot 21 and the West line of Lots 21-5, extended North, in the said Southmoor Addition Number 2, to the North Right of Way line of Herman Street; Thence East, along the North Right of Way line of Herman Street, to the West Right of Way line of Mechanic Street; Thence East, across Mechanic Street, to the Northwest Corner of Lot 22 in said Southmoor Addition Number 2, said point being on the South Right of Way line of Herman Street ; Thence East, along said South Right of Way

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of Herman Street, to the West Right of Way of South 5th Street; Thence East, across South 5th Street, to the Southwest corner of Lot 8 Block 26, in Pekin Gardens Addition; Thence East, along the South line of said Lot 8, extended East and the South line of Lot 23 in Block 26, extended and the South line of Lot 8 in Block 25, extended, to the West line of Lot 21 in Block 25 all in Pekin Gardens Addition; Thence North, along the West line of said Lot 21, to the Northwest corner of said Lot 21; Thence East, along the North line of said Lot 21, extended East, and the North line of Lot 7 Block 24, extended East, and Lot 18 Block 24, extended East, and Lot 7 Block 23, extended East, and Lot 18 Block 23, extended East, and Lot 7 Block 22, extended East, and Lot 18 Block 22, extended East, and Lot 7 Block 21, extended East, and Lot 18 Block 21, extended East, and Lot 7 Block 20, extended East, and Lot 18 Block 20, extended East, and Lot 7 Block 19, extended East, and Lot 18 Block 19, extended East, and Lot 7 Block 18, extended East, and Lot 18 Block 18, to the West Right of Way line of Peoria Street; Thence South along the said West Right of Way line of Peoria Street, to North Right of Way line of Koch Street; Thence Southwesterly, across Koch Street to the Northwest corner of PIN 10-10-11-105-051; Thence South, along the West line of said PIN 10-10-11-105-051, to the North line of PIN 10-10-11-105-052; Thence West along the North line of PIN 10-10-11-105-052 and PIN 10-10-11-105-048, to the Northeast corner of Lot 120 in Deerfield Estates, Section 5; Thence South, along the East line of said Lot 120, extended South, to the South Right of Way line of Deerfield Drive; Thence East, along the South Right of Way line of Deerfield Drive, to the East Right of Way line of Hunters Trace; Thence North, along the East Right of Way line of Hunters Trace, to the Northwest corner of Lot 153 in Deerfield Estates, Section 6B; Thence East, along the North line of said Lot 153, to the East line of said Lot 153; Thence South, along the East line of Lots 153-160 in said Deerfield Estates, Sec 6B, to the Southeast corner of said Lot 160; Thence West, along the South line of said Lot 160, extended West, an the South line of Lot 145 in Deerfield Estates, Section 6B, to the Northeast corner of Lot 129, in Deerfield Estates, Section 5; Thence South, along the East line of Lots 129-132, in Deerfield Estates, Section 5; and the East line of Lots 144-139 in Deerfield Estates, Section 6A, extended South to the North line of PIN 10-10-11-300-016, also known as tract 7; Thence East along the North line of PIN 10-10-11-300-016, to the Northwest corner of Lot 111 in Sun Valley Re Subdivision; Thence East along the North line of Lots 111, 110, and 108 extended East, in said Sun Valley Re Subdivision, and the North line of Lots 12-7 in Sun Valley Subdivision, and Lot 6 in Sun Valley Subdivision extended East, and along the North line of Lots 5-2 in said Sun Valley Subdivision, and East along the North line of Lot 1 in said Sun Valley Subdivision, extended East, to the East Right of Way line of South 14th Street; Thence North along the East Right of Way line of South 14th Street, to the North Right of Way line of Koch Street to the West; Thence West, along the North Right of Way line of Koch Street, to the East Right of Way line of South 12th Street; Thence North, along the said East Right of Way line of South 12th Street, to the North line of Lot 14, in Block 10 of Pekin Gardens Addition, extended East; Thence West along the said extended North line of Lot 14, to the Northwest corner of said Lot 14; Thence North along the West line of Lots 15-23, Block 10, in said Pekin Gardens Addition, also North along the West line of Lot 24, Block 10, in said Pekin Gardens Addition, extended North; also North along the West lines of Lots 13-18, Block 17, in said Pekin Gardens Addition, to the Northwest corner of said Lot 18; Thence East, along the North line of said Lot 18, extended also East, along the North line of Lot 7, Block 16, in said Pekin Gardens Addition, extended East, also Lot 18, Block 16 in Pekin Gardens Addition, extended East, also Lot 7, Block 15 in Pekin Gardens Addition, extended East, Also Lot 18, Block 15 in Pekin Gardens Addition, extended East, to the East Right of Way line of Black Street; Thence North, along the East Right of Way line of Black Street, to the Northwest corner of Lot 6 Block 14, in said Pekin Gardens Addition; Thence East, along the North line of said Lot 6, to the Northeast corner of said Lot 6; Thence South, along the East line of said Lot 6, to the North line of Lot 7 Block 14 in said Pekin Gardens Addition; Thence East, along the North line of said Lot 7, extended East, also, along the North line of Lot 18, Block 14 in said Pekin Gardens Addition, extended East, also East, along the North line of said Lot 18, to the Northeast corner of said Lot 18; Thence East, across the Right of Way of 14th Street, to the Northwest corner of Lot 20 in the Stuckey's Assessment Plot East ½; Thence East, along the North line of said Lot 20, to the West line of Lot 100 in the George T. Fisher Addition, extended South; Thence North, along the said extended West line of Lot 100, extended North, also North, along the West line of Lot 54 in the George T. Fisher Addition, extended North to the South line of Lot 49 in the George T. Fisher Addition; Thence East, along the South line of said Lot 49, to the East line of said Lot 49; Thence North, along the East line of said Lot 49, extended North, to the North Right of Way line of Fisher Street; Thence West, along the North line of Fisher Street, to the East Right of Way line of 14th Street; Thence North, along the East Right of Way line of 14th Street, to the North line of Lot 18 Block 34, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of Lot 18, extended West; Also West, along the North line of Lot 11 Block 34, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 18 Block 33, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 11 Block 33, in said Pekin Gardens Addition, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the North line of Lot 19 Block 32, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of said Lot 19, to the Northwest Corner of said Lot 19; Thence North, along the West line of Lots 20-28 Block 32, in said Pekin Gardens Addition, to the South Right of Way line of Meyers Court; Thence East, along the South Right of Way line of

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Meyers Court, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the East Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the South Right of Way line of Park Avenue; Thence East, along the South Right of Way line of Park Avenue, to the East line of PIN 04-10-02-234-003; Thence South, along the East line of said PIN, extended South to the North line of Lot 18 in Parkside Manor Addition; Thence East, along the North line of Lots 18-20, extended East in said Parkside Manor Addition, also East, along Lots 21-22 is said Parkside Manor Addition, to the East line of said Lot 22; Thence South, along the said East line of Lot 22, extended South, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the West Right of Way line of Easling Court; Thence South, along the West Right of Way line of Easling Court, to the North line of Lot 4 in said Parkside Manor Second Addition, extended West; Thence East, along the said extended North line of Lot 4, to the East line of said Lot 4; Thence South, along the East line of Lots 4 and 3 in Parkside Manor Second Addition, to the North line of Lot 11 in said Parkside Manor Second Addition, extended West; Thence East, along the said extended North line of Lot 11, extended East, to the South Right of Way line of Center Street; Thence Southeasterly, along the South Right of Way line of Center Street, to the Westerly line of Lot 11 in Arlann Country Club Subdivision; Thence Southeasterly, along the Westerly line of said Lot 11, to the Southwest corner of said lot 11; Thence Southeasterly, along the Southerly line of said lot 11, to the Northeast Right of Way line of West Shore Drive; Thence Southeasterly, along the Northeast Right of Way of West Shore Drive, to the Southwest corner of Lot 5 in said Arlann Country Club Subdivision; Thence East, across West Shore Drive, to the South Right of Way line of North Shore Drive; Thence East, along the South Right of Way line of North Shore Drive, to the East Right of Way line of East Shore Drive; Thence North, along the East Right of Way line of East Shore Drive, to the South Right of Way line of Commonwealth Avenue; Thence East, along the South Right of Way line of Commonwealth Avenue, to the West line of Lot 6 in Ledterman's Subdivision; Thence North, along the said West line of Lot 6, to the South line of PIN 04-10-01-309-014; Thence East, along the said South line of PIN 04-10-01-309-014 to the West Right of Way line of Audubon Drive; Thence South, along the West Right of Way line of Audubon Drive, to the South line of tract 2 of Lot 4 in Sunset Court Subdivision extended West; Thence East and South, along the said South line of tract 2, to the Westerly line of PIN 04-10-01-314-012; Thence South, along the Westerly line of said PIN, to the Southerly line of said PIN; Thence East, along the Southerly line of said PIN, to the West Right of Way line of Sunset Drive; Thence Northeasterly, across Sunset Drive to the Southwest corner of Lot 54 in Briggs Heights Addition; Thence Southeasterly, along the Southwest line of Lots 54-37 in said Briggs Heights Addition, extended Southeasterly, also Southeasterly, along the Southwesterly line of Lots 36-22 in Briggs Heights Addition, extended Southeasterly, also Southeasterly along the Southwesterly lines of Lots 21-1 in Briggs Heights Addition, to the North Right of Way line of Hilltop Drive; Thence Southeasterly, across Hilltop Drive, to the Northeast corner of Lot 21, in Sunset Hills Extension 5; Thence South, along the East lines of Lots 21-24 in said Sunset Hills Extension 5, also South Lots 79-76 in Sunset Hills Extension 6; Thence Southwesterly, along the Southerly lines of Lots 76-74 in said Sunset Hills Extension 6; Thence West, along the South lines of Lot 74 in said Sunset Hills Extension 6, to the Northeast corner of Lot 86 in Sunset Hills Extension 7; Thence Southeasterly, along the East line of Lot 86-85 in said Sunset Hills Extension 7, extended Southeast, to the Northeast corner of Lot 144 in said Sunset Hills Extension 7; Thence Southeasterly, along the Easterly line of said Lot 144 and Lots 187-182 in Sunset Hills Extension 8; Thence Southeasterly, along the East line of said Lot 182, extended Southeasterly, to the Northeast corner of Lot 181 in said Sunset Hills Extension 8; Thence Southeasterly, along the East line of Lots 181-178 in said Sunset Hills Extension 8; Thence South, along the East line of said Lot 178 to the North line of PIN 10-10-12-217-008; Thence East, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 10-10-12-217-008, to the North line of PIN 11-11-07-103-002; Thence Southeasterly, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 11-11-07-103-002, to the Northwest corner of Lot 77B in Pekin Heights Extension 1; Thence East, along the North line of said Lot 77B, to the Northeast corner of said Lot 77B; Thence South, along the East lines of Lots 77B, 77C, and 77D in said Pekin Heights Extension 1, to the Southeast corner of said Lot 77D said Point being on the Southerly Right of Way line of Orr Avenue; Thence Southeasterly, along the Southerly Right of Way line of Orr Avenue, to the Easterly line of Lot 34 in Pekin Heights Subdivision, extended Southerly; Thence Northeasterly, along the said extended Easterly line of Lot 34, to the Northeast corner of said Lot 34; Thence Southeasterly, along the Northeast line of Lots 35-40 in said Pekin Heights Subdivision, extended Southeasterly, to the Northwest corner of Lot 41 in said Pekin Heights Subdivision; Thence Southeasterly, along the Northeast line of Lots 41-57 in said Pekin Heights Subdivision, to the Northeast corner of said Lot 57; Thence South, along the East line of said Lot 57 extended South, to the Northwest corner of PIN 11-11-07-307-023; Thence Southerly, along the West line of said PIN, to the North Right of Way line of Mall Road; Thence East, along the North Right of Way line of Mall Road extended East, to the Northwest corner of that part of PIN 11-11-18-100-003, lying East of South Veterans Drive; Thence East, along the North line of PIN 11-11-18-100-003, to the East line of said PIN; Thence South, along the East line of said PIN 11-11-18-100-003, to the North line of PIN 11-11-18-200-012; Thence East,

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along the said North line of PIN 11-11-18-200-012, to the West Right of Way line of Egg Ranch Road; Thence North, along the said West Right of Way line of Egg Ranch Road, to the South line of PIN 11-11-18-200-011; Thence West, along the said South line of PIN 11-11-18-200-011, to the East line of said PIN 11-11-07-400-032; Thence Northerly, along the said Easterly line of PIN 11-11-07-400-032, to the Southerly line of PIN 11-11-07-400-003; Thence Westerly, along the Southerly line of said PIN, to the Southeasterly Right of Way line of South Veterans Drive; Thence Northeasterly, along the Southeasterly Right of Way line of South Veterans Drive, to the Southerly Right of Way line of Illinois Route 9/ Court Street; Thence Southwesterly, along the said Southerly Right of Way line, to the West line of that part of PIN 11-11-07-400-042 South of said Illinois Route 9/ Court Street; Thence South, along the said West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 11-07-400-042, and PIN 11-11-07-400-043 and PIN 11-11-07-400-044, to the South Right of Way line Illinois Route 9; Thence Northerly, across said Illinois Route 9, to the Southwest Corner of PIN 11-11-07-400-010; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN 11-11-07-400-010, to the Northerly Right of Way line of said Illinois Route 9; Thence East, along the said North Right of Way line, to the East line of PIN 11-11-07-400-042; Thence North, along the said East line of PIN 11-11-07-400-042 and North along the East line of PIN 11-11-07-203-007, to the South Right of Way line of South Veterans Drive; Thence Northwesterly, across the Right of Way of South Veterans Drive, to the Northeast corner of PIN 11-11-07-203-007; Thence West, along the North line of said PIN, said line also being the South line of old Railroad, to the Northwest corner of PIN 11-11-07-203-007; Thence North, along the East line of PIN 11-11-07-204-002 and PIN 11-11-07-202-004, to the North line of said PIN 11-11-07-202-004; Thence West, along the said North line of said PIN 11-11-07-202-004 the North line of Railroad, to the East line of PIN 11-11-07-106-002; Thence South, along the said East line of PIN 11-11-07-106-002, to the South line of said PIN, also South line of old Railroad; Thence West, along the said South lines of PIN 11-11-07-106-002 and PIN 11-11-06-304-003 and PIN 11-11-06-304-004 and PIN 11-11-06-304-002, also South line of old Railroad, to the Northerly Right of Way line of Allentown Road; Thence East, along the Northerly Right of Way line of Allentown Road, to the East line of the old Railroad Right of Way, also the East line of PIN 11-11-06-303-005; Thence North, along the said East line of the old Railroad Right of Way line, also PIN 11-11-06-303-005, to the Southeast corner of PIN 04-10-01-202-001; Thence Northwesterly, along the Southerly line of said PIN, said line also the Northerly line of said Railroad Right of Way, to the Western most Point of said PIN 04-10-01-202-001, said Point being on the South line of AT&SF Railroad Right of Way; Thence Northeasterly, along the North line of said PIN 04-10-01-202-001, said line being the South line of AT&SF Railroad Right of Way, to the East line of PIN 04-10-01-500-004; Thence North, along the said East line of PIN 04-10-01-500-004, to the North line of said PIN, said line being the North line of said AT&SF Railroad Right of Way; Thence Westerly, along the North line of said Railroad Right of Way, being the North line of PIN 04-10-01-500-004 and PIN 04-10-01-500-003 and PIN 04-10-01-101-016, to the East Right of Way line of Parkway Drive; Thence North, along the East Right of Way line of Parkway Drive, to the South Right of Way line of Broadway Road; Thence East, along the South Right of Way line of Broadway Road, to the West line of PIN 04-10-01-200-001; Thence North, along the West line of said PIN 04-10-01-200-001, to the North line of said PIN; Thence East, along the North line of said PIN 04-10-01-200-001, to the East line of PIN 04-04-36-409-002; Thence North, along the East line of PIN 04-04-36-409-002, to the Northwest corner of PIN 04-04-36-409-023; Thence Southeasterly, along the North lines of said PIN 04-04-36-409-023, to the East line of said PIN; Thence South, along the East line of said PIN, extended South, to the Center Line of East Broadway Road; Thence East, along the Center Line of East Broadway Road, to the East line of PIN 04-04-36-409-003, extended to the Center Line of East Broadway Road; Thence North, along the said extended East line of PIN 04-04-36-409-003, to the South line of Lot 3 in Park Ridge Estates Section 2; Thence East, along the South line of said Lot 3, to the East line of said Lot 3; Thence Northerly, along the East line of said Lot 3 to the Northerly line of said Lot 3; Thence Northwesterly, along the Northerly line of said Lot 3, to the Northwest corner of Lot 3 in Park Ridge Estates; Thence East, along the North lines of said Lot 3, to the West line of Broadmoor Heights Section 2; Thence North, along said West line of Broadmoor Heights Section 2, to the North line of PIN 04-04-36-409-003; Thence West, along the North line of PIN 04-04-36-409-003, to the East line of Parkway Manor Extension 9; Thence South, along the said East line of Parkway Manor Extension 9, to the Southeast corner of Lot 124 in said Parkway Manor Extension 9; Thence West, along the South line of said Parkway Manor Extension 9, and Lot 97 in Parkway Manor Extension 7, to the East Right of Way line of North Parkway Drive; Thence North, along the said East Right of Way line of North Parkway Drive, to the North Right of Way line of Stoneybrook Road; Thence West, along the North Right of Way line of Stoneybrook Road, to the East line of Lot 59 in Parkway Manor, extended North; Thence South, along the said extended line of Lot 59 and Lots 60-68 in said Parkway Manor, to the Southeast corner of said Lot 68; Thence West, along the South line of said Lot 68, extended West and Lot 4 in said Parkway Manor, to the Southwest corner of said Lot 4; Thence North, along the West lines of Lots 4-7 in said Parkway Manor, to the North line of PIN 04-04-36-323-009; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN 04-04-36-323-009 and PIN 04-04-36-323-008, to the North Right of Way line of East Broadway Road; Thence

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West, along the North line of said East Broadway Road, to the East Right of Way line of North 19th Street; Thence North, along the East Right of Way line of North 19th Street, to the North line of PIN 04-04-36-315-024, extended East; Thence West, along the said extended North line of PIN 04-04-36-315-024, to the West line of said PIN; Thence South, along said West line of PIN 04-04-36-315-024, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the East Right of Way line of North 17th Street; Thence North, along the East Right of Way line of North 17th Street to the South line of Lot 6, Block 22 in the North East Addition, extended East; Thence West, along the said extended South line of Lot 6 and Lots 5-1 in Block 22 in the North East Addition, to the East Right of Way line of 16th Street; Thence North, along the East Right of Way line of 16th Street, to the Northwest corner of Lot 12, Block 16 in Millers Addition; Thence East, along the North line of said Lot 12 and Lots 11-10 in said Block 16 of Millers Addition, to the East line of Sublot 2 of Lots 2-3 in said Block 16 of Millers Addition, extended South; Thence North, along the said extended East line of Sublot 2, to the South Right of Way line of Catherine Street; Thence East, along the South line of Catherine Street, to the East line of Tract D, Block 15 of Millers Addition, extended South; Thence North, along the said extended East line of Tract D, to the South line of Lot 43 in Brentwood Manor Subdivision 2; Thence East, along the South line of said Lot 43, to the East line of said Lot 43; Thence Northeast, along the Easterly line of said Lot 43, to the Westerly Right of Way line of Edgewood Drive; Thence Easterly, along the Westerly Right of Way line of Edgewood Drive, to Point of Curvature of a curve in said Right of Way; Thence East, across Edgewood Drive's Right of Way, to the Easterly line of Edgewood Drive's Right of Way; Thence Northeasterly, along the Easterly Right of Way of Edgewood Drive, to Easterly line of Lot 51 in Brentwood Subdivision 2, extended Southeasterly; Thence Northwesterly, along said extended Easterly line, to the South line of Lot 12 in Willow Park East Subdivision extension 1; Thence West, along the said South line of Lot 12, to the Westerly line of said Lot 12; Thence Northeasterly, along the said Westerly line of Lot 12, to the Right of Way line of Windsor Street; Thence Southeasterly, along the Southerly Right of Way line of Windsor Street, to the Easterly line of Lot 8 in Willow Park East Subdivision extension 1, extended Southeasterly; Thence Northwesterly, along the said Easterly line of Lot 8, to the South line of Lot 29 in Willow Park East Subdivision extension 1; Thence East, along the said South line of Lot 29 of Willow Park East Subdivision extension 1, to the East line of said Lot 29; Thence North, along the East line of said Lot 29, to the South line of PIN 04-04-36-300-002; Thence East, along the South line of said PIN 04-04-36-300-002, to the East line of said PIN; Thence North, along the said East line of PIN 04-04-36-200-002, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the East Right of Way line of Donna Court; Thence North, along the East Right of Way line of Donna Court, to the South line of PIN 04-04-36-110-002; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN, to the North line of said PIN; Thence East, along the North line of said PIN 04-04-36-110-002, to the East line of Lot 4 in Antonini Subdivision; Thence Northwesterly, along the East line of said Lot 4, to the North line of said Lot 4; Thence West, along the North line of said Lot 4, to the East line of PIN 04-04-36-603-001; Thence North, along the said East line of PIN 04-04-36-603-001, to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road, to the East Right of Way line of Heisel Street; Thence North, along the East Right of Way line of Heisel Street, to the North Right of Way line of Heisel Street; Thence West, along the North Right of Way line of Heisel Street, to the West line of Lot 33 in Holiday Hills Section 1; Thence North, along the said West line of Lot 33, to the Southerly line of Lot 34 in said Holiday Hills Section 1; Thence Northeasterly, along the said Southerly line of Lot 34, to the Easterly line of said Lot 34; Thence Northerly, along the Easterly line of said Lot 34, to the North line of said Lot 34; Thence West, along the North line of said Lot 34, to the Southeast corner of PIN 04-04-25-300-008; Thence North, along the East line of said PIN, and PIN 04-04-25-300-004, to the North line of said PIN 04-04-25-300-004; Thence West, along the North line of said PIN, to the Southeast corner of PIN 04-04-25-300-006; Thence North, along the East line of said PIN 04-04-25-300-006, and PIN 04-04-25-100-026, to the South line of PIN 04-04-25-100-024; Thence East, along the South line of said PIN, to the East line of said PIN; Thence North, along the East line of said PIN 04-04-25-100-024, to the South Right of Way line of Velde Drive; Thence Southeast, along the South Right of Way line of Velde Drive, to the West Right of Way line of Plymouth Place; Thence South, along the West Right of Way line of Plymouth Place, to the South line of Lot 195 in Marigold Estates Phase 2, extended West; Thence East, along the said extended South line of Lot 95, to the West line of Lot 197 in Marigold Estates Phase 12; Thence South, along the West line of said Lot 197, to the Southwest corner of said Lot 197; Thence East, along the South line of Lots 197-205, in Marigold Estates Phase 12, and East, along the South line of Lot 175 in Marigold Estates Phase 10, to the West Right of Way line of Arlington Circle; Thence South, along the said West Right of Way line of Arlington Circle, to the South line of Lot 101 in Marigold Estates Phase 5, extended West; Thence East, along the said extended South line of Lot 101, to the West line of Lot 103 in Marigold Estates Phase 5; Thence North, along the said West line of Lot 103, to the North line of said Lot 103; Thence East, along the North line of Lots 103 and 104 in said Marigold Estates Phase 5, to the East line of said Lot 104; Thence South, along the East lines of Lots 104 and 105 in said Marigold Estates Phase 5, to the South line of said Lot 105; Thence West, along the South line of said Lot 105, to the East line of Outlot 2-A in Marigold Estates Phase 2; Thence South, along the said East line of Outlot 2-A, to the North line of

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Lot 174 in Marigold Estates Phase 9-A; Thence East, along the said North line of Lot 174, to the West Right of Way line of Delaware Street; Thence North, along the said West Right of Way line of Delaware Street, to the North Right of Way line of Delaware Street; Thence East, along the North Right of Way line of Delaware Street, to the West line of Lot 161-A in Marigold Estates Phase 9-A; Thence North, along the West line of said Lot 161-A, to the North line of said Lot 161-A; Thence East, along the North line of Lots 161-A, 161-B, 160-A, 160-B, 159-A, 159-B, 158-A, and 158-B, in Marigold Estates Phase 9-A, and East along the North line of the Common Area in Lick Creek Condominiums, extended East to the East Right of Way line of North Parkway Drive; Thence North, along the East Right of Way line of North Parkway Drive, to the North Right of Way line of Velde Drive; Thence West, along the North Right of Way line of Velde Drive, to the East Right of Way line of Arlington Circle; Thence North, along the East Right of Way line of Arlington Circle, to the North line of Lot 176 in Marigold Estates Phase 10, extended East; Thence West, along the said extended North line of Lot 176, to the West line of Marigold Estates Phase 10; Thence North, along the West line of Marigold Estates Phase 10 and the West line of PIN 04-04-24-300-014, to the Southeast corner of PIN 04-04-24-300-045; Thence North, along the East line of said PIN, to the Northeasterly line of said PIN; Thence Northwesterly, along the Northeasterly line of PIN 04-04-24-300-045, to the South Right of Way line of Edgewater Drive; Thence West, along the South Right of Way line of Edgewater Drive, to the East line of PIN 04-04-24-300-009; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West, along the North line of PIN 04-04-24-300-009 and PIN 04-04-23-400-006, to the East line of PIN 04-04-23-400-003; Thence South, along the North line of said PIN, to the South line of said PIN; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-04-23-400-003, to the North line of PIN 04-04-23-400-004; Thence West, along the said North line of PIN 04-04-23-400-004, to the West line of PIN 04-04-23-400-004; Thence South, along the West line of said PIN, to the South line of the Common Area in Green Condominiums; Thence West, along the said South line of the Common Area, to the East Right of Way line of Lake Shore Drive; Thence West, across Lake Shore Drive, to the Southeast corner of Lot 31 in Pekin Edgewater Park Section 3; Thence West, along the said South line of Lot 31, to the West line of said Lot 31; Thence North, along the West line of Lot 31, to the South line of Lot 18 in Lake Shore Condominiums Phase 6; Thence Northwest, along the South line of said Lot 18, to the West line of said Lot 18; Thence North, along the West line of Lot 18 of Pekin Edgewater Park Section 1; Thence Westerly, along the South line of Lots 1-7 in Pekin Edgewater Park Section 1, to the Southwest corner of said Lot 1; Thence Northwesterly, along the West line of said Lot 1, extended North, to the Center Line of Edgewater Drive; Thence West, along the Center Line of Edgewater Drive, to the Northeast corner of PIN 04-04-23-510-003; Thence West, along the North line of PIN 04-04-23-510-003 and PIN 04-04-23-300-001, to the Northwest Corner of said Pin 04-04-23-300-001; Thence South, along the West line of said PIN, and PIN 04-04-26-100-002 and PIN 04-04-26-100-001, to the Northeast corner of PIN 04-04-27-400-001; Thence West, along the North line of said PIN, and PIN 04-04-27-300-001 to the Point of Beginning;

Except: PIN 04-04-26-200-001 and PIN 04-04-26-200-006; also the Right of Way of Brinkman Drive the is adjacent to and North of PIN 04-04-26-200-001 and 04-04-26-200-006

Also except Lot 85 and Lot 86 in Lake Whitehurst Cliffs, Section 2, PIN 04-04-26-201-024 and PIN 04-04-26-201-025;

Also except Lot 89 – 96 in Lake Whitehurst Cliffs Section 2;

Also except: Beginning at the intersection of the Westerly Right of Way line of Illinois Route 29/ North 8th Street and the South line of Lot 26 in Pekin Edgewater Park Section 2, extended West; Thence East, along the said extended South line of Lot 26, to the Northwest Corner of Lot 63 in Pekin Edgewater Park Section 5; Thence Northeasterly, along the North lines of said Lot 63, to the Northwest Corner of said Lot 63; Thence South, along the East line of said Lot 63, to the Southeast Corner of said Lot 63; Thence West, along the South line of said Lot 63, to Northeast Corner of Lot 27 in Pekin Edgewater Park, Section 2; Thence South, along the East line of said Lot 27 to the North line of Lot 61 in Pekin Edgewater Park Section 5; thence Easterly, along the North line of said Lot 61, to the Right of Way line of Lakecrest Drive; Thence Easterly and Southerly, along the Right of Way line of Lakecrest Drive, also the South line of Lots 60 and 59 in Pekin Edgewater Park Section 5 and the West line of Lot 58 in Pekin Edgewater Park Section 5, to the Southwest corner of said Lot 58; Thence Southeasterly, along the South line of said Lot 58, to the East line of Lot 57 in said Pekin Edgewater Park Section 5; Thence Southerly, along the East line of Lots 57, Outlot B, in Edgewater Park Section 5, and Lot 49 in Pekin Edgewater Park, extended South to the South Right of Way line of Brenkman Drive; Thence East, along the South Right of Way line of Brenkman Drive, to the West line of Lot 41 in Pekin Edgewater Park Section 3; Thence Southerly, along the said West line of Lot 41, to the South line of PIN 04-04-23-400-017; Thence West, along the South line of said PIN 04-04-23-400-017 extended West, and the South line of PIN 04-04-23-300-005, to the East line of Lot 30 in Pekin Edgewater Park Section 2; Thence South, along the said East line of Lot 30 to the North Right of Way line of Velde Drive; Thence West, along the

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North Right of Way line of Velde Drive, to the East Right of Way line of IL Route 29, North 8th Street; Thence South, along the said East Right of Way line of IL Route 29, North 8th Street, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the East line of said PIN; Thence South, along the East line of said PIN 04-04-26-101-004 to the South most Point of PIN 04-04-26-102-008; Thence Northeasterly, along the Southerly line of said PIN 04-04-26-102-008, to the West most Point of Lot 6 in Lake Kennedy Section 2 – Amended; Thence Easterly, along the North line of said Lot 6, to the Westerly Right of Way line of Liberty Court; Thence Northeasterly, along the Right of Way of Liberty Court, to the East line of Lot 7 in said Lake Kennedy Section 2 – Amended; Thence North along the East line of said Lot 7, to the North line of Lot 7; Thence West, along the North line of Lot 7 to the South line of Outlet A; Thence East, along the South line of Outlot A, in Northlake Village Section 3; Thence East, along the South line of said Outlot A, to the East line of said Outlot A; Thence Northeasterly, along the East line of said Outlot A, to the Northwest corner of Lot 14 in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 14 to the Southwest corner of Lot 15 in said Whitehurst Cliffs Section 1; Thence Southeasterly, along the South line of said Lot 15 to the Westerly Right of Way line of Dane-Kelsey Drive; Thence Southerly, along the Westerly Right of Way line of Dane-Kelsey Drive, to the South line of Lot 77 in Whitehurst Cliffs Section 1, extended West; Thence East, along the said extended South line if Kit 77, to the East line of said Lot 77; Thence North, along the East line of said Lot 77, to the South Right of Way line of Alexandra Way; Thence North, across Alexandra Way to the Southeast corner of Lot 73 in Whitehurst Cliffs Section 1; Thence North, along the South line of Lot 72 in said Whitehurst Cliffs Section 1; Thence East, along the South line of said Lot 72 to the West line of Lot 70 in said Whitehurst Cliffs Section 1; Thence Northerly, along the East line of said Lot 70 to the Southerly Right of Way line of Cand-Lind Court; Thence around Right of Way line of Cand-Lind Court along Lots 70, 69, and 68 to the South corner of Lot 67, all in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Southerly lines of Lots 66 and 67 in Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 66; Thence Northeasterly, along the Easterly line of said Lot 66, to the Southerly Right of Way line of Dane-Kelsey Drive; Thence Southwesterly, along the Southerly Right of Way line of Sane-Kelsey Drive, to the Westerly line of Lot 18 in Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Westerly line of said Lot 18, to the Northerly line of said Lot 18; Thence Easterly, along the Northeasterly line of Lot 18-20 in said Whitehurst Cliffs S3ection 1, to the Northeast corner of said Lot 20; Thence Southeasterly, along the Easterly line of said Lot 20 to the Northerly Right of Way line of Dane-Kelsey Drive; Thence Westerly, along the Northerly Right of Way line of Dane-Kelsey Drive, to the Easterly line of Lot 65, in said Whitehurst Cliffs Section 1, extended Northerly; Thence Southerly, along the said extended Easterly line of Lot 65 to the Southerly line of said Lot 65; Thence Southwest, along the Southerly line of said Lot 65 to the Western most Point of Lot 62 in said Whitehurst Cliffs Section 1; Thence Southeasterly, along the Southerly line of said Lot 62, to the Westerly Right of Way line of Susan Hope Drive; Thence Northerly, along the Westerly Right of Way line of Susan Hope Drive, to the Southerly Right of Way line of Tripp-Zack Pointe; Thence Easterly, along the Southerly Right of Way line of Tripp-Zack Pointe, to the Northeast corner of Lot 29 in Whitehurst Cliffs Section 1; Thence North, across Tripp-Zack Pointe, to the Point of Curve in the North Right of Way line of said Tripp-Zack Pointe; Thence Easterly, along the North Right of Way line of Tripp-Zack Pointe, to the West line of Lot 26 in Whitehurst Cliffs Section 1; Thence North, along the West line of said Lot 26, to the North line of said Lot 26; Thence Southeast, along the North line of said Lot 26, to the Northeast corner of Lot 27 in said Whitehurst Cliffs Section 1 Thence Southerly, along the Easterly line of said Lot 27, to the Southerly line of said Lot 27; Thence Westerly, along the Southerly line of Lots 28 and 29 in Lake Whitehurst Cliffs Section 1, to the Southwest corner of said Lot 29; Thence Southerly, along the Easterly lines of Lots 30-37 in Lake Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 37; Thence Northwesterly, along the Southerly line of said Lot 37, to the Easterly Right of Way line of Susan Hope Drive; Thence Northeasterly, along the Easterly Right of Way line of Susan Hope Drive, to the South line of said Lot 61 in Lake Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Southerly line of Lot 61 to the Northwest corner of Lot 60 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Westerly line of Lots 60-57 extended Southerly and Lots 56-51, to the Northeast corner of Lot 84 in said Lake Whitehurst Cliffs Section 1; Thence West, along the North line of said Lot 84 extended West, and the North line of Lot 3 in said Lake Whitehurst Cliffs Section 1, to the Northwest corner of said Lot 3; Thence South, along the West lines of Lots 3 and 2 in said Lake Whitehurst Cliffs Section 1, extended South to the South Right of Way line of Kennedy Drive; Thence East, along the South Right of Way line of Kennedy Drive to the East Right of Way line of Susan Hope Drive; Thence North, along the East Right of Way line of Susan Hope Drive, to the Northerly line of Lot 42 in said Lake Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 42 to the Easterly line of said Lot 42; Thence Southeasterly, along the Easterly lines of Lots 42 and 43, to the Southeast corner of said Lot 43 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of said Lot 43 extended Southwesterly, to the East line of Lot 44 in Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of Lots 44-47 extended and Lot 1 all in Lake Whitehurst Cliffs Section 1, to the East line of Lot 10 in Lake Kennedy; Thence South, along the East line of said Lot 10, Lots 63, 62, 23, and 22 in North Lake Village Subdivision Section 1, to the North line of Lot 106 in Suncrest Addition

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#4; Thence East, along the North line of Lots 106-110 in Suncrest Addition #4 and Outlot D and 151-154 in Suncrest Addition #5, and Lots 155 and 156 extended East, in Suncrest Addition #6, to the West line of PIN 04-04-26-419-002; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the West line of said PIN 04-04-26-419-001; Thence South, along the West line of PIN 04-04-26-419-001 to the South line of said PIN; Thence East, along the South line of said PIN 04-04-26-419-001, to the West Right of Way line of Lamar Drive; Thence South, along the West Right of Way line of Lamar Drive to the East line of Lot 110 in Northside Manor #6, extended Northwesterly; Thence Southeasterly, along the said extend East line of Lot 110 to the North line of Lot 25 in Lick Creek Lane Subdivision; Thence West, along the North line of said Lot 25 to the West line of said Lot 25; Thence South, along the West line of said Lot 25, extended South to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road to the West Right of Way line of Fenley Avenue; Thence South, along the West Right of Way line of Fenley Avenue to the Northeast corner of Lot 69 in Northside Manor #5; Thence South, along the East line of said Lot 69, to the North line of PIN 04-04-36-100-016; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN to the South line of said PIN to the North line of Lot 23 in Rees Addition extended West, to the West Right of Way line of Augusta Street; Thence South, along the West Right of Way line of Augusta Avenue, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 6, Block 3 in Miller's Addition; Thence South, along the West line of said Lot 6, to the North Right of Way line of Hamilton Street; Thence West, along the North Right of Way line of Hamilton Street, to the West line of PIN 04-04-35-411-006 extended North; Thence South, along the said extended West line of PIN 04-04-35-411-006, to the South line of Lot 4, Block 4 in Miller's Addition; Thence West, along the South line of said Lot 4, to the West line of Lot 9, Block 4 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 9, to the North Right of Way line of Charlotte Street; Thence West, along the North Right of Way line of Charlotte Street, to the East line of PIN 04-04-35-422-001 extended North; Thence South, along said extended East line of PIN 04-04-35-422-001 and PIN 04-04-35-422-002, to the Southeast corner of said PIN 04-04-35-422-002; Thence West, along the South line of said PIN 04-04-35-422-002 extended West, to the West Right of Way line of North 16th Street; Thence South, along the West Right of Way line of North 16th Street to the North Right of Way line of State Street; Thence West, along the North Right of Way line of State Street, to the West line of Lot 6, Block 14 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 6, extended South, and the West line of Lot 9, Block 14, to the North Right of Way line of Catherine Street; Thence West, along the North line of Catherine Street, to the Southwest corner of Lot 10, Block 14 in Miller's Addition; Thence South, across Catherine Street, to the Northeast corner of Lot 4, Block 17 in Miller's Addition; Thence West, along the North line of said Lot 4, to the West line of said Lot 4; Thence South, along the West line of said Lot 4, to the South line of Lot 3 in said Block 17 in Miller's Addition; Thence West, along the South line of said Lot 3, to the East line of PIN 04-04-35-433-009 extended North; Thence South, along the said extended East line of PIN 04-04-35-433-009, to the North Right of Way line of Caroline Street; Thence West, along the North line of Caroline Street, to the East line of Lot 2, Block 20 in Miller's Addition extended North; Thence South, along the said extended East line of Lot 2, to the South line of said Lot 2; Thence West, along the South line of said Lot 2, to the East line of Lot 14, Block 20 in said Northeast Addition, extended North; Thence South, along the said extended East line of Lot 14, to the North Right of Way line of Market Street; Thence East, along the North Right of Way line of Market Street, to the Westerly line of PIN 04-04-35-456-004, extended Northeasterly; Thence Southwesterly, along the Westerly line of PIN 04-04-35-446-004, to the North line of PIN 04-04-35-455-005; Thence Southwesterly, along the Northerly line of PIN 04-04-35-455-005 and PIN 04-04-35-455-004, to the East Right of Way line of North 14th Street; Thence North, along the East Right of Way line of North 14th Street, to the South Right of Way line of Ann Eliza Street; Thence West, along the South Right of Way line of Ann Eliza Street, to the East line of PIN 04-04-35-451-008; Thence South, along the East line of said PIN, to the South line of said PIN; Thence West, along the South line of PIN 04-04-35-451-008 and PIN 04-04-35-451-005, to the East line of PIN 04-04-35-451-006; Thence North, along the said East line, to the North line of said PIN; Thence West, along the North line of said PIN 04-04-35-451-006, extended West, to the West Right of Way line of North 13th Street; Thence South, along the West Right of Way line of North 13th Street to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 12th Street; Thence North, along the East Right of Way line of North 12th Street, to the North Right of Way line of Ann Eliza Street; Thence West, along the North Right of Way line of Ann Eliza Street, to the West Right of Way line of North 11th Street; Thence South, along the West Right of Way line of North 11th Street, to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 9th Street; Thence North, along the East Right of Way line on North 9th Street, to the North Right of Way line of Market Street; Thence West, along the North Right of Way line of Market Street and the North line of PIN 04-04-35-603-002, to the East Right of Way line of North 8th Street - IL Route 29; Thence North, along the East Right of Way line of North 8th Street - IL Route 29, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 4, Block 7 in Cummings Addition, extend

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South; Thence North, along the said extended West line of Lot 4 extended North, also the West line of Lot 11, Block 6, extended North, also the West line of Lot 4, Block 6, extended North, also the West line of Lot 11, Block 3, extended North, also the West line of Lot 4, Block 3, extended North, also the West line of Lot 4, Block 2, extended North, also the West line of Lot 3 all in Cummings Addition; Also the West line of Lot 40 all in Cummings Addition Extension 1, to the Northwest corner of Lot 40; Thence East, along the North line of Lot 40, to the West line of PIN 04-04-35-125-004 extended South; Thence North, along the said extended West line of said PIN, to the South Right of Way line of Amanda Street; Thence East, along the South Right of Way line of Amanda Street, to the West line of Cummings Addition Extension 2; Thence North, along the West line of Cummings Addition Extension 2 extended North, to the North line of PIN 04-04-35-115-0022; Thence West, along the North line of PIN 04-04-35-115-022, to the East line of Lot 4 in Lawndale Subdivision; Thence North, along said East line of said Lot 4, to the South Right of Way line of Lawndale Avenue; Thence East, along the South line of Lawndale Avenue, to the East line of Terrace Boulevard; Thence North, along the East Right of Way line of Terrace Boulevard, to the North Right of Way line of Sheridan Road; Thence West, along the North Right of Way line of Sheridan Road, to the West line of Lot 1, Block 3 in Soldwedels First Addition, extended North; Thence South, along the said extended West line to the North line of PIN 04-04-35-109-023; Thence West, along said North line, to the West line of said PIN; Thence South, along the said West line, to the South line of said PIN; Thence East, along the said South line, to the Northeast corner of Lot 3, Block 1 in Soldwedels Second Addition; Thence South, along the East line of Lots 3 and 4, Block 1 in said Soldwedels Second Addition, to the North line of PIN 04-04-35-109-015; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the North line of PIN 04-04-35-109-22; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-022, to the Northwest corner of Lot 7, Block 3 in Soldwedels First Addition; Thence South, along the West line of said Lot 7, to the North line of PIN 04-04-35-109-024; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-024, to the West line of Lot 1, Block 4 in Soldwedels First Addition extended North; Thence South, along the said extended West line of said Lot 1 and the West line of Lots 2-10, Block 4 in Soldwedels First Addition, to the North Right of Way line of Amanda Street; Thence South, across Amanda Street, to the Northwest corner of Lot 2, Block 1 in Bailey's Addition; Thence South, along the West line of said Lot 2 extended South, and the West line of Lot 7, Block 1 in Bailey's Addition, to the North Right of Way line of Illinois Street; Thence West, along the North Right of Way line of Illinois Street, to the West line of Lot 3, Block 8 in Bailey's Addition, extended North; Thence South, along the said extended West line of Lot 3, extended South and the West line of Lot 6, Block 8 in Bailey's Addition, extended South, and the West line of Lot 3, Block 9 extended South, and the West line of Lot 6, Block 9 extended South, and the West line of Lot 3, Block 16 extended South, and the West line of Lot 6, Block 16, extended South all in Bailey's Addition, to the South Right of Way line of Mary Street; Thence West, along the South Right of Way line of Mary Street, to the East Right of Way line of North 5th Street; Thence South, along the East Right of Way line of North 5th Street, to the North Right of Way line of Willow Street; Thence West, along the North Right of Way line of Willow Street, to the East Right of Way line of North 4th Street; Thence South, along the East Right of Way line of North 4th Street, to the South Right of Way line of Hamilton Street; Thence Southeasterly, along the South Right of Way line of Hamilton Street, to the Westerly line of Lot 2, Block 80 in the original Town of Pekin; Thence Southwesterly, along the said Westerly line of Lot 2 extended Southwesterly, and along the Westerly line of Lot 7, Block 80 in the original Town of Pekin, to the Northerly Right of Way line of Charlotte Street; Thence East, along the Northerly Right of Way line of Charlotte Street, to the Westerly line of Lot 7, Block 79 in the original Town of Pekin, extended Northeasterly; Thence Southwesterly, along the said extended Westerly line of Lot 7, extended Southwesterly and the Westerly line of Lot 10, Block 79 extended Southwesterly, and the Westerly line of Lot 7, Block 78 extended Southwesterly, and the Westerly line of Lot 10, Block 78 extended Southwesterly, and the Westerly line of Lot 7, Block 77 extended Southwesterly, and the Westerly line of Lot 10, Block 77 all in the original Town of Pekin, to the North Right of Way line of Catherine Street; Thence Northwesterly, along the said North Right of Way line of Catherine Street, to the Westerly line of PIN 04-04-35-318-003, extended Northeasterly; Thence South, along the said extended Westerly line of said PIN, to the South line of said PIN 04-04-35-318-003; Thence East, along the South line of said PIN, to the Southwest corner of Lot 7, Block 78 in the original Town of Pekin; Thence Southwesterly, along the Westerly line of Lot 10, Block 76 in the original Town of Pekin extended Northeasterly, to the North Right of Way line of Caroline Street; Thence Northwesterly, along the Northerly Right of Way line of Caroline Street, to the Easterly Right of Way line of the Railroad; Thence Northerly, along the Easterly line of the Railroad, to the South line of the alley in Block 11 in the original Town of Pekin; Thence East, along said South line of the alley, to the Westerly line of Lot 8, Block 11 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 8 extended Northeast, to the North Right of Way line of Catherine Street; Thence Westerly, along the North Right of Way line of Catherine Street, to the Westerly line of Lot 15, Block 12; Thence Northeasterly, along the said Westerly line of Lot 15 extended Northeasterly, and the Westerly

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line of Lot 6, Block 12 extended Northeasterly, and the Westerly line of Lot 15, Block 13, to the Northwest corner of said Lot 15, said point being on the South line of the Alley in said Block 13 of the Original Town of Pekin; Thence West, along the South line of the said Alley, to the West line of said Block 13; Thence Northeasterly, along the said West line of Block 13, to the North line of the Alley in said Block 13; Thence Southeasterly along the North line of said Alley to the, to the Westerly line of Lot 6, Block 13 in the Original Town of Pekin; Thence Northeasterly, along the Westerly line of Lot 6 Block 13 extended Northeasterly, to the Northerly Right of Way line of Henrietta Street; Thence Westerly, along the Northerly Right of Way line of Henrietta Street, to the Westerly line of PIN 04-04-34-230-005; Thence Northeasterly, along the Westerly line of said PIN 04-04-34-230-005 extended Northeasterly, and the Westerly line of PIN 04-04-34-230-002, and the Westerly line of PIN 04-04-34-230-001, to the Southerly Right of Way line of Charlotte Street; Thence Southeasterly, along the Southerly Right of Way line of Charlotte Street, to the Westerly line of Lot 15, Block 15 extended Northeasterly, and the Westerly line of Lot 6, Block 15, to the Northwest corner of said Lot 6, Block 15, all in original Town of Pekin; Thence Northerly, across Hamilton Street, to the Southwest corner of PIN 04-04-34-224-006; Thence Northeasterly, along the Westerly line of said PIN to the South line of the alley in Block 16 in the original Town of Pekin; Thence Northeasterly, across the said alley, to the Southwest corner of Lot 6, Block 16 in the original Town of Pekin; Thence Northeasterly, along the Westerly line of said Lot 6 extended Northeasterly and the Westerly line of Lot 15, Block 17, to the Northwest corner of said Lot 15; Thence Easterly, along the Northerly line of said Lot 15, to the Westerly line of Lot 7, Block 17 extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 7 extended Northeasterly, and the Westerly line of Lot 14, Block 18 extended Northeasterly and the Westerly line of Lot 7, Block 18 all in the original Town of Pekin, to the Southerly Right of Way line of Amanda Street; Thence Southeasterly, along the Southerly Right of Way line of Amanda Street, to the Westerly line of Lot 13, Block 19 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said Westerly line of Lot 13 extended Northeasterly and the Westerly line of Lot 8, Block 19, to the Southerly Right of Way line of Lucinda Street; Thence Southeasterly, along the Southerly Right of Way line of Lucinda Street, to the Westerly line of Lot 12, Block 20 extended Northeasterly, to the Southerly line of Lot 8, Block 20; Thence Northwesterly, along the Southerly line of said Lot 8, to the Westerly line of said Lot 8; Thence Northeasterly, along the Westerly line of said Lot 8 extended Northeasterly and along the Westerly line of said Lot 13, Block 21 extended Northeasterly and along the Westerly line of Lot 8, Block 21 extended Northeasterly and along the Westerly line of Lot 13, Block 22 extended Northeasterly and along the Westerly line of Lot 8, Block 22, to the Southerly Right of Way line of Ruth Street; Thence Southeasterly, along the Southerly Right of Way line of Ruth Street, to the Westerly line of Lot 6, Block 23 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 6 extended Northeasterly, and the Westerly line of Lot 8, Block 23 all in the original Town of Pekin, to the Northern most corner of said Lot 8; Thence Northwesterly, across Sheridan Road, to the Southwest corner of Lot 19 in Delshire Acres; Thence Northeasterly, along the West line of Lots 19-25 in Delshire Acres, and the West line of PIN 04-04-26-302-009 and the West line of PIN 04-04-26-302-008 and the West line of PIN 04-04-301-001 and the West line of PIN 04-04-26-101-004, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the West Right of Way line of North 8th Street - IL Route 29; Thence North, along the West Right of Way line of said North 8th Street - IL Route 29, to the Point of Beginning.

Also except: Beginning at the intersection of the Easterly Right of Way line of 2nd Street and the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street; Thence Southeasterly, along the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street, to the Westerly Right of Way line of North Capitol Street; Thence Southwesterly, along the Westerly Right of Way line of North Capitol Street to the Northerly Right of Way line of Margaret Street; Thence Southeasterly, along the Northerly Right of Way line of Margaret Street to the Westerly Right of Way line of North 4th Street; Thence Northeasterly, along the Westerly line of North 4th Street, to the Northerly line of Lot 1, Block 74 in the original Town of Pekin extended Westerly; Thence Southeasterly, along the said extended North line of Lots 1-8, Block 75 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 5th Street; Thence Southwesterly, along the Easterly Right of Way line of North 5th Street to the South line of Lot 1, Block 90 in the original Town of Pekin; Thence Southeasterly, along the Southerly lines of Lots 1-8, Block 90 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 6th Street; Thence Southwesterly, along the Easterly Right of Way line of North 6th Street, to the Northerly Right of Way line of Court Street; Thence Southeasterly, along the Northerly Right of Way line of Court Street, to the West Right of Way line of 8th Street; Thence North, along the West Right of Way line of 8th Street, to the North Right of Way line of East Broadway Road; Thence East, along the North Right of Way line of East Broadway Road, to the East Right of Way line of 9th Street; Thence South, along the East Right of Way line of 9th Street, to the South line of Lot 22 in Acme Subdivision; Thence Southeast, along the South lines of Lots 22-20 in Acme Subdivision to a Point of Tangent in the South line of said Lot 20; Thence East, along the South line of Lots 20-17, to the West Right of Way line of 10th Street; Thence North, along the West Right of Way line of 10th Street, to the North Right of Way line of Broadway; Thence East, along the North Right of Way line of Broadway, to the East Right of Way line of 11th Street; Thence South, along the East

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Right of Way line of 11th Street, to the Northwest corner of Lot 12, Block 1 in East Addition; Thence East, along the North line of Lots 12-7, Block 1 in East Addition extended East, and along the North lines of Lots 14-8, Block 2 in East Addition, extended East, and the North line of Lots 12-7, Block 3 in East Addition, to the West Right of Way line of South 14th Street; Thence South, along the said West Right of Way line of South 14th Street, to the South line of PIN 04-10-02-214-007; Thence East, along the South line of said PIN extended East, to the East Right of Way line of Poplar Street; Thence North, along the East Right of Way line of Poplar Street to the South Right of Way line of Highland Avenue; Thence East, along the South Right of Way line of Highland Avenue, to the East Right of Way line of Sycamore Street; Thence North, along the East Right of Way line of Sycamore Street, to the South Right of Way line of Lucille Street; Thence Southeasterly, along the South line of Lucille Street, to the West line of PIN 04-10-01-101-001; Thence North, along the West line of said PIN, to the North line of said PIN; Thence Southeasterly, along the North line of PIN 04-10-01-101-001 and PIN 04-10-01-101-002 and the North Right of Way line of Stadium Drive and Southeasterly along the South line of PIN 04-10-01-201-007 and Southerly along the Westerly line of PIN 11-11-06-303-006, to the South line of PIN 11-11-06-301-004; Thence Southwesterly, along the South line of said PIN, to the Northwest corner of PIN 11-11-06-301-005; Thence South, along the West line of said PIN, to the North Right of Way line of Allentown Road; Thence West, along the North Right of Way line of Allentown Road, to the East line of PIN 04-10-01-407-018; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West along the North line of PIN 04-10-01-407-018 and PIN 04-10-01-407-013, to the Southeast corner of PIN 04-10-01-407-054; Thence North, along the East line of said PIN, to the South line of PIN 04-10-01-407-003; Thence West, along the South line of PIN 04-10-01-407-003 and PIN 04-10-01-407-002, to the West line of PIN 04-10-01-407-002; Thence North, along the West line of said PIN extended North, to the North Right of Way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane, to the West Right of Way line of Reservoir Street; Thence South, along the West Right of Way line of Reservoir Street, to the South line of Lot 1 in Griffon Quarello Addition; Thence Northwest, along the South line of said Lot 1, to the East line of said Lot 1; Thence North, along the East line of Lots 1-7 in said Griffon Quarello Addition, extended North, to the North Right of way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane and North line of PIN 04-10-01-400-032, to the East line of Lot 21 in Griffin Quarello's 2nd Addition; Thence North, along the East line of Lots 21-12 in said Griffin Quarello's 2nd Addition, to the South line of PIN 04-10-01-201-002; Thence West, along the South Right of Way line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-10-01-201-002, to the North line of PIN 04-10-01-201-005; Thence West, along the North line of said PIN, to the East Right of Way line of South Parkway Drive; Thence South, along the East Right of Way line of South Parkway Drive, to the North line of PIN 04-10-01-101-013 extended East; Thence West, along the said extended North line of said PIN, to the West line of said PIN; Thence South, along the West line of PIN 04-10-01-101-013, to the North line of PIN 04-10-01-101-012; Thence West, along the North line of said PIN extended South, to the South line of PIN 04-10-01-101-020; Thence West, along the South line of PIN 04-10-01-101-020 and the North Right of Way line of Court Street, to the East Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the North Right of Way line of Oak Ridge Avenue; Thence West, along the North Right of Way line of Oak Ridge Avenue, to the West line of PIN 04-10-02-212-002, extended North; Thence Southwesterly, along the said West line of said PIN, to the Southwest corner of said PIN 04-10-02-212-002; Thence Southeast, across an alley, to the Northeast corner of PIN 04-10-02-210-008; Thence Southwest, along the East line of said PIN 04-10-02-210-008, to the North Right of Way line of Spring Avenue; Thence West, along the North Right of Way line of Spring Avenue, to the East Right of Way line of South 13th Street; Thence North, along the East Right of Way line of South 13th Street, to the South line of Lot 9, Block 22 in East Addition extended East; Thence West, along the said extended South line of Lots 9-1, Block 22 in East Addition extended West, to the West Right of Way line of 12th Street; Thence South, along the West Right of Way line of 12th Street, to the North Right of Way line of Court Street; Thence Northwesterly, along the North Right of Way line of Court Street, to the East line of PIN 04-10-02-115-008; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West, along the North line of PIN 04-10-02-115-008, to the East Right of Way line of 10th Street; Thence South, along the East Right of Way line of 10th Street, to the South Right of Way line of Court Street; Thence Northwesterly, along the South Right of Way line of Court Street, to the East Right of Way line of South 9th Street; Thence South, along the East Right of Way line of South 9th Street, to the North line of Lot 92 in Colts Addition, extended Southeast; Thence Northwesterly, along the said extended North line of Lot 92 extended Northwesterly and Northeasterly lines of Lot 85 and 85, extended Northwesterly in Colts Addition and Northwesterly along the Northerly line of Lots 41, 40 and 29 in Colts Addition, to the East Right of Way line of 7th Street; Thence North, along the East Right of Way line of 7th Street, to the South Right of Way line of East Broadway Road; Thence West, along the South Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 5th Street; Thence Northerly, along the Easterly Right of Way line of South 5th Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Westerly Right of Way line of South 4th Street; Thence Northerly, along the Westerly Right of Way line of South 4th Street, to the South line of an alley in Block 66 of the original Town of Pekin; Thence Northwesterly, along

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the Southerly line of said alley, to the Easterly Right of Way line of South Capitol Street; Thence South, along the Easterly Right of Way line of South Capitol Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 2nd Street; Thence Northeasterly, along the said Easterly Right of Way line of South 2nd Street, to the Southerly line of the alley in Block 40 of the original Town of Pekin; Thence Southeasterly, along the said Southerly line of the alley, extended Southeasterly to the Easterly Right of Way line of 3rd Street; Thence Northeasterly, along the Easterly Right of Way line of 3rd Street, to the North line of an alley in Block 37 of the original Town of Pekin, extended Southeasterly; Thence Northwesterly, along the Northerly line of said alley, to the Easterly line of PIN 04-04-34-432-016, extended Northeasterly; Thence South, along the said extended Easterly line, to the North Right of Way line of Court Street; Thence Northeasterly, along the Northerly Right of Way line of Court Street, to the Westerly line of PIN 04-04-34-432-011; Thence Northeasterly, along the said Westerly line of said PIN extended Northeasterly, to the Northerly line of an alley in Block 37 of the original Town of Pekin; Thence Northwesterly, along the Northerly line of said alley, to the Easterly Right of Way line of North 2nd Street; Thence Northeasterly, along the Easterly Right of Way line of North 2nd Street, to the Point of Beginning.

Also except: Beginning at Intersection of the East Right of Way line of Summer Street and the South Right of Way line of Washington Street; Thence East, along the South Right of Way line of Washington Street, to the West Right of Way line of South 8th Street; Thence South, along the said West Right of Way line of South 8th Street, to the South Right of Way line of McLean Street; Thence East, along the said South Right of Way line of McLean Street, to the East Right of Way line of South 9th Street; Thence North, along the East Right of Way line of South 9th Street, to the North line of Lot 25 in Edds Addition; Thence East, along the said North line of Lot 25 and Lot 26 in said Edds Addition, extended East and the North line of Lot 27 in Edds Additions, to the West line of PIN 04-10-02-127-016; Thence South, along the West line of PIN 04-10-02-127-016 and PIN 04-10-02-127-017 and the West line of Lots 10-7 in Heckers Subdivision, to the North Right of Way line of Winter Street; Thence East, along the North Right of Way line of Winter Street, to the West line of PIN 04-10-02-223-010; Thence South, along the West line of PIN 04-10-02-223-010, to the South line of said PIN; Thence East, along the South line of PIN 04-10-02-223-010, extended East, to the East Right of Way line of 11th Street; Thence South, along the East Right of Way line of 11th Street, to the South line of PIN 04-10-02-224-015; Thence East, along the South line of said PIN extended East, to the West line of Lot 22 in W.A. Potts Addition; Thence North, along the West line of said Lot 22, to the North line of said Lot 22; Thence East, along the North line of said Lot 22 extended East, and the North line of Lot 7 in W.A. Potts Addition, to the East line of said Lot 7; Thence South, along the East line of Lots 7-14 in said W.A. Potts Addition, to the North Right of Way line of Park Avenue; Thence West, along the North Right of Way line of Park Avenue, to the West line of PIN 04-10-02-229-007, extended North; Thence South, along the said extended West line of PIN 04-10-02-229-007, to the North line of Lot 7 in Rose Court Subdivision; Thence East, along the North line of said Lot 7, to the East line of Lot 8 in said Rose Court Subdivision; Thence South, along the East line of Lot 8, 9, 16, 17 and 18 all in Rose Court Subdivision, to the Northeast corner of Lot 7 in Conklin's Subdivision, said Point being on the West line of PIN 04-10-02-403-005; Thence Southwesterly, along the West line of said PIN and the East line of Lot 18 in Conklin's Subdivision, to the Southeast corner of said Lot 18; Thence West, along the South line of said Lot 18 and 11th Street Right of Way, and the South line of Lot 17 in Conklin's Subdivision, to a Point on the East line of Lot 54 in Svendsen's 2nd Addition; Thence South, along the East line of Lots 54-52 in said Svendsen's Addition, to the South line of said Lot 52; Thence West, along the South line of said Lot 52 extended West, to the West Right of Way line of Shire Avenue; Thence South, along the West Right of Way line of Shire Avenue, to the North Right of Way line of Stratford Avenue; Thence West, along the North Right of Way line of Stratford Avenue, to the West Right of Way line of South 10th Street; Thence South, along the West Right of Way line of South 10th Street, to the South line of Lot 8 in Svendsen's 1st Addition; Thence West, along the South line of said Lot 8 and the South line of Lot 7 in Tudor Village 3rd Addition, to the East Right of Way line of 9th Street; Thence West, across 9th Street to the North line of PIN 04-10-02-317-017; Thence West, along the North line of said PIN, to the East line of Lot 7, Block 2 in Tudor Village 2nd Addition; Thence South, along the East line of said Lot 7, to the South line of said Lot 7; Thence West, along the South line of said Lot 7 extended West, and the Lot 7, Block 3 in said Tudor Village 2nd Addition and Lot 7, Block 30 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 7, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 28 in Pekin Gardens Addition extended West, and the South line of Lot 7, Block 28 in Pekin Gardens Addition extended West, and the South line of Lot 14, Block 27 in Pekin Gardens Addition extended West, to the East line of Lot 9, Block 27 in Pekin Gardens Addition; Thence North, along the East line of said Lot 9, to the North line of said Lot 9; Thence West, along the North line of said Lot 9, extended to the East line of Sublot 7 in Heilman's 1st Addition; Thence South, along the East line of said Sublot 7, to the South line of said Sublot 7; Thence West, along the South line of said Sublot 7 extended West and the South line of Sublot 3 in said Heilman's 1st Addition extended West, and the South line of Lot 9 in Dunkelberg Bohlander & Down Subdivision extended West, and the South line of PIN 04-10-03-414-

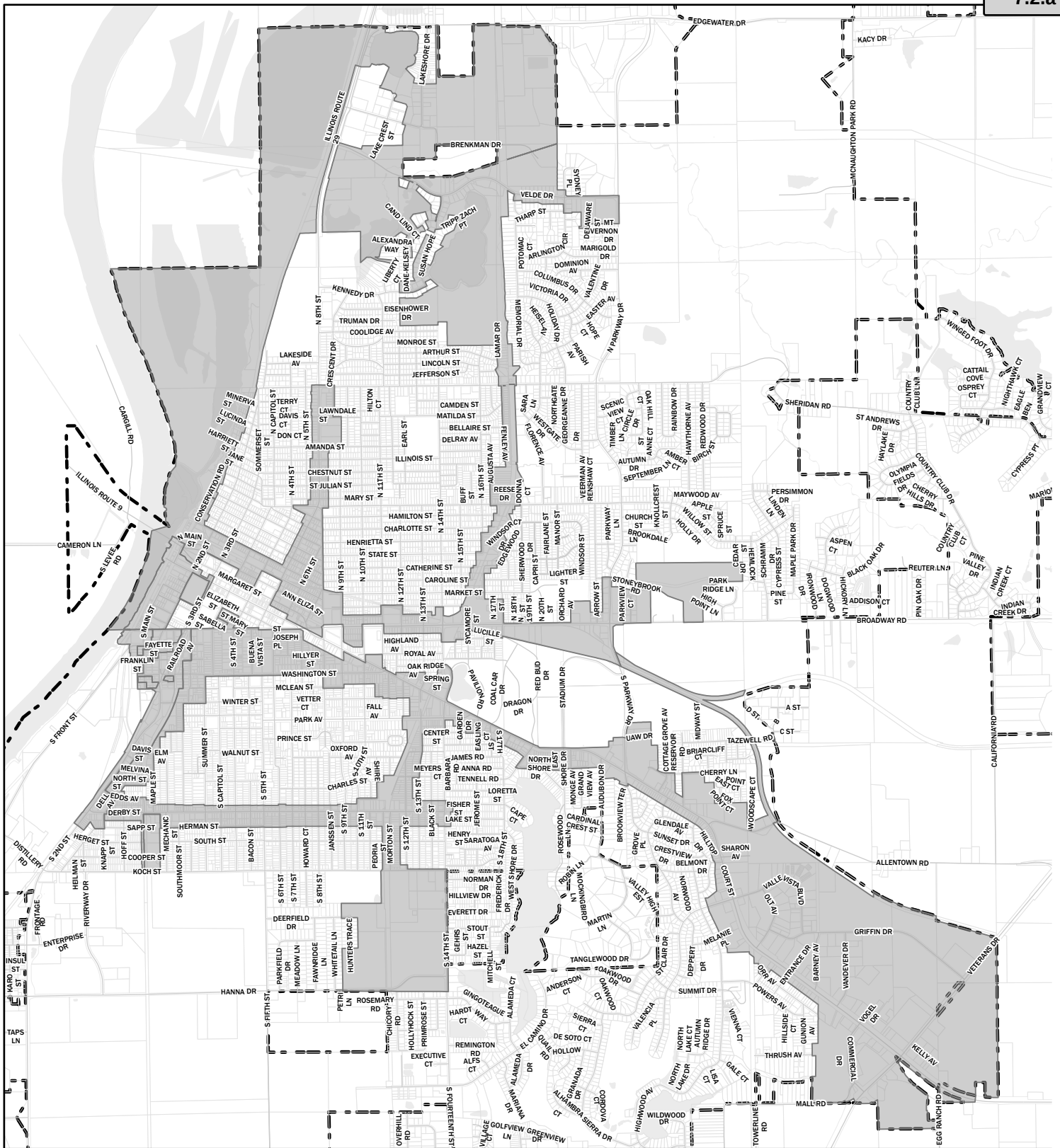
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013 extended West, and the South line of Lot 10, Block 2 in Greenview Subdivision extended West, and the South line of Lot 15, Block 2 in Greenview Subdivision extended West, and the South line of Lot 10, Block 1 in Greenview Subdivision extended West, and the South line of Lot 15, Block 1 in Greenview Subdivision extended West, and the South line of Lot 10 in J.F. Schipper's Addition, to the Southwest corner of said Lot 10; Thence Northwesterly, across the alley to the South line of Lot 5 in J.N. Shade Subdivision; Thence West, along the South line of said Lot 5 extended West, to the East line of Lot 11 in Haas Addition; Thence North, along the East line of said Lot 11, to the North line of said Lot 11; Thence West, along the North line of said Lot 11, to the Northwest corner of said Lot 11; Thence Southwesterly, across an alley to the South line of PIN 04-10-03-407-012; Thence West, along the South line of PIN 04-10-03-407-012, to the East Right of Way line of 3rd Street; Thence West, across 3rd Street, to the South line of PIN 04-10-03-404-044; Thence West, along the South line of said PIN, to the Southwest corner of said PIN; Thence Northwest, across an alley to the Southeast corner of Lot 100 in Lincoln Park Addition; Thence West, along the South line of said Lot 100 extended West, and West along the South line of Lot 57 in Lincoln Park Addition extended West, and West along the South line of Lot 56 in Lincoln Park Addition, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to South line of Lot 15 in Lincoln Park Addition extended East; Thence West, along the said extended South line of Lot 15, to the East Railroad Right of Way line; Thence North, along the East Railroad Right of Way line, to the North line of Edds Street extended East; Thence West, along the said extended North Right of Way line of Edds Street, to the West line of Lot 13, Block 3 of James A. Edds Assessment Plat; Thence North, along the West line of said Lot 13 extended North, to the Southeast corner of Lot 9, Block 3 in said James A. Edds Assessment Plat; Thence West, along the South line of said Lot 9, to the Easterly Right of Way line of Dell Avenue; Thence Northerly, along the Easterly Right of Way line of Dell Avenue, to the South Right of Way line of High Street; Thence East, along the South line of High Street extended East, to the West line of Lincoln Park Addition; Thence North, along the West line of Lincoln Park Addition, to the North line of Lot 22 in said Lincoln Park Addition; Thence East, along the North line of said Lot 22 extended East, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the South Right of Way line of Elm Street; Thence East, along the South line of Elm Street, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the North line of Lot 1 in Papugas Subdivision; Thence East, along the North line of said Lot 1 extended East, to the West line of Lot 25 in Crescent Addition; Thence North, along the West line of Lots 25-23 in said Crescent Addition, to the South Right of Way line of Prince Street; Thence East, along the South Right of Way line of Prince Street, to the East Right of Way line of South 3rd Street; Thence North, along the East Right of Way line of South 3rd Street, to the South Right of Way line of Winter Street; Thence East, along the South Right of Way line of Winter Street, to the East Right of Way line of Summer Street; Thence North, along the East Right of Way line of Summer Street, to the Point of Beginning.

All PINs are as of July 1, 2020.

EXHIBIT B

**PEKIN COURT STREET TIF DISTRICT
BOUNDARY MAP**



Proposed TIF City of Pekin



0 0.25 0.5 0.75 1
Miles

Proposed TIF
Pekin Municipal Boundary

SCAN ME



Scan for Proposed TIF Viewer
Web Application



Current Time: 7/13/2020 3:56 PM





REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Ordinance No. 2945-20/21 Tax Increment Allocation Financing for the Pekin Court St. TIF District

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: The use of Tax Increment Financing along Court Street and other major commercial corridors will be an essential tool to help address some of the major issues facing the community that include deteriorating infrastructure; blight and deterioration; and an economic downturn aggravated by COVID-19. TIF Districts provide a means in which communities can financially assist in the development or redevelopment of a site or area. Cities can utilize the incremental increase in taxes as a result of a redevelopment project to assist with qualifying development projects. Using the incremental revenues in the TIF District, a community can undertake economic development activities or provide incentives that otherwise might not be possible in order to encourage job creation, increase property values, and to protect the local tax base. Eligible project costs in a TIF can include, but is not limited to:

- Rehabilitating, reconstructing, remodeling of existing structures;
- Costs of construction of public infrastructure improvements;
- Architectural, engineering, legal, financial services; and
- Property assembly costs such as acquisition, demolition, clearing and grading.

The TIF can effectively be used to help fund eligible public works projects such as the restoration of Court or Derby Streets; various sidewalk repairs; or storm water management projects. Funds can also go to help new and existing businesses renovate, expand operations or relocate to a more suitable location. Additionally, there are no restrictions for TIF or BDD funds to help neighborhoods with housing stabilization, demolition of vacant structures or emergency repairs, as long as, the neighborhoods are located within the TIF District (see map attached of the proposed TIF area).

The attached ordinance is one of three ordinances needed to create a TIF District. It seeks to specifically adopt tax increment financing for the new Court Street TIF District in Pekin.

Staff recommends approval.

FINANCIAL IMPACT: To Be Determined

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: City creates a new TIF District

IMPACT IF DENIED: City does not create a new TIF District

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital

	improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.
	Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.
	Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.
	Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness
	Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.
	Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. 2945-20/21

**CITY OF PEKIN
TAZEWELL COUNTY, ILLINOIS**

**ADOPTING
TAX INCREMENT ALLOCATION FINANCING**

for the

**PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
ON THE 11TH DAY OF JANUARY, 2021.**

ORDINANCE NO. 2945-20/21

**CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the City of Pekin, Tazewell County, Illinois, (the “City”) a home-rule municipality, desires to adopt Tax Increment Allocation Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* as amended, hereinafter referred to as the “Act”; and

WHEREAS, the City has adopted and approved a Redevelopment Plan and Projects, and designated a Redevelopment Project Area known as the “Pekin Court Street TIF District” pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

1. The City of Pekin, Tazewell County, Illinois, hereby adopts Tax Increment Financing for: (i) the Pekin Court Street TIF District Redevelopment Plan and Projects as approved by Ordinance No. 2943-20/21; and (ii) the Redevelopment Project Area as designated by Ordinance No. 2944-20/21 and further described in **Exhibit A** (Legal Description) and **Exhibit B** (Boundary Map), both of which are attached hereto and made part of this Ordinance.
2. After the equalized assessed valuation of each tract of taxable real property in the Redevelopment Project Area exceeds the initial equalized assessed value of each tract of taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Redevelopment Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
 - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the lower of the current equalized assessed value or the initial equalized assessed value of each parcel of property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said

ORDINANCE 3 OF 3

funds in a special fund called the “Special Tax Allocation Fund” for the Redevelopment Project Area of the municipality for the purpose of paying the Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Pekin, Illinois, a home-rule municipality, on the 11th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
John Abel			
Michael Garrison			
Lloyd Orrick			
Dave Nutter			
Rick Hilst			
Karen Hohimer			
Mark Luft, Mayor			
TOTAL VOTES:			

APPROVED: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Date: _____

Exhibit (A) Attached, Pekin Court Street TIF District Legal Description
Exhibit (B) Attached, Pekin Court Street TIF District Boundary Map

EXHIBIT A

PEKIN COURT STREET TIF DISTRICT LEGAL DESCRIPTION

Beginning at the intersection of the North line of the Southwest Quarter of Section 27, Township 25 North, Range 5 West of the 3rd Principal Meridian, and the Westerly line of the Boundary of Tazewell County, Illinois; Thence Southerly, along the said Westerly line of Tazewell County, to the South line of Section 34, Township 25 North, Range 5 West, of the 3rd Principal Meridian; Thence East, along the said South line of Section 34, to the West line of PIN 04-10-03-108-001; Thence Southerly, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-10-03-108-001 and PIN 04-10-03-108-002, to the Easterly Right of Way line of Fayette Street / Front Street; Thence Southwesterly, along the Easterly Right of Way line of Fayette/Front Street, to the West line of PIN 04-10-03-102-001, extended North; Thence South and East, along the said extended West line of PIN 04-10-03-102-001, to the Southwest corner of said PIN; Thence East, along the South line of said PIN 04-10-03-102-001, to a point on the West line of Cincinnati Addition; Thence South, along the said West line of Cincinnati Addition, to the centerline of Vacated Franklin Street; Thence East, along the said centerline of vacated Franklin Street, to the West Right of Way line of Main Street; Thence South, along the said West Right of Way line of Main Street, to the North Right of Way line of Washington Street; Thence West, along the said North Right of Way line of Washington Street, to the Southeast Corner of Lot 149 in Cincinnati Addition, said point being on the West line of a 12 foot wide alley; Thence South, along the East lines of Lots 145-149 in said Cincinnati Addition, said line being the West line of said 12 foot wide alley, to the South line of an alley, said alley being South of Lot 144 in said Cincinnati Addition; Thence East, along the South line of said Alley to the West line of a 16 foot wide alley, South of Lot 16 in said Cincinnati Addition; Thence Southeasterly, across the said 16 foot wide alley, to the Northwest corner of PIN 04-10-03-204-012; Thence Southeasterly, along the North line of said PIN, to the Northeast Corner of said PIN 04-10-03-204-012, said point being on the Westerly line of the PIN 04-10-03-502-007; Thence Southwesterly, along the Westerly line of said PIN 04-10-03-502-007, extended Southwesterly, to the Southern most point of PIN 04-10-03-204-011; Thence North, along the Westerly line of PIN 04-10-03-204-011, to the Westerly line of PIN 04-10-03-502-009; Thence Southwesterly, along the Westerly line of said PIN, to the South line of said PIN; Thence East, along the South line of PIN 04-10-03-502-009, to the Northwest Corner of PIN 04-10-03-502-010; Thence Southerly, along the said Westerly line of PIN 04-10-502-010, to the Northerly line of PIN 04-10-03-502-011; Thence West, along the Northerly line of said PIN, to the Westerly line of said PIN; Thence Southerly, along the Westerly line of said PIN 04-10-03-502-011, to the Southerly line of Lot 34 in Rosedale Addition, extended West; Thence Southeasterly, along the said extended Southerly line of Lot 34, extended Easterly, to the Easterly line of a 15 foot wide alley, said point being the Southwest Corner of Lot 88 in said Rosedale Addition; Thence Northerly, along the said Easterly line of a 15 foot wide alley, said line being the Westerly line of Lots 88-90 in said Rosedale Addition, and Sublots 5A, 6, and 7 of Lots 91-99 in Rosedale Addition, to the Northeasterly line of said Sublot 5A; Thence Southeasterly, along the said Northeasterly line of Sublot 5A, to the Westerly Right of Way line of Sapp Street; Thence Southeasterly, across Right of Way of Sapp Street, to the Northwest Corner of Lot 140 in said Rosedale Addition, said point being on the South Right of Way line of Sapp Street; Thence East, along the said South Right of Way line of Sapp Street, to the East Right of Way line of Knapp Street; Thence North, along the said East Right of Way line of Knapp Street, to the South line of an alley, said point being the Northwest Corner of Lot 97 in said Rosedale Addition; Thence East, along the South line of said alley, also being the North line of Lots 97-115 in said Rosendale Addition, to the Northwest Corner of Lot 116 in said Rosendale Addition; Thence South, along the West line of said Lot 116 extended, across Sapp Street, and Lot 117 extended across the 15 foot wide alley, and Lot 168 extended across Herget Street, and Lot 169, to the Southwest corner of said Lot 169; Thence South, across the 15 foot wide alley to a point 4 foot East of the West line of Lot 232 all in said Rosedale Addition; Thence South, along a line 4 foot East of and parallel to the West line of said Lot 232, to the North line of Cooper Street; Thence South, across Cooper Street, to the Northwest Corner of Lot 233 in said Rosedale Addition; Thence South, along the West line of said Lot 233, to the Southwest Corner of said Lot 233; Thence South, across a 15 foot wide alley, to a point 6.8 feet East of the Northwest Corner of Lot 307 in said Rosedale Addition; Thence South, along a line 6.8 feet East of and parallel to the West line of said Lot 307, extended to the South Right of Way line of Koch Street; Thence East, along the South line Right of Way line of said Koch Street, to the West line of Lot 21, extended South, in Southmoor Addition Number 2; Thence North, along the said extended West line of Lot 21 and the West line of Lots 21-5, extended North, in the said Southmoor Addition Number 2, to the North Right of Way line of Herman Street; Thence East, along the North Right of Way line of Herman Street, to the West Right of Way line of Mechanic Street; Thence East, across Mechanic Street, to the Northwest Corner of Lot 22 in said Southmoor Addition Number 2, said point being on the South Right of Way line of Herman Street ; Thence East, along said South Right of Way of Herman Street, to the West Right of Way of South 5th Street; Thence East, across South 5th Street, to the Southwest corner

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of Lot 8 Block 26, in Pekin Gardens Addition; Thence East, along the South line of said Lot 8, extended East and the South line of Lot 23 in Block 26, extended and the South line of Lot 8 in Block 25, extended, to the West line of Lot 21 in Block 25 all in Pekin Gardens Addition; Thence North, along the West line of said Lot 21, to the Northwest corner of said Lot 21; Thence East, along the North line of said Lot 21, extended East, and the North line of Lot 7 Block 24, extended East, and Lot 18 Block 24, extended East, and Lot 7 Block 23, extended East, and Lot 18 Block 23, extended East, and Lot 7 Block 22, extended East, and Lot 18 Block 22, extended East, and Lot 7 Block 21, extended East, and Lot 18 Block 21, extended East, and Lot 7 Block 20, extended East, and Lot 18 Block 20, extended East, and Lot 7 Block 19, extended East, and Lot 18 Block 19, extended East, and Lot 7 Block 18, extended East, and Lot 18 Block 18, to the West Right of Way line of Peoria Street; Thence South along the said West Right of Way line of Peoria Street, to North Right of Way line of Koch Street; Thence Southwesterly, across Koch Street to the Northwest corner of PIN 10-10-11-105-051; Thence South, along the West line of said PIN 10-10-11-105-051, to the North line of PIN 10-10-11-105-052; Thence West along the North line of PIN 10-10-11-105-052 and PIN 10-10-11-105-048, to the Northeast corner of Lot 120 in Deerfield Estates, Section 5; Thence South, along the East line of said Lot 120, extended South, to the South Right of Way line of Deerfield Drive; Thence East, along the South Right of Way line of Deerfield Drive, to the East Right of Way line of Hunters Trace; Thence North, along the East Right of Way line of Hunters Trace, to the Northwest corner of Lot 153 in Deerfield Estates, Section 6B; Thence East, along the North line of said Lot 153, to the East line of said Lot 153; Thence South, along the East line of Lots 153-160 in said Deerfield Estates, Sec 6B, to the Southeast corner of said Lot 160; Thence West, along the South line of said Lot 160, extended West, an the South line of Lot 145 in Deerfield Estates, Section 6B, to the Northeast corner of Lot 129, in Deerfield Estates, Section 5; Thence South, along the East line of Lots 129-132, in Deerfield Estates, Section 5; and the East line of Lots 144-139 in Deerfield Estates, Section 6A, extended South to the North line of PIN 10-10-11-300-016, also known as tract 7; Thence East along the North line of PIN 10-10-11-300-016, to the Northwest corner of Lot 111 in Sun Valley Re Subdivision; Thence East along the North line of Lots 111, 110, and 108 extended East, in said Sun Valley Re Subdivision, and the North line of Lots 12-7 in Sun Valley Subdivision, and Lot 6 in Sun Valley Subdivision extended East, and along the North line of Lots 5-2 in said Sun Valley Subdivision, and East along the North line of Lot 1 in said Sun Valley Subdivision, extended East, to the East Right of Way line of South 14th Street; Thence North along the East Right of Way line of South 14th Street, to the North Right of Way line of Koch Street to the West; Thence West, along the North Right of Way line of Koch Street, to the East Right of Way line of South 12th Street; Thence North, along the said East Right of Way line of South 12th Street, to the North line of Lot 14, in Block 10 of Pekin Gardens Addition, extended East; Thence West along the said extended North line of Lot 14, to the Northwest corner of said Lot 14; Thence North along the West line of Lots 15-23, Block 10, in said Pekin Gardens Addition, also North along the West line of Lot 24, Block 10, in said Pekin Gardens Addition, extended North; also North along the West lines of Lots 13-18, Block 17, in said Pekin Gardens Addition, to the Northwest corner of said Lot 18; Thence East, along the North line of said Lot 18, extended also East, along the North line of Lot 7, Block 16, in said Pekin Gardens Addition, extended East, also Lot 18, Block 16 in Pekin Gardens Addition, extended East, also Lot 7, Block 15 in Pekin Gardens Addition, extended East, Also Lot 18, Block 15 in Pekin Gardens Addition, extended East, to the East Right of Way line of Black Street; Thence North, along the East Right of Way line of Black Street, to the Northwest corner of Lot 6 Block 14, in said Pekin Gardens Addition; Thence East, along the North line of said Lot 6, to the Northeast corner of said Lot 6; Thence South, along the East line of said Lot 6, to the North line of Lot 7 Block 14 in said Pekin Gardens Addition; Thence East, along the North line of said Lot 7, extended East, also, along the North line of Lot 18, Block 14 in said Pekin Gardens Addition, extended East, also East, along the North line of said Lot 18, to the Northeast corner of said Lot 18; Thence East, across the Right of Way of 14th Street, to the Northwest corner of Lot 20 in the Stuckey's Assessment Plot East ½; Thence East, along the North line of said Lot 20, to the West line of Lot 100 in the George T. Fisher Addition, extended South; Thence North, along the said extended West line of Lot 100, extended North, also North, along the West line of Lot 54 in the George T. Fisher Addition, extended North to the South line of Lot 49 in the George T. Fisher Addition; Thence East, along the South line of said Lot 49, to the East line of said Lot 49; Thence North, along the East line of said Lot 49, extended North, to the North Right of Way line of Fisher Street; Thence West, along the North line of Fisher Street, to the East Right of Way line of 14th Street; Thence North, along the East Right of Way line of 14th Street, to the North line of Lot 18 Block 34, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of Lot 18, extended West; Also West, along the North line of Lot 11 Block 34, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 18 Block 33, in said Pekin Gardens Addition, extended West; Also West, along the North line of Lot 11 Block 33, in said Pekin Gardens Addition, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the North line of Lot 19 Block 32, in said Pekin Gardens Addition, extended East; Thence West, along the said extended North line of said Lot 19, to the Northwest Corner of said Lot 19; Thence North, along the West line of Lots 20-28 Block 32, in said Pekin Gardens Addition, to the South Right of Way line of Meyers Court; Thence East, along the South Right of Way line of Meyers Court, to the East Right of Way line of 13th Street; Thence North, along the East Right of Way line of 13th Street, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the East

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Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the South Right of Way line of Park Avenue; Thence East, along the South Right of Way line of Park Avenue, to the East line of PIN 04-10-02-234-003; Thence South, along the East line of said PIN, extended South to the North line of Lot 18 in Parkside Manor Addition; Thence East, along the North line of Lots 18-20, extended East in said Parkside Manor Addition, also East, along Lots 21-22 in said Parkside Manor Addition, to the East line of said Lot 22; Thence South, along the said East line of Lot 22, extended South, to the South Right of Way line of Center Street; Thence East, along the South Right of Way line of Center Street, to the West Right of Way line of Easling Court; Thence South, along the West Right of Way line of Easling Court, to the North line of Lot 4 in said Parkside Manor Second Addition, extended West; Thence East, along the said extended North line of Lot 4, to the East line of said Lot 4; Thence South, along the East line of Lots 4 and 3 in Parkside Manor Second Addition, to the North line of Lot 11 in said Parkside Manor Second Addition, extended West; Thence East, along the said extended North line of Lot 11, extended East, to the South Right of Way line of Center Street; Thence Southeasterly, along the South Right of Way line of Center Street, to the Westerly line of Lot 11 in Arlann Country Club Subdivision; Thence Southeasterly, along the Westerly line of said Lot 11, to the Southwest corner of said lot 11; Thence Southeasterly, along the Southerly line of said lot 11, to the Northeast Right of Way line of West Shore Drive; Thence Southeasterly, along the Northeast Right of Way of West Shore Drive, to the Southwest corner of Lot 5 in said Arlann Country Club Subdivision; Thence East, across West Shore Drive, to the South Right of Way line of North Shore Drive; Thence East, along the South Right of Way line of North Shore Drive, to the East Right of Way line of East Shore Drive; Thence North, along the East Right of Way line of East Shore Drive, to the South Right of Way line of Commonwealth Avenue; Thence East, along the South Right of Way line of Commonwealth Avenue, to the West line of Lot 6 in Ledterman's Subdivision; Thence North, along the said West line of Lot 6, to the South line of PIN 04-10-01-309-014; Thence East, along the said South line of PIN 04-10-01-309-014 to the West Right of Way line of Audubon Drive; Thence South, along the West Right of Way line of Audubon Drive, to the South line of tract 2 of Lot 4 in Sunset Court Subdivision extended West; Thence East and South, along the said South line of tract 2, to the Westerly line of PIN 04-10-01-314-012; Thence South, along the Westerly line of said PIN, to the Southerly line of said PIN; Thence East, along the Southerly line of said PIN, to the West Right of Way line of Sunset Drive; Thence Northeasterly, across Sunset Drive to the Southwest corner of Lot 54 in Briggs Heights Addition; Thence Southeasterly, along the Southwest line of Lots 54-37 in said Briggs Heights Addition, extended Southeasterly, also Southeasterly, along the Southwesterly line of Lots 36-22 in Briggs Heights Addition, extended Southeasterly, also Southeasterly along the Southwesterly lines of Lots 21-1 in Briggs Heights Addition, to the North Right of Way line of Hilltop Drive; Thence Southeasterly, across Hilltop Drive, to the Northeast corner of Lot 21, in Sunset Hills Extension 5; Thence South, along the East lines of Lots 21-24 in said Sunset Hills Extension 5, also South Lots 79-76 in Sunset Hills Extension 6; Thence Southwesterly, along the Southerly lines of Lots 76-74 in said Sunset Hills Extension 6; Thence West, along the South lines of Lot 74 in said Sunset Hills Extension 6, to the Northeast corner of Lot 86 in Sunset Hills Extension 7; Thence Southeasterly, along the East line of Lot 86-85 in said Sunset Hills Extension 7, extended Southeast, to the Northeast corner of Lot 144 in said Sunset Hills Extension 7; Thence Southeasterly, along the Easterly line of said Lot 144 and Lots 187-182 in Sunset Hills Extension 8; Thence Southeasterly, along the East line of said Lot 182, extended Southeasterly, to the Northeast corner of Lot 181 in said Sunset Hills Extension 8; Thence Southeasterly, along the East line of Lots 181-178 in said Sunset Hills Extension 8; Thence South, along the East line of said Lot 178 to the North line of PIN 10-10-12-217-008; Thence East, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 10-10-12-217-008, to the North line of PIN 11-11-07-103-002; Thence Southeasterly, along the North line of said PIN, to the Northeast corner of said PIN; Thence South, along the East line of said PIN 11-11-07-103-002, to the Northwest corner of Lot 77B in Pekin Heights Extension 1; Thence East, along the North line of said Lot 77B, to the Northeast corner of said Lot 77B; Thence South, along the East lines of Lots 77B, 77C, and 77D in said Pekin Heights Extension 1, to the Southeast corner of said Lot 77D said Point being on the Southerly Right of Way line of Orr Avenue; Thence Southeasterly, along the Southerly Right of Way line of Orr Avenue, to the Easterly line of Lot 34 in Pekin Heights Subdivision, extended Southerly; Thence Northeasterly, along the said extended Easterly line of Lot 34, to the Northeast corner of said Lot 34; Thence Southeasterly, along the Northeast line of Lots 35-40 in said Pekin Heights Subdivision, extended Southeasterly, to the Northwest corner of Lot 41 in said Pekin Heights Subdivision; Thence Southeasterly, along the Northeast line of Lots 41-57 in said Pekin Heights Subdivision, to the Northeast corner of said Lot 57; Thence South, along the East line of said Lot 57 extended South, to the Northwest corner of PIN 11-11-07-307-023; Thence Southerly, along the West line of said PIN, to the North Right of Way line of Mall Road; Thence East, along the North Right of Way line of Mall Road extended East, to the Northwest corner of that part of PIN 11-11-18-100-003, lying East of South Veterans Drive; Thence East, along the North line of PIN 11-11-18-100-003, to the East line of said PIN; Thence South, along the East line of said PIN 11-11-18-100-003, to the North line of PIN 11-11-18-200-012; Thence East, along the said North line of PIN 11-11-18-200-012, to the West Right of Way line of Egg Ranch Road; Thence North, along the said West Right of Way line of Egg Ranch Road, to the South line of PIN 11-11-18-200-011; Thence West, along the said South line of PIN 11-11-18-200-011, to the East line of said PIN 11-11-07-400-032; Thence Northerly, along the said

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Easterly line of PIN 11-11-07-400-032, to the Southerly line of PIN 11-11-07-400-003; Thence Westerly, along the Southerly line of said PIN, to the Southeasterly Right of Way line of South Veterans Drive; Thence Northeasterly, along the Southeasterly Right of Way line of South Veterans Drive, to the Southerly Right of Way line of Illinois Route 9/ Court Street; Thence Southwesterly, along the said Southerly Right of Way line, to the West line of that part of PIN 11-11-07-400-042 South of said Illinois Route 9/ Court Street; Thence South, along the said West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 11-07-400-042, and PIN 11-11-07-400-043 and PIN 11-11-07-400-044, to the South Right of Way line Illinois Route 9; Thence Northerly, across said Illinois Route 9, to the Southwest Corner of PIN 11-11-07-400-010; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN 11-11-07-400-010, to the Northerly Right of Way line of said Illinois Route 9; Thence East, along the said North Right of Way line, to the East line of PIN 11-11-07-400-042; Thence North, along the said East line of PIN 11-11-07-400-042 and North along the East line of PIN 11-11-07-203-007, to the South Right of Way line of South Veterans Drive; Thence Northwesterly, across the Right of Way of South Veterans Drive, to the Northeast corner of PIN 11-11-07-203-007; Thence West, along the North line of said PIN, said line also being the South line of old Railroad, to the Northwest corner of PIN 11-11-07-203-007; Thence North, along the East line of PIN 11-11-07-204-002 and PIN 11-11-07-202-004, to the North line of said PIN 11-11-07-202-004; Thence West, along the said North line of said PIN 11-11-07-202-004 the North line of Railroad, to the East line of PIN 11-11-07-106-002; Thence South, along the said East line of PIN 11-11-07-106-002, to the South line of said PIN, also South line of old Railroad; Thence West, along the said South lines of PIN 11-11-07-106-002 and PIN 11-11-06-304-003 and PIN 11-11-06-304-004 and PIN 11-11-06-304-002, also South line of old Railroad, to the Northerly Right of Way line of Allentown Road; Thence East, along the Northerly Right of Way line of Allentown Road, to the East line of the old Railroad Right of Way, also the East line of PIN 11-11-06-303-005; Thence North, along the said East line of the old Railroad Right of Way line, also PIN 11-11-06-303-005, to the Southeast corner of PIN 04-10-01-202-001; Thence Northwesterly, along the Southerly line of said PIN, said line also the Northerly line of said Railroad Right of Way, to the Western most Point of said PIN 04-10-01-202-001, said Point being on the South line of AT&SF Railroad Right of Way; Thence Northeasterly, along the North line of said PIN 04-10-01-202-001, said line being the South line of AT&SF Railroad Right of Way, to the East line of PIN 04-10-01-500-004; Thence North, along the said East line of PIN 04-10-01-500-004, to the North line of said PIN, said line being the North line of said AT&SF Railroad Right of Way; Thence Westerly, along the North line of said Railroad Right of Way, being the North line of PIN 04-10-01-500-004 and PIN 04-10-01-500-003 and PIN 04-10-01-101-016, to the East Right of Way line of Parkway Drive; Thence North, along the East Right of Way line of Parkway Drive, to the South Right of Way line of Broadway Road; Thence East, along the South Right of Way line of Broadway Road, to the West line of PIN 04-10-01-200-001; Thence North, along the West line of said PIN 04-10-01-200-001, to the North line of said PIN; Thence East, along the North line of said PIN 04-10-01-200-001, to the East line of PIN 04-04-36-409-002; Thence North, along the East line of PIN 04-04-36-409-002, to the Northwest corner of PIN 04-04-36-409-023; Thence Southeasterly, along the North lines of said PIN 04-04-36-409-023, to the East line of said PIN; Thence South, along the East line of said PIN, extended South, to the Center Line of East Broadway Road; Thence East, along the Center Line of East Broadway Road, to the East line of PIN 04-04-36-409-003, extended to the Center Line of East Broadway Road; Thence North, along the said extended East line of PIN 04-04-36-409-003, to the South line of Lot 3 in Park Ridge Estates Section 2; Thence East, along the South line of said Lot 3, to the East line of said Lot 3; Thence Northerly, along the East line of said Lot 3 to the Northerly line of said Lot 3; Thence Northwesterly, along the Northerly line of said Lot 3, to the Northwest corner of Lot 3 in Park Ridge Estates; Thence East, along the North lines of said Lot 3, to the West line of Broadmoor Heights Section 2; Thence North, along said West line of Broadmoor Heights Section 2, to the North line of PIN 04-04-36-409-003; Thence West, along the North line of PIN 04-04-36-409-003, to the East line of Parkway Manor Extension 9; Thence South, along the said East line of Parkway Manor Extension 9, to the Southeast corner of Lot 124 in said Parkway Manor Extension 9; Thence West, along the South line of said Parkway Manor Extension 9, and Lot 97 in Parkway Manor Extension 7, to the East Right of Way line of North Parkway Drive; Thence North, along the said East Right of Way line of North Parkway Drive, to the North Right of Way line of Stoneybrook Road; Thence West, along the North Right of Way line of Stoneybrook Road, to the East line of Lot 59 in Parkway Manor, extended North; Thence South, along the said extended line of Lot 59 and Lots 60-68 in said Parkway Manor, to the Southeast corner of said Lot 68; Thence West, along the South line of said Lot 68, extended West and Lot 4 in said Parkway Manor, to the Southwest corner of said Lot 4; Thence North, along the West lines of Lots 4-7 in said Parkway Manor, to the North line of PIN 04-04-36-323-009; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN 04-04-36-323-009 and PIN 04-04-36-323-008, to the North Right of Way line of East Broadway Road; Thence West, along the North line of said East Broadway Road, to the East Right of Way line of North 19th Street; Thence North, along the East Right of Way line of North 19th Street, to the North line of PIN 04-04-36-315-024, extended East; Thence West, along the said extended North line of PIN 04-04-36-315-024, to the West line of said PIN; Thence South, along said West line of PIN 04-04-36-315-024, to the North Right of Way line of East Broadway Road; Thence West, along the North

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Right of Way line of East Broadway Road, to the East Right of Way line of North 17th Street; Thence North, along the East Right of Way line of North 17th Street to the South line of Lot 6, Block 22 in the North East Addition, extended East; Thence West, along the said extended South line of Lot 6 and Lots 5-1 in Block 22 in the North East Addition, to the East Right of Way line of 16th Street; Thence North, along the East Right of Way line of 16th Street, to the Northwest corner of Lot 12, Block 16 in Millers Addition; Thence East, along the North line of said Lot 12 and Lots 11-10 in said Block 16 of Millers Addition, to the East line of Sublot 2 of Lots 2-3 in said Block 16 of Millers Addition, extended South; Thence North, along the said extended East line of Sublot 2, to the South Right of Way line of Catherine Street; Thence East, along the South line of Catherine Street, to the East line of Tract D, Block 15 of Millers Addition, extended South; Thence North, along the said extended East line of Tract D, to the South line of Lot 43 in Brentwood Manor Subdivision 2; Thence East, along the South line of said Lot 43, to the East line of said Lot 43; Thence Northeast, along the Easterly line of said Lot 43, to the Westerly Right of Way line of Edgewood Drive; Thence Easterly, along the Westerly Right of Way line of Edgewood Drive, to Point of Curvature of a curve in said Right of Way; Thence East, across Edgewood Drive's Right of Way, to the Easterly line of Edgewood Drive's Right of Way; Thence Northeasterly, along the Easterly Right of Way of Edgewood Drive, to Easterly line of Lot 51 in Brentwood Subdivision 2, extended Southeasterly; Thence Northwesterly, along said extended Easterly line, to the South line of Lot 12 in Willow Park East Subdivision extension 1; Thence West, along the said South line of Lot 12, to the Westerly line of said Lot 12; Thence Northeasterly, along the said Westerly line of Lot 12, to the Right of Way line of Windsor Street; Thence Southeasterly, along the Southerly Right of Way line of Windsor Street, to the Easterly line of Lot 8 in Willow Park East Subdivision extension 1, extended Southeasterly; Thence Northwesterly, along the said Easterly line of Lot 8, to the South line of Lot 29 in Willow Park East Subdivision extension 1; Thence East, along the said South line of Lot 29 of Willow Park East Subdivision extension 1, to the East line of said Lot 29; Thence North, along the East line of said Lot 29, to the South line of PIN 04-04-36-300-002; Thence East, along the South line of said PIN 04-04-36-300-002, to the East line of said PIN; Thence North, along the said East line of PIN 04-04-36-200-002, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the East Right of Way line of Donna Court; Thence North, along the East Right of Way line of Donna Court, to the South line of PIN 04-04-36-110-002; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN, to the North line of said PIN; Thence East, along the North line of said PIN 04-04-36-110-002, to the East line of Lot 4 in Antonini Subdivision; Thence Northwesterly, along the East line of said Lot 4, to the North line of said Lot 4; Thence West, along the North line of said Lot 4, to the East line of PIN 04-04-36-603-001; Thence North, along the said East line of PIN 04-04-36-603-001, to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road, to the East Right of Way line of Heisel Street; Thence North, along the East Right of Way line of Heisel Street, to the North Right of Way line of Heisel Street; Thence West, along the North Right of Way line of Heisel Street, to the West line of Lot 33 in Holiday Hills Section 1; Thence North, along the said West line of Lot 33, to the Southerly line of Lot 34 in said Holiday Hills Section 1; Thence Northeasterly, along the said Southerly line of Lot 34, to the Easterly line of said Lot 34; Thence Northerly, along the Easterly line of said Lot 34, to the North line of said Lot 34; Thence West, along the North line of said Lot 34, to the Southeast corner of PIN 04-04-25-300-008; Thence North, along the East line of said PIN, and PIN 04-04-25-300-004, to the North line of said PIN 04-04-25-300-004; Thence West, along the North line of said PIN, to the Southeast corner of PIN 04-04-25-300-006; Thence North, along the East line of said PIN 04-04-25-300-006, and PIN 04-04-25-100-026, to the South line of PIN 04-04-25-100-024; Thence East, along the South line of said PIN, to the East line of said PIN; Thence North, along the East line of said PIN 04-04-25-100-024, to the South Right of Way line of Velde Drive; Thence Southeast, along the South Right of Way line of Velde Drive, to the West Right of Way line of Plymouth Place; Thence South, along the West Right of Way line of Plymouth Place, to the South line of Lot 195 in Marigold Estates Phase 2, extended West; Thence East, along the said extended South line of Lot 95, to the West line of Lot 197 in Marigold Estates Phase 12; Thence South, along the West line of said Lot 197, to the Southwest corner of said Lot 197; Thence East, along the South line of Lots 197-205, in Marigold Estates Phase 12, and East, along the South line of Lot 175 in Marigold Estates Phase 10, to the West Right of Way line of Arlington Circle; Thence South, along the said West Right of Way line of Arlington Circle, to the South line of Lot 101 in Marigold Estates Phase 5, extended West; Thence East, along the said extended South line of Lot 101, to the West line of Lot 103 in Marigold Estates Phase 5; Thence North, along the said West line of Lot 103, to the North line of said Lot 103; Thence East, along the North line of Lots 103 and 104 in said Marigold Estates Phase 5, to the East line of said Lot 104; Thence South, along the East lines of Lots 104 and 105 in said Marigold Estates Phase 5, to the South line of said Lot 105; Thence West, along the South line of said Lot 105, to the East line of Outlot 2-A in Marigold Estates Phase 2; Thence South, along the said East line of Outlot 2-A, to the North line of Lot 174 in Marigold Estates Phase 9-A; Thence East, along the said North line of Lot 174, to the West Right of Way line of Delaware Street; Thence North, along the said West Right of Way line of Delaware Street, to the North Right of Way line of Delaware Street; Thence East, along the North Right of Way line of Delaware Street, to the West line of Lot 161-A in Marigold Estates Phase 9-A; Thence North, along the West line of said Lot 161-A, to the North line of said Lot 161-A; Thence East, along the North line of Lots 161-A, 161-B, 160-A, 160-B, 159-A, 159-B, 158-A, and 158-B, in Marigold Estates

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Phase 9-A, and East along the North line of the Common Area in Lick Creek Condominiums, extended East to the East Right of Way line of North Parkway Drive; Thence North, along the East Right of Way line of North Parkway Drive, to the North Right of Way line of Velde Drive; Thence West, along the North Right of Way line of Velde Drive, to the East Right of Way line of Arlington Circle; Thence North, along the East Right of Way line of Arlington Circle, to the North line of Lot 176 in Marigold Estates Phase 10, extended East; Thence West, along the said extended North line of Lot 176, to the West line of Marigold Estates Phase 10; Thence North, along the West line of Marigold Estates Phase 10 and the West line of PIN 04-04-24-300-014, to the Southeast corner of PIN 04-04-24-300-045; Thence North, along the East line of said PIN, to the Northeasterly line of said PIN; Thence Northwesterly, along the Northeasterly line of PIN 04-04-24-300-045, to the South Right of Way line of Edgewater Drive; Thence West, along the South Right of Way line of Edgewater Drive, to the East line of PIN 04-04-24-300-009; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West, along the North line of PIN 04-04-24-300-009 and PIN 04-04-23-400-006, to the East line of PIN 04-04-23-400-003; Thence South, along the North line of said PIN, to the South line of said PIN; Thence West, along the South line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-04-23-400-003, to the North line of PIN 04-04-23-400-004; Thence West, along the said North line of PIN 04-04-23-400-004, to the West line of PIN 04-04-23-400-004; Thence South, along the West line of said PIN, to the South line of the Common Area in Green Condominiums; Thence West, along the said South line of the Common Area, to the East Right of Way line of Lake Shore Drive; Thence West, across Lake Shore Drive, to the Southeast corner of Lot 31 in Pekin Edgewater Park Section 3; Thence West, along the said South line of Lot 31, to the West line of said Lot 31; Thence North, along the West line of Lot 31, to the South line of Lot 18 in Lake Shore Condominiums Phase 6; Thence Northwest, along the South line of said Lot 18, to the West line of said Lot 18; Thence North, along the West line of Lot 18 of Pekin Edgewater Park Section 1; Thence Westerly, along the South line of Lots 1-7 in Pekin Edgewater Park Section 1, to the Southwest corner of said Lot 1; Thence Northwesterly, along the West line of said Lot 1, extended North, to the Center Line of Edgewater Drive; Thence West, along the Center Line of Edgewater Drive, to the Northeast corner of PIN 04-04-23-510-003; Thence West, along the North line of PIN 04-04-23-510-003 and PIN 04-04-23-300-001, to the Northwest Corner of said Pin 04-04-23-300-001; Thence South, along the West line of said PIN, and PIN 04-04-26-100-002 and PIN 04-04-26-100-001, to the Northeast corner of PIN 04-04-27-400-001; Thence West, along the North line of said PIN, and PIN 04-04-27-300-001 to the Point of Beginning;

Except: PIN 04-04-26-200-001 and PIN 04-04-26-200-006; also the Right of Way of Brinkman Drive the is adjacent to and North of PIN 04-04-26-200-001 and 04-04-26-200-006

Also except Lot 85 and Lot 86 in Lake Whitehurst Cliffs, Section 2, PIN 04-04-26-201-024 and PIN 04-04-26-201-025;

Also except Lot 89 – 96 in Lake Whitehurst Cliffs Section 2;

Also except: Beginning at the intersection of the Westerly Right of Way line of Illinois Route 29/ North 8th Street and the South line of Lot 26 in Pekin Edgewater Park Section 2, extended West; Thence East, along the said extended South line of Lot 26, to the Northwest Corner of Lot 63 in Pekin Edgewater Park Section 5; Thence Northeasterly, along the North lines of said Lot 63, to the Northwest Corner of said Lot 63; Thence South, along the East line of said Lot 63, to the Southeast Corner of said Lot 63; Thence West, along the South line of said Lot 63, to Northeast Corner of Lot 27 in Pekin Edgewater Park, Section 2; Thence South, along the East line of said Lot 27 to the North line of Lot 61 in Pekin Edgewater Park Section 5; thence Easterly, along the North line of said Lot 61, to the Right of Way line of Lakecrest Drive; Thence Easterly and Southerly, along the Right of Way line of Lakecrest Drive, also the South line of Lots 60 and 59 in Pekin Edgewater Park Section 5 and the West line of Lot 58 in Pekin Edgewater Park Section 5, to the Southwest corner of said Lot 58; Thence Southeasterly, along the South line of said Lot 58, to the East line of Lot 57 in said Pekin Edgewater Park Section 5; Thence Southerly, along the East line of Lots 57, Outlot B, in Edgewater Park Section 5, and Lot 49 in Pekin Edgewater Park, extended South to the South Right of Way line of Brenkman Drive; Thence East, along the South Right of Way line of Brenkman Drive, to the West line of Lot 41 in Pekin Edgewater Park Section 3; Thence Southerly, along the said West line of Lot 41, to the South line of PIN 04-04-23-400-017; Thence West, along the South line of said PIN 04-04-23-400-017 extended West, and the South line of PIN 04-04-23-300-005, to the East line of Lot 30 in Pekin Edgewater Park Section 2; Thence South, along the said East line of Lot 30 to the North Right of Way line of Velde Drive; Thence West, along the North Right of Way line of Velde Drive, to the East Right of Way line of IL Route 29, North 8th Street; Thence South, along the said East Right of Way line of IL Route 29, North 8th Street, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the East line of said PIN; Thence South, along the East line of said PIN 04-04-26-101-004 to the South most Point of PIN 04-04-26-102-008; Thence Northeasterly, along the Southerly line of said PIN 04-04-26-102-008, to the West most Point of Lot 6 in Lake Kennedy Section 2 – Amended; Thence Easterly, along the North line of said Lot 6, to the Westerly Right of Way line of Liberty Court; Thence Northeasterly, along the Right of Way of Liberty

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Court, to the East line of Lot 7 in said Lake Kennedy Section 2 – Amended; Thence North along the East line of said Lot 7, to the North line of Lot 7; Thence West, along the North line of Lot 7 to the South line of Outlet A; Thence East, along the South line of Outlet A, in Northlake Village Section 3; Thence East, along the South line of said Outlet A, to the East line of said Outlet A; Thence Northeasterly, along the East line of said Outlet A, to the Northwest corner of Lot 14 in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 14 to the Southwest corner of Lot 15 in said Whitehurst Cliffs Section 1; Thence Southeasterly, along the South line of said Lot 15 to the Westerly Right of Way line of Dane-Kelsey Drive; Thence Southerly, along the Westerly Right of Way line of Dane-Kelsey Drive, to the South line of Lot 77 in Whitehurst Cliffs Section 1, extended West; Thence East, along the said extended South line of Lot 77, to the East line of said Lot 77; Thence North, along the East line of said Lot 77, to the South Right of Way line of Alexandra Way; Thence North, across Alexandra Way to the Southeast corner of Lot 73 in Whitehurst Cliffs Section 1; Thence North, along the South line of Lot 72 in said Whitehurst Cliffs Section 1; Thence East, along the South line of said Lot 72 to the West line of Lot 70 in said Whitehurst Cliffs Section 1; Thence Northerly, along the East line of said Lot 70 to the Southerly Right of Way line of Cand-Lind Court; Thence around Right of Way line of Cand-Lind Court along Lots 70, 69, and 68 to the South corner of Lot 67, all in Whitehurst Cliffs Section 1; Thence Northeasterly, along the Southerly lines of Lots 66 and 67 in Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 66; Thence Northeasterly, along the Easterly line of said Lot 66, to the Southerly Right of Way line of Dane-Kelsey Drive; Thence Southwesterly, along the Southerly Right of Way line of Sane-Kelsey Drive, to the Westerly line of Lot 18 in Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Westerly line of said Lot 18, to the Northerly line of said Lot 18; Thence Easterly, along the Northeasterly line of Lot 18-20 in said Whitehurst Cliffs Section 1, to the Northeast corner of said Lot 20; Thence Southeasterly, along the Easterly line of said Lot 20 to the Northerly Right of Way line of Dane-Kelsey Drive; Thence Westerly, along the Northerly Right of Way line of Dane-Kelsey Drive, to the Easterly line of Lot 65, in said Whitehurst Cliffs Section 1, extended Northerly; Thence Southerly, along the said extended Easterly line of Lot 65 to the Southerly line of said Lot 65; Thence Southwest, along the Southerly line of said Lot 65 to the Western most Point of Lot 62 in said Whitehurst Cliffs Section 1; Thence Southeasterly, along the Southerly line of said Lot 62, to the Westerly Right of Way line of Susan Hope Drive; Thence Northerly, along the Westerly Right of Way line of Susan Hope Drive, to the Southerly Right of Way line of Tripp-Zack Pointe; Thence Easterly, along the Southerly Right of Way line of Tripp-Zack Pointe, to the Northeast corner of Lot 29 in Whitehurst Cliffs Section 1; Thence North, across Tripp-Zack Pointe, to the Point of Curve in the North Right of Way line of said Tripp-Zack Pointe; Thence Easterly, along the North Right of Way line of Tripp-Zack Pointe, to the West line of Lot 26 in Whitehurst Cliffs Section 1; Thence North, along the West line of said Lot 26, to the North line of said Lot 26; Thence Southeast, along the North line of said Lot 26, to the Northeast corner of Lot 27 in said Whitehurst Cliffs Section 1; Thence Southerly, along the Easterly line of said Lot 27, to the Southerly line of said Lot 27; Thence Westerly, along the Southerly line of Lots 28 and 29 in Lake Whitehurst Cliffs Section 1, to the Southwest corner of said Lot 29; Thence Southerly, along the Easterly lines of Lots 30-37 in Lake Whitehurst Cliffs Section 1, to the Southeast corner of said Lot 37; Thence Northwesterly, along the Southerly line of said Lot 37, to the Easterly Right of Way line of Susan Hope Drive; Thence Northeasterly, along the Easterly Right of Way line of Susan Hope Drive, to the South line of said Lot 61 in Lake Whitehurst Cliffs Section 1, extended Southeasterly; Thence Northwesterly, along the said extended Southerly line of Lot 61 to the Northwest corner of Lot 60 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Westerly line of Lots 60-57 extended Southerly and Lots 56-51, to the Northeast corner of Lot 84 in said Lake Whitehurst Cliffs Section 1; Thence West, along the North line of said Lot 84 extended West, and the North line of Lot 3 in said Lake Whitehurst Cliffs Section 1, to the Northwest corner of said Lot 3; Thence South, along the West lines of Lots 3 and 2 in said Lake Whitehurst Cliffs Section 1, extended South to the South Right of Way line of Kennedy Drive; Thence East, along the South Right of Way line of Kennedy Drive to the East Right of Way line of Susan Hope Drive; Thence North, along the East Right of Way line of Susan Hope Drive, to the Northerly line of Lot 42 in said Lake Whitehurst Cliffs Section 1; Thence Northeasterly, along the Northerly line of said Lot 42 to the Easterly line of said Lot 42; Thence Southeasterly, along the Easterly lines of Lots 42 and 43, to the Southeast corner of said Lot 43 in said Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of said Lot 43 extended Southwesterly, to the East line of Lot 44 in Lake Whitehurst Cliffs Section 1; Thence Southwesterly, along the Southerly line of Lots 44-47 extended and Lot 1 all in Lake Whitehurst Cliffs Section 1, to the East line of Lot 10 in Lake Kennedy; Thence South, along the East line of said Lot 10, Lots 63, 62, 23, and 22 in North Lake Village Subdivision Section 1, to the North line of Lot 106 in Suncrest Addition #4; Thence East, along the North line of Lots 106-110 in Suncrest Addition #4 and Outlot D and 151-154 in Suncrest Addition #5, and Lots 155 and 156 extended East, in Suncrest Addition #6, to the West line of PIN 04-04-26-419-002; Thence North, along the West line of said PIN to the North line of said PIN; Thence East, along the North line of said PIN to the West line of said PIN 04-04-26-419-001; Thence South, along the West line of PIN 04-04-26-419-001 to the South line of said PIN; Thence East, along the South line of said PIN 04-04-26-419-001, to the West Right of Way line of Lamar Drive; Thence South, along the West Right of Way line of Lamar Drive to the East line of Lot 110 in Northside Manor #6, extended Northwesterly; Thence Southeasterly, along the said extend East line of Lot 110 to the North line of Lot 25 in Lick

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Creek Lane Subdivision; Thence West, along the North line of said Lot 25 to the West line of said Lot 25; Thence South, along the West line of said Lot 25, extended South to the South Right of Way line of Sheridan Road; Thence East, along the South Right of Way line of Sheridan Road to the West Right of Way line of Fenley Avenue; Thence South, along the West Right of Way line of Fenley Avenue to the Northeast corner of Lot 69 in Northside Manor #5; Thence South, along the East line of said Lot 69, to the North line of PIN 04-04-36-100-016; Thence East, along the North line of said PIN to the East line of said PIN; Thence South, along the East line of said PIN to the South line of said PIN to the North line of Lot 23 in Rees Addition extended West, to the West Right of Way line of Augusta Street; Thence South, along the West Right of Way line of Augusta Avenue, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 6, Block 3 in Miller's Addition; Thence South, along the West line of said Lot 6, to the North Right of Way line of Hamilton Street; Thence West, along the North Right of Way line of Hamilton Street, to the West line of PIN 04-04-35-411-006 extended North; Thence South, along the said extended West line of PIN 04-04-35-411-006, to the South line of Lot 4, Block 4 in Miller's Addition; Thence West, along the South line of said Lot 4, to the West line of Lot 9, Block 4 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 9, to the North Right of Way line of Charlotte Street; Thence West, along the North Right of Way line of Charlotte Street, to the East line of PIN 04-04-35-422-001 extended North; Thence South, along said extended East line of PIN 04-04-35-422-001 and PIN 04-04-35-422-002, to the Southeast corner of said PIN 04-04-35-422-002; Thence West, along the South line of said PIN 04-04-35-422-002 extended West, to the West Right of Way line of North 16th Street; Thence South, along the West Right of Way line of North 16th Street to the North Right of Way line of State Street; Thence West, along the North Right of Way line of State Street, to the West line of Lot 6, Block 14 in Miller's Addition extended North; Thence South, along the said extended West line of Lot 6, extended South, and the West line of Lot 9, Block 14, to the North Right of Way line of Catherine Street; Thence West, along the North line of Catherine Street, to the Southwest corner of Lot 10, Block 14 in Miller's Addition; Thence South, across Catherine Street, to the Northeast corner of Lot 4, Block 17 in Miller's Addition; Thence West, along the North line of said Lot 4, to the West line of said Lot 4; Thence South, along the West line of said Lot 4, to the South line of Lot 3 in said Block 17 in Miller's Addition; Thence West, along the South line of said Lot 3, to the East line of PIN 04-04-35-433-009 extended North; Thence South, along the said extended East line of PIN 04-04-35-433-009, to the North Right of Way line of Caroline Street; Thence West, along the North line of Caroline Street, to the East line of Lot 2, Block 20 in Miller's Addition extended North; Thence South, along the said extended East line of Lot 2, to the South line of said Lot 2; Thence West, along the South line of said Lot 2, to the East line of Lot 14, Block 20 in said Northeast Addition, extended North; Thence South, along the said extended East line of Lot 14, to the North Right of Way line of Market Street; Thence East, along the North Right of Way line of Market Street, to the Westerly line of PIN 04-04-35-456-004, extended Northeasterly; Thence Southwesterly, along the Westerly line of PIN 04-04-35-446-004, to the North line of PIN 04-04-35-455-005; Thence Southwesterly, along the Northerly line of PIN 04-04-35-455-005 and PIN 04-04-35-455-004, to the East Right of Way line of North 14th Street; Thence North, along the East Right of Way line of North 14th Street, to the South Right of Way line of Ann Eliza Street; Thence West, along the South Right of Way line of Ann Eliza Street, to the East line of PIN 04-04-35-451-008; Thence South, along the East line of said PIN, to the South line of said PIN; Thence West, along the South line of PIN 04-04-35-451-008 and PIN 04-04-35-451-005, to the East line of PIN 04-04-35-451-006; Thence North, along the said East line, to the North line of said PIN; Thence West, along the North line of said PIN 04-04-35-451-006, extended West, to the West Right of Way line of North 13th Street; Thence South, along the West Right of Way line of North 13th Street to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 12th Street; Thence North, along the East Right of Way line of North 12th Street, to the North Right of Way line of Ann Eliza Street; Thence West, along the North Right of Way line of Ann Eliza Street, to the West Right of Way line of North 11th Street; Thence South, along the West Right of Way line of North 11th Street, to the North Right of Way line of Margaret Street; Thence West, along the North Right of Way line of Margaret Street, to the East Right of Way line of North 9th Street; Thence North, along the East Right of Way line on North 9th Street, to the North Right of Way line of Market Street; Thence West, along the North Right of Way line of Market Street and the North line of PIN 04-04-35-603-002, to the East Right of Way line of North 8th Street - IL Route 29; Thence North, along the East Right of Way line of North 8th Street - IL Route 29, to the South Right of Way line of Willow Street; Thence East, along the South Right of Way line of Willow Street, to the West line of Lot 4, Block 7 in Cummings Addition, extend South; Thence North, along the said extended West line of Lot 4 extended North, also the West line of Lot 11, Block 6, extended North, also the West line of Lot 4, Block 6, extended North, also the West line of Lot 11, Block 3, extended North, also the West line of Lot 4, Block 3, extended North, also the West line of Lot 4, Block 2, extended North, also the West line of Lot 3 all in Cummings Addition; Also the West line of Lot 40 all in Cummings Addition Extension 1, to the Northwest corner of Lot 40; Thence East, along the North line of Lot 40, to the West line of PIN 04-04-35-125-004 extended South; Thence North, along the said extended West line of said PIN, to the South Right of Way line of Amanda Street; Thence East, along the South Right of Way line of Amanda Street, to the West line of Cummings Addition Extension 2; Thence North, along the West line of Cummings Addition Extension 2 extended North, to the North line of PIN 04-04-

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35-115-0022; Thence West, along the North line of PIN 04-04-35-115-022, to the East line of Lot 4 in Lawndale Subdivision; Thence North, along said East line of said Lot 4, to the South Right of Way line of Lawndale Avenue; Thence East, along the South line of Lawndale Avenue, to the East line of Terrace Boulevard; Thence North, along the East Right of Way line of Terrace Boulevard, to the North Right of Way line of Sheridan Road; Thence West, along the North Right of Way line of Sheridan Road, to the West line of Lot 1, Block 3 in Soldwedels First Addition, extended North; Thence South, along the said extended West line to the North line of PIN 04-04-35-109-023; Thence West, along said North line, to the West line of said PIN; Thence South, along the said West line, to the South line of said PIN; Thence East, along the said South line, to the Northeast corner of Lot 3, Block 1 in Soldwedels Second Addition; Thence South, along the East line of Lots 3 and 4, Block 1 in said Soldwedels Second Addition, to the North line of PIN 04-04-35-109-015; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the North line of PIN 04-04-35-109-22; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-022, to the Northwest corner of Lot 7, Block 3 in Soldwedels First Addition; Thence South, along the West line of said Lot 7, to the North line of PIN 04-04-35-109-024; Thence West, along the North line of said PIN, to the West line of said PIN; Thence South, along the West line of said PIN, to the South line of said PIN; Thence East, along the South line of said PIN 04-04-35-109-024, to the West line of Lot 1, Block 4 in Soldwedels First Addition extended North; Thence South, along the said extended West line of said Lot 1 and the West line of Lots 2-10, Block 4 in Soldwedels First Addition, to the North Right of Way line of Amanda Street; Thence South, across Amanda Street, to the Northwest corner of Lot 2, Block 1 in Bailey's Addition; Thence South, along the West line of said Lot 2 extended South, and the West line of Lot 7, Block 1 in Bailey's Addition, to the North Right of Way line of Illinois Street; Thence West, along the North Right of Way line of Illinois Street, to the West line of Lot 3, Block 8 in Bailey's Addition, extended North; Thence South, along the said extended West line of Lot 3, extended South and the West line of Lot 6, Block 8 in Bailey's Addition, extended South, and the West line of Lot 3, Block 9 extended South, and the West line of Lot 6, Block 9 extended South, and the West line of Lot 3, Block 16 extended South, and the West line of Lot 6, Block 16, extended South all in Bailey's Addition, to the South Right of Way line of Mary Street; Thence West, along the South Right of Way line of Mary Street, to the East Right of Way line of North 5th Street; Thence South, along the East Right of Way line of North 5th Street, to the North Right of Way line of Willow Street; Thence West, along the North Right of Way line of Willow Street, to the East Right of Way line of North 4th Street; Thence South, along the East Right of Way line of North 4th Street, to the South Right of Way line of Hamilton Street; Thence Southeasterly, along the South Right of Way line of Hamilton Street, to the Westerly line of Lot 2, Block 80 in the original Town of Pekin; Thence Southwesterly, along the said Westerly line of Lot 2 extended Southwesterly, and along the Westerly line of Lot 7, Block 80 in the original Town of Pekin, to the Northerly Right of Way line of Charlotte Street; Thence East, along the Northerly Right of Way line of Charlotte Street, to the Westerly line of Lot 7, Block 79 in the original Town of Pekin, extended Northeasterly; Thence Southwesterly, along the said extended Westerly line of Lot 7, extended Southwesterly and the Westerly line of Lot 10, Block 79 extended Southwesterly, and the Westerly line of Lot 7, Block 78 extended Southwesterly, and the Westerly line of Lot 10, Block 78 extended Southwesterly, and the Westerly line of Lot 7, Block 77 extended Southwesterly, and the Westerly line of Lot 10, Block 77 all in the original Town of Pekin, to the North Right of Way line of Catherine Street; Thence Northwesterly, along the said North Right of Way line of Catherine Street, to the Westerly line of PIN 04-04-35-318-003, extended Northeasterly; Thence South, along the said extended Westerly line of said PIN, to the South line of said PIN 04-04-35-318-003; Thence East, along the South line of said PIN, to the Southwest corner of Lot 7, Block 78 in the original Town of Pekin; Thence Southwesterly, along the Westerly line of Lot 10, Block 76 in the original Town of Pekin extended Northeasterly, to the North Right of Way line of Caroline Street; Thence Northwesterly, along the Northerly Right of Way line of Caroline Street, to the Easterly Right of Way line of the Railroad; Thence Northerly, along the Easterly line of the Railroad, to the South line of the alley in Block 11 in the original Town of Pekin; Thence East, along said South line of the alley, to the Westerly line of Lot 8, Block 11 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 8 extended Northeast, to the North Right of Way line of Catherine Street; Thence Westerly, along the North Right of Way line of Catherine Street, to the Westerly line of Lot 15, Block 12; Thence Northeasterly, along the said Westerly line of Lot 15 extended Northeasterly, and the Westerly line of Lot 6, Block 12 extended Northeasterly, and the Westerly line of Lot 15, Block 13, to the Northwest corner of said Lot 15, said point being on the South line of the Alley in said Block 13 of the Original Town of Pekin; Thence West, along the South line of the said Alley, to the West line of said Block 13; Thence Northeasterly, along the said West line of Block 13, to the North line of the Alley in said Block 13; Thence Southeasterly along the North line of said Alley to the, to the Westerly line of Lot 6, Block 13 in the Original Town of Pekin; Thence Northeasterly, along the Westerly line of Lot 6 Block 13 extended Northeasterly, to the Northerly Right of Way line of Henrietta Street; Thence Westerly, along the Northerly Right of Way line of Henrietta Street, to the Westerly line of PIN 04-04-34-230-005; Thence Northeasterly, along the Westerly line of said PIN 04-04-34-230-005 extended Northeasterly, and the Westerly line of PIN 04-04-34-230-002, and the Westerly line of PIN 04-04-34-230-001, to the Southerly Right of Way line of Charlotte Street; Thence Southeasterly,

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along the Southerly Right of Way line of Charlotte Street, to the Westerly line of Lot 15, Block 15 extended Northeasterly, and the Westerly line of Lot 6, Block 15, to the Northwest corner of said Lot 6, Block 15, all in original Town of Pekin; Thence Northerly, across Hamilton Street, to the Southwest corner of PIN 04-04-34-224-006; Thence Northeasterly, along the Westerly line of said PIN to the South line of the alley in Block 16 in the original Town of Pekin; Thence Northeasterly, across the said alley, to the Southwest corner of Lot 6, Block 16 in the original Town of Pekin; Thence Northeasterly, along the Westerly line of said Lot 6 extended Northeasterly and the Westerly line of Lot 15, Block 17, to the Northwest corner of said Lot 15; Thence Easterly, along the Northerly line of said Lot 15, to the Westerly line of Lot 7, Block 17 extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 7 extended Northeasterly, and the Westerly line of Lot 14, Block 18 extended Northeasterly and the Westerly line of Lot 7, Block 18 all in the original Town of Pekin, to the Southerly Right of Way line of Amanda Street; Thence Southeasterly, along the Southerly Right of Way line of Amanda Street, to the Westerly line of Lot 13, Block 19 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said Westerly line of Lot 13 extended Northeasterly and the Westerly line of Lot 8, Block 19, to the Southerly Right of Way line of Lucinda Street; Thence Southeasterly, along the Southerly Right of Way line of Lucinda Street, to the Westerly line of Lot 12, Block 20 extended Northeasterly, to the Southerly line of Lot 8, Block 20; Thence Northwesterly, along the Southerly line of said Lot 8, to the Westerly line of said Lot 8; Thence Northeasterly, along the Westerly line of said Lot 8 extended Northeasterly and along the Westerly line of said Lot 13, Block 21 extended Northeasterly and along the Westerly line of Lot 8, Block 21 extended Northeasterly and along the Westerly line of Lot 13, Block 22 extended Northeasterly and along the Westerly line of Lot 8, Block 22, to the Southerly Right of Way line of Ruth Street; Thence Southeasterly, along the Southerly Right of Way line of Ruth Street, to the Westerly line of Lot 6, Block 23 in the original Town of Pekin extended Southwesterly; Thence Northeasterly, along the said extended Westerly line of Lot 6 extended Northeasterly, and the Westerly line of Lot 8, Block 23 all in the original Town of Pekin, to the Northern most corner of said Lot 8; Thence Northwesterly, across Sheridan Road, to the Southwest corner of Lot 19 in Delshire Acres; Thence Northeasterly, along the West line of Lots 19-25 in Delshire Acres, and the West line of PIN 04-04-26-302-009 and the West line of PIN 04-04-26-302-008 and the West line of PIN 04-04-301-001 and the West line of PIN 04-04-26-101-004, to the North line of PIN 04-04-26-101-004; Thence East, along the North line of said PIN, to the West Right of Way line of North 8th Street - IL Route 29; Thence North, along the West Right of Way line of said North 8th Street - IL Route 29, to the Point of Beginning.

Also except: Beginning at the intersection of the Easterly Right of Way line of 2nd Street and the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street; Thence Southeasterly, along the Northerly Right of Way line of Illinois Route 9 – Ann Eliza Street, to the Westerly Right of Way line of North Capitol Street; Thence Southwesterly, along the Westerly Right of Way line of North Capitol Street to the Northerly Right of Way line of Margaret Street; Thence Southeasterly, along the Northerly Right of Way line of Margaret Street to the Westerly Right of Way line of North 4th Street; Thence Northeasterly, along the Westerly line of North 4th Street, to the Northerly line of Lot 1, Block 74 in the original Town of Pekin extended Westerly; Thence Southeasterly, along the said extended North line of Lots 1-8, Block 75 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 5th Street; Thence Southwesterly, along the Easterly Right of Way line of North 5th Street to the South line of Lot 1, Block 90 in the original Town of Pekin; Thence Southeasterly, along the Southerly lines of Lots 1-8, Block 90 in the original Town of Pekin extended Southeasterly, to the Easterly Right of Way line of North 6th Street; Thence Southwesterly, along the Easterly Right of Way line of North 6th Street, to the Northerly Right of Way line of Court Street; Thence Southeasterly, along the Northerly Right of Way line of Court Street, to the West Right of Way line of 8th Street; Thence North, along the West Right of Way line of 8th Street, to the North Right of Way line of East Broadway Road; Thence East, along the North Right of Way line of East Broadway Road, to the East Right of Way line of 9th Street; Thence South, along the East Right of Way line of 9th Street, to the South line of Lot 22 in Acme Subdivision; Thence Southeast, along the South lines of Lots 22-20 in Acme Subdivision to a Point of Tangent in the South line of said Lot 20; Thence East, along the South line of Lots 20-17, to the West Right of Way line of 10th Street; Thence North, along the West Right of Way line of 10th Street, to the North Right of Way line of Broadway; Thence East, along the North Right of Way line of Broadway, to the East Right of Way line of 11th Street; Thence South, along the East Right of Way line of 11th Street, to the Northwest corner of Lot 12, Block 1 in East Addition; Thence East, along the North line of Lots 12-7, Block 1 in East Addition extended East, and along the North lines of Lots 14-8, Block 2 in East Addition, extended East, and the North line of Lots 12-7, Block 3 in East Addition, to the West Right of Way line of South 14th Street; Thence South, along the said West Right of Way line of South 14th Street, to the South line of PIN 04-10-02-214-007; Thence East, along the South line of said PIN extended East, to the East Right of Way line of Poplar Street; Thence North, along the East Right of Way line of Poplar Street to the South Right of Way line of Highland Avenue; Thence East, along the South Right of Way line of Highland Avenue, to the East Right of Way line of Sycamore Street; Thence North, along the East Right of Way line of Sycamore Street, to the South Right of Way line of Lucille Street; Thence Southeasterly, along the South line of Lucille Street, to the West line of PIN 04-10-01-101-001; Thence North, along the West line of said PIN, to the North line of said PIN; Thence Southeasterly, along the North line of PIN 04-10-01-101-001 and PIN 04-10-01-101-002 and the

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North Right of Way line of Stadium Drive and Southeasterly along the South line of PIN 04-10-01-201-007 and Southerly along the Westerly line of PIN 11-11-06-303-006, to the South line of PIN 11-11-06-301-004; Thence Southwesterly, along the South line of said PIN, to the Northwest corner of PIN 11-11-06-301-005; Thence South, along the West line of said PIN, to the North Right of Way line of Allentown Road; Thence West, along the North Right of Way line of Allentown Road, to the East line of PIN 04-10-01-407-018; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West along the North line of PIN 04-10-01-407-018 and PIN 04-10-01-407-013, to the Southeast corner of PIN 04-10-01-407-054; Thence North, along the East line of said PIN, to the South line of PIN 04-10-01-407-003; Thence West, along the South line of PIN 04-10-01-407-003 and PIN 04-10-01-407-002, to the West line of PIN 04-10-01-407-002; Thence North, along the West line of said PIN extended North, to the North Right of Way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane, to the West Right of Way line of Reservoir Street; Thence South, along the West Right of Way line of Reservoir Street, to the South line of Lot 1 in Griffon Quarello Addition; Thence Northwest, along the South line of said Lot 1, to the East line of said Lot 1; Thence North, along the East line of Lots 1-7 in said Griffon Quarello Addition, extended North, to the North Right of way line of Cherry Lane; Thence West, along the North Right of Way line of Cherry Lane and North line of PIN 04-10-01-400-032, to the East line of Lot 21 in Griffin Quarello's 2nd Addition; Thence North, along the East line of Lots 21-12 in said Griffin Quarello's 2nd Addition, to the South line of PIN 04-10-01-201-002; Thence West, along the South Right of Way line of said PIN, to the West line of said PIN; Thence North, along the West line of said PIN 04-10-01-201-002, to the North line of PIN 04-10-01-201-005; Thence West, along the North line of said PIN, to the East Right of Way line of South Parkway Drive; Thence South, along the East Right of Way line of South Parkway Drive, to the North line of PIN 04-10-01-101-013 extended East; Thence West, along the said extended North line of said PIN, to the West line of said PIN; Thence South, along the West line of PIN 04-10-01-101-013, to the North line of PIN 04-10-01-101-012; Thence West, along the North line of said PIN extended South, to the South line of PIN 04-10-01-101-020; Thence West, along the South line of PIN 04-10-01-101-020 and the North Right of Way line of Court Street, to the East Right of Way line of South 14th Street; Thence North, along the East Right of Way line of South 14th Street, to the North Right of Way line of Oak Ridge Avenue; Thence West, along the North Right of Way line of Oak Ridge Avenue, to the West line of PIN 04-10-02-212-002, extended North; Thence Southwesterly, along the said West line of said PIN, to the Southwest corner of said PIN 04-10-02-212-002; Thence Southeast, across an alley, to the Northeast corner of PIN 04-10-02-210-008; Thence Southwest, along the East line of said PIN 04-10-02-210-008, to the North Right of Way line of Spring Avenue; Thence West, along the North Right of Way line of Spring Avenue, to the East Right of Way line of South 13th Street; Thence North, along the East Right of Way line of South 13th Street, to the South line of Lot 9, Block 22 in East Addition extended East; Thence West, along the said extended South line of Lots 9-1, Block 22 in East Addition extended West, to the West Right of Way line of 12th Street; Thence South, along the West Right of Way line of 12th Street, to the North Right of Way line of Court Street; Thence Northwesterly, along the North Right of Way line of Court Street, to the East line of PIN 04-10-02-115-008; Thence North, along the East line of said PIN, to the North line of said PIN; Thence West, along the North line of PIN 04-10-02-115-008, to the East Right of Way line of 10th Street; Thence South, along the East Right of Way line of 10th Street, to the South Right of Way line of Court Street; Thence Northwesterly, along the South Right of Way line of Court Street, to the East Right of Way line of South 9th Street; Thence South, along the East Right of Way line of South 9th Street, to the North line of Lot 92 in Colts Addition, extended Southeast; Thence Northwesterly, along the said extended North line of Lot 92 extended Northwesterly and Northerly lines of Lot 85 and 85, extended Northwesterly in Colts Addition and Northwesterly along the Northerly line of Lots 41, 40 and 29 in Colts Addition, to the East Right of Way line of 7th Street; Thence North, along the East Right of Way line of 7th Street, to the South Right of Way line of East Broadway Road; Thence West, along the South Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 5th Street; Thence Northerly, along the Easterly Right of Way line of South 5th Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Westerly Right of Way line of South 4th Street; Thence Northerly, along the Westerly Right of Way line of South 4th Street, to the South line of an alley in Block 66 of the original Town of Pekin; Thence Northwesterly, along the Southerly line of said alley, to the Easterly Right of Way line of South Capitol Street; Thence South, along the Easterly Right of Way line of South Capitol Street, to the North Right of Way line of East Broadway Road; Thence West, along the North Right of Way line of East Broadway Road, to the Easterly Right of Way line of South 2nd Street; Thence Northeasterly, along the said Easterly Right of Way line of South 2nd Street, to the Southerly line of the alley in Block 40 of the original Town of Pekin; Thence Southeasterly, along the said Southerly line of the alley, extended Southeasterly to the Easterly Right of Way line of 3rd Street; Thence Northeasterly, along the Easterly Right of Way line of 3rd Street, to the North line of an alley in Block 37 of the original Town of Pekin, extended Southeasterly; Thence Northwesterly, along the Northerly line of said alley, to the Easterly line of PIN 04-04-34-432-016, extended Northeasterly; Thence South, along the said extended Easterly line, to the North Right of Way line of Court Street; Thence Northeasterly, along the Northerly Right of Way line of Court Street, to the Westerly line of PIN 04-04-34-432-011; Thence Northeasterly, along the said Westerly line of said PIN extended Northeasterly, to the Northerly line of an alley in Block 37 of the original Town of Pekin; Thence Northwesterly,

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along the Northerly line of said alley, to the Easterly Right of Way line of North 2nd Street; Thence Northeasterly, along the Easterly Right of Way line of North 2nd Street, to the Point of Beginning.

Also except: Beginning at Intersection of the East Right of Way line of Summer Street and the South Right of Way line of Washington Street; Thence East, along the South Right of Way line of Washington Street, to the West Right of Way line of South 8th Street; Thence South, along the said West Right of Way line of South 8th Street, to the South Right of Way line of McLean Street; Thence East, along the said South Right of Way line of McLean Street, to the East Right of Way line of South 9th Street; Thence North, along the East Right of Way line of South 9th Street, to the North line of Lot 25 in Edds Addition; Thence East, along the said North line of Lot 25 and Lot 26 in said Edds Addition, extended East and the North line of Lot 27 in Edds Additions, to the West line of PIN 04-10-02-127-016; Thence South, along the West line of PIN 04-10-02-127-016 and PIN 04-10-02-127-017 and the West line of Lots 10-7 in Heckers Subdivision, to the North Right of Way line of Winter Street; Thence East, along the North Right of Way line of Winter Street, to the West line of PIN 04-10-02-223-010; Thence South, along the West line of PIN 04-10-02-223-010, to the South line of said PIN; Thence East, along the South line of PIN 04-10-02-223-010, extended East, to the East Right of Way line of 11th Street; Thence South, along the East Right of Way line of 11th Street, to the South line of PIN 04-10-02-224-015; Thence East, along the South line of said PIN extended East, to the West line of Lot 22 in W.A. Potts Addition; Thence North, along the West line of said Lot 22, to the North line of said Lot 22; Thence East, along the North line of said Lot 22 extended East, and the North line of Lot 7 in W.A. Potts Addition, to the East line of said Lot 7; Thence South, along the East line of Lots 7-14 in said W.A. Potts Addition, to the North Right of Way line of Park Avenue; Thence West, along the North Right of Way line of Park Avenue, to the West line of PIN 04-10-02-229-007, extended North; Thence South, along the said extended West line of PIN 04-10-02-229-007, to the North line of Lot 7 in Rose Court Subdivision; Thence East, along the North line of said Lot 7, to the East line of Lot 8 in said Rose Court Subdivision; Thence South, along the East line of Lot 8, 9, 16, 17 and 18 all in Rose Court Subdivision, to the Northeast corner of Lot 7 in Conklin's Subdivision, said Point being on the West line of PIN 04-10-02-403-005; Thence Southwesterly, along the West line of said PIN and the East line of Lot 18 in Conklin's Subdivision, to the Southeast corner of said Lot 18; Thence West, along the South line of said Lot 18 and 11th Street Right of Way, and the South line of Lot 17 in Conklin's Subdivision, to a Point on the East line of Lot 54 in Svendsen's 2nd Addition; Thence South, along the East line of Lots 54-52 in said Svendsen's Addition, to the South line of said Lot 52; Thence West, along the South line of said Lot 52 extended West, to the West Right of Way line of Shire Avenue; Thence South, along the West Right of Way line of Shire Avenue, to the North Right of Way line of Stratford Avenue; Thence West, along the North Right of Way line of Stratford Avenue, to the West Right of Way line of South 10th Street; Thence South, along the West Right of Way line of South 10th Street, to the South line of Lot 8 in Svendsen's 1st Addition; Thence West, along the South line of said Lot 8 and the South line of Lot 7 in Tudor Village 3rd Addition, to the East Right of Way line of 9th Street; Thence West, across 9th Street to the North line of PIN 04-10-02-317-017; Thence West, along the North line of said PIN, to the East line of Lot 7, Block 2 in Tudor Village 2nd Addition; Thence South, along the East line of said Lot 7, to the South line of said Lot 7; Thence West, along the South line of said Lot 7 extended West, and the Lot 7, Block 3 in said Tudor Village 2nd Addition and Lot 7, Block 30 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 7, Block 29 in Pekin Gardens Addition extended West, and the South line of Lot 12, Block 28 in Pekin Gardens Addition extended West, and the South line of Lot 7, Block 28 in Pekin Gardens Addition extended West, and the South line of Lot 14, Block 27 in Pekin Gardens Addition extended West, to the East line of Lot 9, Block 27 in Pekin Gardens Addition; Thence North, along the East line of said Lot 9, to the North line of said Lot 9; Thence West, along the North line of said Lot 9, extended to the East line of Sublot 7 in Heilman's 1st Addition; Thence South, along the East line of said Sublot 7, to the South line of said Sublot 7; Thence West, along the South line of said Sublot 7 extended West and the South line of Sublot 3 in said Heilman's 1st Addition extended West, and the South line of Lot 9 in Dunkelberg Bohlander & Down Subdivision extended West, and the South line of PIN 04-10-03-414-013 extended West, and the South line of Lot 10, Block 2 in Greenview Subdivision extended West, and the South line of Lot 10, Block 1 in Greenview Subdivision extended West, and the South line of Lot 15, Block 1 in Greenview Subdivision extended West, and the South line of Lot 10 in J.F. Schipper's Addition, to the Southwest corner of said Lot 10; Thence Northwesterly, across the alley to the South line of Lot 5 in J.N. Shade Subdivision; Thence West, along the South line of said Lot 5 extended West, to the East line of Lot 11 in Haas Addition; Thence North, along the East line of said Lot 11, to the North line of said Lot 11; Thence West, along the North line of said Lot 11, to the Northwest corner of said Lot 11; Thence Southwesterly, across an alley to the South line of PIN 04-10-03-407-012; Thence West, along the South line of PIN 04-10-03-407-012, to the East Right of Way line of 3rd Street; Thence West, across 3rd Street, to the South line of PIN 04-10-03-404-044; Thence West, along the South line of said PIN, to the Southwest corner of said PIN; Thence Northwest, across an alley to the Southeast corner of Lot 100 in Lincoln Park Addition; Thence West, along the South line of said Lot 100 extended West, and West along the South line of Lot 57 in Lincoln Park Addition extended West, and West along the South line of Lot 56 in Lincoln Park Addition, to

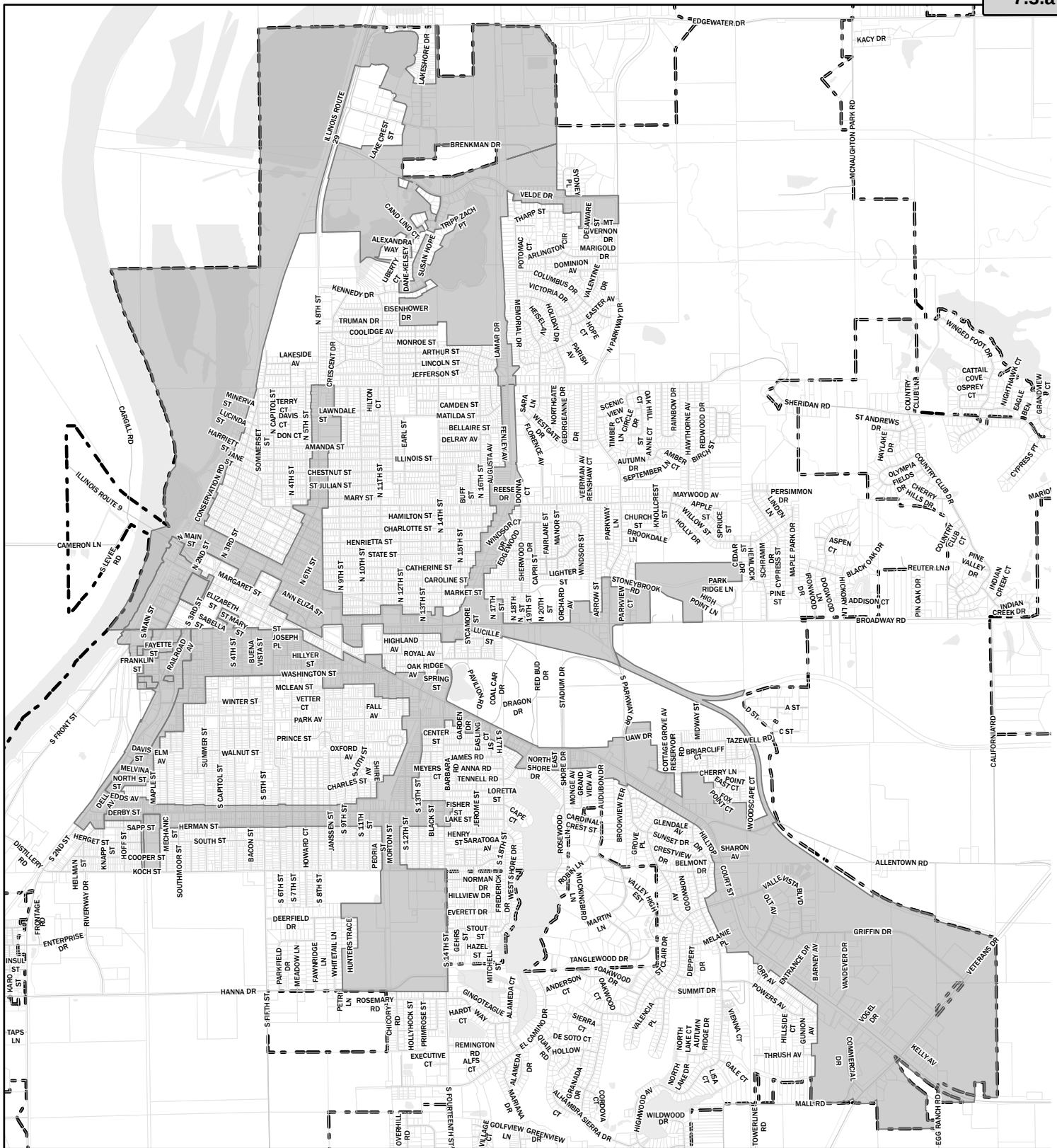
ORDINANCE 3 OF 3

the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to South line of Lot 15 in Lincoln Park Addition extended East; Thence West, along the said extended South line of Lot 15, to the East Railroad Right of Way line; Thence North, along the East Railroad Right of Way line, to the North line of Edds Street extended East; Thence West, along the said extended North Right of Way line of Edds Street, to the West line of Lot 13, Block 3 of James A. Edds Assessment Plat; Thence North, along the West line of said Lot 13 extended North, to the Southeast corner of Lot 9, Block 3 in said James A. Edds Assessment Plat; Thence West, along the South line of said Lot 9, to the Easterly Right of Way line of Dell Avenue; Thence Northerly, along the Easterly Right of Way line of Dell Avenue, to the South Right of Way line of High Street; Thence East, along the South line of High Street extended East, to the West line of Lincoln Park Addition; Thence North, along the West line of Lincoln Park Addition, to the North line of Lot 22 in said Lincoln Park Addition; Thence East, along the North line of said Lot 22 extended East, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the South Right of Way line of Elm Street; Thence East, along the South line of Elm Street, to the East Right of Way line of Maple Street; Thence North, along the East Right of Way line of Maple Street, to the North line of Lot 1 in Papugas Subdivision; Thence East, along the North line of said Lot 1 extended East, to the West line of Lot 25 in Crescent Addition; Thence North, along the West line of Lots 25-23 in said Crescent Addition, to the South Right of Way line of Prince Street; Thence East, along the South Right of Way line of Prince Street, to the East Right of Way line of South 3rd Street; Thence North, along the East Right of Way line of South 3rd Street, to the South Right of Way line of Winter Street; Thence East, along the South Right of Way line of Winter Street, to the East Right of Way line of Summer Street; Thence North, along the East Right of Way line of Summer Street, to the Point of Beginning.

All PINs are as of July 1, 2020.

ORDINANCE 3 OF 3

EXHIBIT B
PEKIN COURT STREET TIF DISTRICT
BOUNDARY MAP



Proposed TIF City of Pekin



0 0.25 0.5 0.75 1
Miles

Proposed TIF
Pekin Municipal Boundary

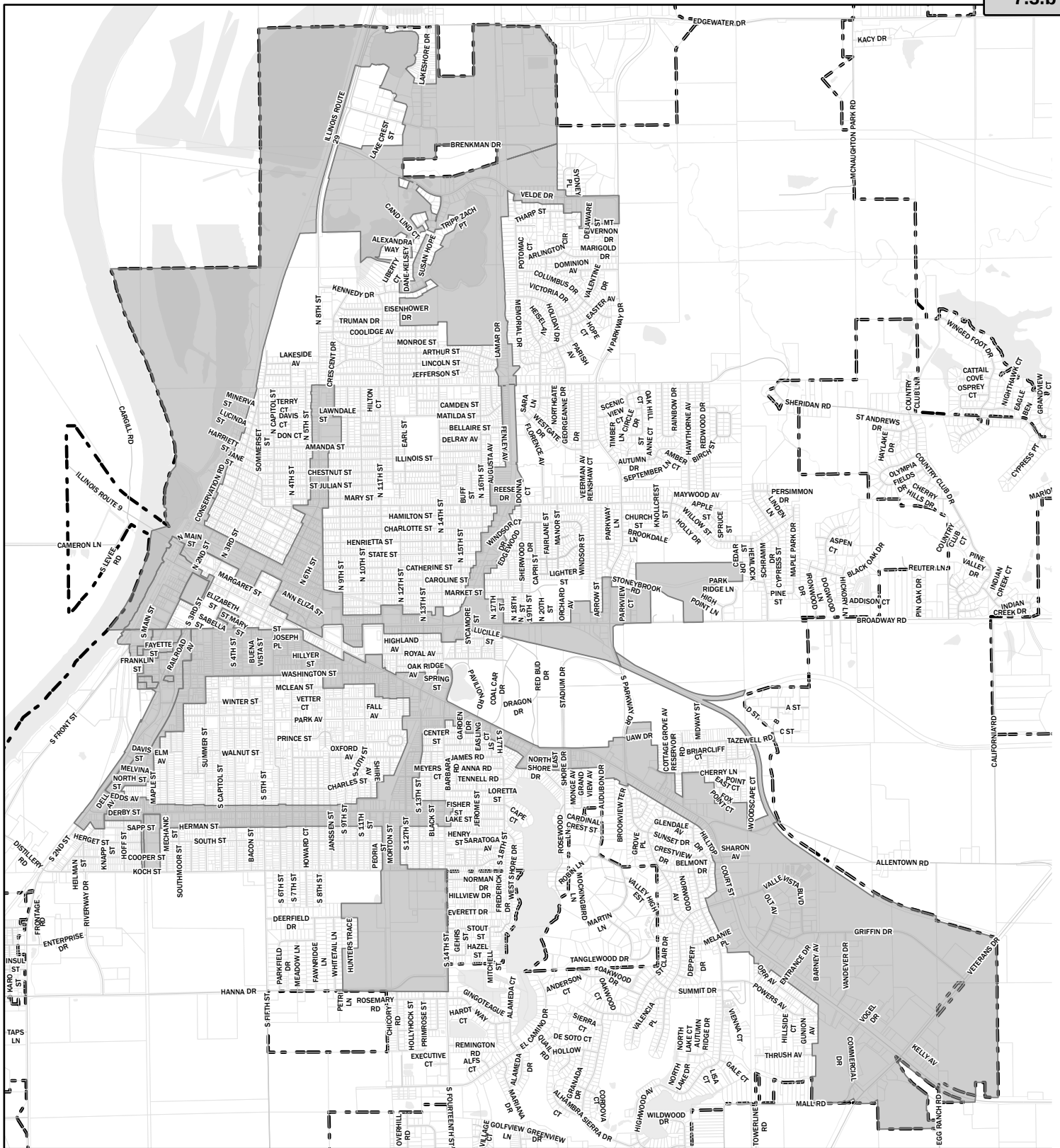
SCAN ME



Scan for Proposed TIF Viewer
Web Application



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Proposed TIF City of Pekin



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Miles

 Proposed TIF
 Pekin Municipal Boundary

SCAN ME



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Web Application



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REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Ordinance No. 2946-20/21 TIF Redevelopment Agreement with Sud Family Limited Partnership

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: The City entered into a predevelopment agreement with Sud Family Limited Partnership (SFLP) on 02/10/2020 and amended it on 12/11/2020 to extend its term. Once the proposed Court Street TIF district is in effect, a full redevelopment agreement will need to be entered into that encapsulates the terms of the predevelopment agreement and any amendments thereto. The attached ordinance therefore approves of such a redevelopment agreement with SFLP.

Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount: \$200,000 (CBD TIF Transfer to Court St. TIF Fund)
 Line Item: TIF Fund Balance (previously committed in FY20)
 Budgeted Amount: TIF Fund Balance
 Remaining Funds: TIF Fund Balance

IMPACT IF APPROVED: City supports revitalization of 111 N. 6th Street

IMPACT IF DENIED: City does not support revitalization of 111 N. 6th Street

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness

Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. 2946-20/21

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

SUD FAMILY LIMITED PARTNERSHIP

PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 11TH DAY OF JANUARY, 2021.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. 2946-20/21

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
SUD FAMILY LIMITED PARTNERSHIP**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the “City”), have determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Redevelopment Agreement with Sud Family Limited Partnership attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: The Redevelopment Agreement shall be effective the date of its approval on the 11th day of January, 2021.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 11th day of January, 2021 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Michael Garrison			
Dave Nutter			
Lloyd Orrick			
Rick Hilst			
Karen Hohimer			
Mark Luft, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____/ 2021
Mayor, City of Pekin

ATTEST: _____, Date: ____/ ____/ 2021
City Clerk, City of Pekin

TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT AGREEMENT

by and between

CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

SUD FAMILY LIMITED PARTNERSHIP

**CITY OF PEKIN
PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT**

JANUARY 11, 2021

TIF REDEVELOPMENT AGREEMENT
by and between
CITY OF PEKIN
and
SUD FAMILY LIMITED PARTNERSHIP

CITY OF PEKIN COURT STREET TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) is entered into this 11th day of January, 2021, by and between the City of Pekin (the “City”), an Illinois Municipal Corporation, Tazewell County, Illinois, and SUD Family Limited Partnership (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, including sanitary sewer, by promoting the development of private investment in the marketability of property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, Pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including without limitation, the making of grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the community; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to redevelop, rehabilitate and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues (“real estate tax increment”) or from other City revenues; and

WHEREAS, on January 11, 2021, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or obsolete or a combination thereof, the City approved a Tax Increment Financing Redevelopment Plan and Projects (the “Plan”), designated a Redevelopment Area and adopted Tax Increment Financing as provided under the Act for the Pekin Court Street TIF District (the “TIF District”); and

WHEREAS, included in the TIF District Redevelopment Project Area is property owned by the Developer, located at 111 N. 6th Street, Pekin, Illinois (property tax identification number 04-04-35-332-001) (the “Property”); and

WHEREAS, the Developer owns said Property and has proceeded with plans to rehabilitate and renovate the commercial building located thereon (the “Project”), and is doing so based on the availability of TIF incentives offered by the City; and

WHEREAS, the City and the Developer previously entered into a TIF District Predevelopment Agreement (the “Predevelopment Agreement”) (attached hereto as **Exhibit ‘1’**) regarding the Project on February 10, 2020, which was amended by a First Amendment thereto adopted by the City on December 14, 2020 (the “First Amendment”) (attached hereto as **Exhibit ‘2’**); and

WHEREAS, pursuant to Section 5/11-74.4-4(b) of the Act, the City may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the Redevelopment Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(j) of the Act, the City may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement and further defined in Section 5/11-74.4-3(q) of the Act, including those Estimated TIF Eligible Project Costs as listed in the attached ***Exhibit "1"*** of the Predevelopment Agreement.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein and in the Predevelopment Agreement, as amended by the First Amendment, the City and the Developer agree as follows:

1. This Redevelopment Agreement adopts and incorporates all terms and provisions of the Predevelopment Agreement as amended by the First Amendment.
2. This Redevelopment Agreement modifies certain terms or provisions of the Predevelopment Agreement, as amended by the First Amendment, as follows:

(A) *Section C(1)(c)* of the Predevelopment Agreement, as amended by the First Amendment, shall be amended by replacing it, in its entirety, with the following:

c. The term for the loan shall expire on December 31, 2026.

(B) *Section C(1)(d)* of the Predevelopment Agreement, as amended by the First Amendment, shall be amended by replacing it, in its entirety, with the following:

d. One-Fifth principal amount of the Loan, plus any accrued interest thereon, shall be forgiven annually by the City commencing December 31, 2022 and continuing on December 31st of each year thereafter for the term of the Loan, provided the Developer has been at all times in full compliance with every term of this Agreement, including but not limited to the events of default set forth below.

(C) The completion date set forth in *Section K* of the Agreement shall be changed from December 31, 2020 to December 31, 2021.

(D) *Section R* of the Predevelopment Agreement, as amended by the First Amendment, shall be amended by replacing it, in its entirety, with the following:

Notwithstanding anything contained herein to the contrary, provided the Developer is not otherwise in default of this Agreement, this Agreement shall expire on December 31, 2026.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY
PEKIN, ILLINOIS, a Municipal Corporation

BY: _____
 Mayor, City of Pekin

ATTEST:

 City Clerk, City of Pekin

DEVELOPER
SUD FAMILY LIMITED PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

EXHIBIT 1
TIF DISTRICT PREDEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF PEKIN, ILLINOIS
AND
SUD FAMILY LIMITED PARTNERSHIP

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. 2861-19/20

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF PREDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

SUD FAMILY LIMITED PARTNERSHIP

PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF FEBRUARY, 2020.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. 2861-19/20

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
PREDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
SUD FAMILY LIMITED PARTNERSHIP**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the "City"), have determined that this TIF Predevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Predevelopment Agreement with Sud Family Limited Partnership attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Predevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: The Predevelopment Agreement shall be effective the date of its approval on the 10th day of February, 2020.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of February, 2020 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel	✓		
Michael Garrison	✓		
Dave Nutter	✓		
Lloyd Orrick	✓		
Rick Hilst		/	
Karen Hohimer			/
Mark Luft, Mayor	✓		
TOTAL VOTES:	5	1	1

APPROVED: *Mark Luft*, Date 2 / 11 / 2020
Mayor, City of Pekin

ATTEST: *Sue M. McMillan*, Date: 2 / 11 / 2020
City Clerk, City of Pekin

**PEKIN, ILLINOIS
COURT STREET TAX INCREMENT FINANCING
DISTRICT**

PREDEVELOPMENT AGREEMENT

by and between

CITY OF PEKIN, ILLINOIS

and

SUD FAMILY LIMITED PARTNERSHIP

FEBRUARY 10, 2020

**PEKIN, ILLINOIS
COURT STREET TAX INCREMENT FINANCING DISTRICT
PREDEVELOPMENT AGREEMENT**

by and between
CITY OF PEKIN, ILLINOIS
and
SUD FAMILY LIMITED PARTNERSHIP

THIS PREDEVELOPMENT AGREEMENT, including Exhibits (the “Agreement”), is entered into this 10th day of February, 2020, by the CITY OF PEKIN (the “City”), an Illinois Municipal Corporation, Tazewell County, Illinois, and SUD FAMILY LIMITED PARTNERSHIP (the “Developer”) (the City and the Developer shall be collectively referred to as the “Parties”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “TIF Act” or the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, or a combination thereof, the City is intending, subject to the requirements of the Act to establish a Tax Increment Financing Redevelopment Plan and Projects (the “Plan”), designate a Redevelopment Area, and adopt Tax Increment Financing to be known as **Pekin Court Street Tax Increment Financing District** (the “TIF District”); and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, included in the proposed TIF Redevelopment Project Area is property currently owned by the Developer located at 111 N. 6th Street, Pekin, Illinois (Real Estate PIN # 04-04-35-332-001) (the “Property”); and

WHEREAS, the Developer agrees to proceed promptly with its plans to rehabilitate and renovate the commercial building located on the Property, including installation of a sprinkler system (the “Project”), all based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax base, which increased taxes will be used, in part, to finance incentives to assist this Developer's Project; and

WHEREAS, the Project is consistent with the City's land use for the Property and is in compliance with local zoning requirements; and

WHEREAS, pursuant to Section 5/11-74.4-4(b) of the Act, the City has the authority to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the Redevelopment Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(j) of the Act, the City may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement and further defined in Section 5/11-74.4-3(q) of the Act, including those Estimated TIF Eligible Project Costs as herein listed in the attached Exhibit "1" of this Predevelopment Agreement; and

WHEREAS, pursuant to Section 5/11-74.4-4(q) of the Act, the City may utilize revenues received from one TIF district redevelopment project area for eligible costs incurred in another redevelopment project area that is contiguous to the redevelopment project area from which the revenues are received; and

WHEREAS, the proposed redevelopment project area for Pekin Court Street TIF District is expected to be adjacent to the City of Pekin Central Business District TIF District; and

WHEREAS, the Developer requests that incentives for the development be provided by the City from incremental increases in real estate taxes that are generated from the TIF District and that such incentives include the reimbursement of TIF Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the proposed TIF Redevelopment Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City has reviewed the conditions of the Property and has reason to believe that the costs of the necessary public and private improvements to be incurred by the Developer in furtherance of the Project as set forth in ***Exhibit 1*** are eligible project costs under the TIF Act and are consistent with the proposed TIF Redevelopment Plan of the City; and

WHEREAS, the City has agreed to provide the Developer with the funds necessary to install a sprinkler system in the commercial building located on the Property up to an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) subject to the terms set forth below; and

WHEREAS, in no event shall the total cumulative incentives provided by the City to the Developer hereunder exceed **Two Hundred Thousand Dollars (\$200,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to complete the Project on said Property; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer is proceeding with plans to complete the Project as set forth herein.

A. PRELIMINARY STATEMENTS AND COMMITMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act unless indicated to the contrary.
3. The Developer agrees to complete the Project on or before December 31, 2020 subject to exception of Force Majeure (defined below). For the purpose of this Agreement, the Developer's Project will be deemed complete when the rehabilitation and renovation of the commercial building located on the Property, including installation of the sprinkler system, is complete and available for use by a commercial tenant.
4. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.
5. The City agrees to use its best efforts to and take all actions necessary to create the Pekin Court Street TIF District for a period of 23 years in length which includes the Property.
6. The Parties agree to execute whatever other documents are necessary in furtherance of this Agreement and any exhibits hereto.
7. Upon successful establishment of the TIF District, the parties agree to enter into a TIF Redevelopment Agreement which shall contain the same essential terms and conditions as are set forth herein within sixty (60) days following creation of the TIF District by the City.

B. ADOPTION OF TAX INCREMENT FINANCING

The City plans to create a Tax Increment Financing District known as the "Pekin Court Street TIF District" which will include the Property. The City shall approve certain TIF Eligible Project Costs, including the types described in ***Exhibit 1*** for the Developer's Project which shall be hereafter known as the **"Sud Family Limited Partnership Redevelopment Project."**

C. INCENTIVES

In consideration for the Developer purchasing the Property and completing the Sud Family Limited Partnership Redevelopment Project as set forth herein, the City agrees to extend to the Developer the following incentives to assist the Developer's Project:

1. The City agrees to loan to the Developer for its cost to install a new sprinkler system in the commercial building located on the Property up to an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) as set forth below:
 - a. The full loan amount of up to \$200,000 shall be paid by the City to the Developer upon completion of the installation of the sprinkler system portion of the Project, and upon verification of such TIF Eligible Project Costs for installation of the sprinkler system as set forth in Section E below.
 - b. The interest rate for the loan shall be three percent (3%) per annum, and shall begin to accrue on the date the Loan funds are dispersed to the Developer.
 - c. The term for the loan shall expire on May 31, 2025.
 - d. One-fifth (1/5) of the principal of the loan amount, plus any accrued interest thereon shall be forgiven annually by the City commencing May 31, 2021 and continuing on May 31st of each year thereafter for the term of the Loan, provided the Developer has been at all times in full compliance with every term of this Agreement, including but not limited to the events of default set forth below.
 - e. Such loan disbursement shall be made from the City of Pekin Central Business District Special Tax Allocation Fund. In the event: (1) the City is unable to establish the Court Street TIF District; (2) the Court Street TIF District, once established, is not contiguous to the Pekin Central Business District TIF District; or (3) the Developer's Property is not located in the Pekin Court Street TIF District redevelopment project area once established, the City shall reimburse any incentives provided herein to the Pekin Central Business District TIF District Special Tax Allocation Fund from the City of Pekin's General Fund.

D. DEFAULT BY THE DEVELOPER

1. Each of the following shall constitute an event of default by the Developer under this Agreement:
 - ii. The Developer fails to cure the violation of any municipal ordinance relating to property development, property condition, zoning, subdivision or building codes within thirty (30) days upon being provided written notice of such violation by the City, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced

such cure within such 30-day period and continues to diligently prosecute the same to completion.

- iii. The Developer files for bankruptcy or otherwise becomes insolvent during the Term of this Agreement.
 - iv. Dissolution of the Developer's corporation during the Term of this Agreement which is not reinstated within thirty (30) days after receiving written notice from the City.
 - v. The Property becomes the subject of foreclosure proceedings during the Term of this Agreement which proceedings are not vacated within thirty (30) days following the notice of filing of such foreclosure action.
 - vi. The Developer fails to complete the Project on or before December 31, 2020, subject to extension due to Force Majeure (defined below).
 - vii. The Developer sells or otherwise conveys the Property during the term of the Agreement.
2. Effect of Default: If, during the Term of this Agreement, the Developer is in default of this Agreement and remains in default after the applicable notice and cure periods set forth in *Section J* below, any remaining reimbursements owed the Developer hereunder shall cease, and any reimbursements already provided to the Developer hereunder shall be returned to the City within 30 days upon written demand of the same.

E. REIMBURSEMENT OF DEVELOPER'S ELIGIBLE COSTS

1. Payment to the Developer for TIF Eligible Project Costs related to installation of the sprinkler system, shall be made by a Requisition for Verification of TIF Eligible Project Costs (*Exhibit 2*, "Requisition Form") submitted from time to time by the Developer to the City's TIF Administrators Jacob & Klein, Ltd. and The Economic Development Group, Ltd., and subject to the Administrator's approval of the costs and to the availability of the revenues set forth in *Section C(1)* above.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City.
3. The TIF Administrators shall approve or disapprove a Requisition Form by written notice to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.

4. All TIF Eligible Project Costs approved by the TIF Administrators will then be paid by the City from the revenues set forth in *Section C(1)* above to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law.
5. The Parties acknowledge that the determination of TIF Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in obtaining approval of TIF Eligible Project Costs.

F. VERIFICATION OF REAL ESTATE TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its successors in interest to provide to the City, as requested in writing, copies of all annual **PAID** real estate tax bills for the Property.
2. The failure of Developer to provide any additional information required herein after written notice from the City, including verification of TIF Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditioned upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The obligation of the City to reimburse the Developer for its TIF Eligible Project Costs as set forth in this Agreement is a limited obligation to be paid from certain TIF District Real Estate Tax Increment as set forth herein. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against any City fund or require the City to utilize its taxing authority to fulfill the terms of this Agreement.

H. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, or its authorized designee, nor shall the City be obligated to make direct payments to any contractor, subcontractor, mechanic or materialman providing services or materials to Developer for the Project.

I. COOPERATION OF THE PARTIES

1. Subject to the terms of this Agreement, the City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award, or subsidy which may be available as the result of the City's or Developer's activities, provided that any such action by the Developer shall be at no cost or liability of the Developer or City.
2. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications (and, in the City's case, the adoption of such ordinances and resolutions) in form approved by the Parties in their reasonable discretion, as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.
3. The Parties shall cooperate fully with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county, or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, and rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

J. DEFAULT; CURE; REMEDIES

1. In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party"), shall have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Party for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement. Any damages payable by either party hereunder shall be limited to the other party's actual compensatory damages, and shall not include any speculative, consequential, or punitive damages.
2. In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Agreement, it shall not be

deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, a Defaulting Party shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

K. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete construction of the Project on or before December 31, 2020, subject to extension due to Force Majeure (defined below). Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement after notice and the opportunity to cure as provided in *Section J*. However, Developer and City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, condemnation, riots, insurrections, war, fuel shortages, Acts of God, default by the Landlord under the Developer's lease of the Property, acts caused directly or indirectly by the City (or City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or City (collectively, "Force Majeure"). Force majeure shall not include delays due to lack of adequate financing for the Project.

L. ASSIGNMENT

The rights provided for under this agreement shall not be assignable.

M. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

N. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

O. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally or via nationally recognized overnight delivery service, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

TO CITY:

City of Pekin
% City Clerk
111 S. Capitol Street
Pekin, IL 61554

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Ph: (309) 664-7777

TO DEVELOPER:

Sud Family Limited Partnership
% D. Gian C Sud
203 Landmark Drive, Suite C
Normal, IL 61761

With copy to:

P. SUCCESSORS IN INTEREST

Subject to the provisions of *Section L* above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Q. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

R. TERM OF THE AGREEMENT

Notwithstanding anything contained herein or to the contrary, provided the Developer is not otherwise in default of this Agreement, this Agreement shall expire upon the receipt by the Developer of all incentives included herein, or May 31, 2025, whichever occurs later (the "Term").

S. WARRANTY OF SIGNATORIES

The signatories of the Developer warrant that they have full authority to execute this Agreement and to bind the entity for which they are signing.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

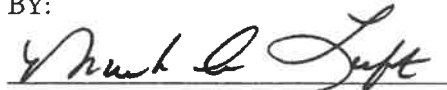
U. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to Sales Tax Reimbursements and TIF Increment received by private developers as reimbursement for private TIF Eligible Project Costs and BDD Eligible Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website at: <http://www.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx>. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the "Indemnified Parties"), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the Developer's failure to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the Indemnified Parties for any claim asserted against them arising from the Developer's Project or this Agreement related to any acts or omissions on the part of the Developer. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed arising out of such action, and pay all reasonable and actual defense costs of the City in such action.

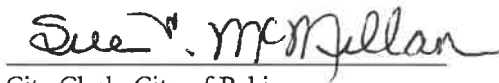
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN,
an Illinois Municipal Corporation

BY:

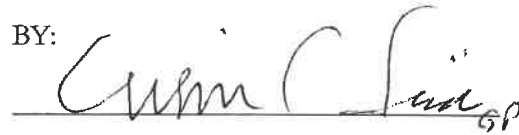

Mayor, City of Pekin

ATTEST:


City Clerk, City of Pekin

SUD FAMILY LIMITED PARTNERSHIP,

BY:



GIAN C. SUD
Printed Name

Gen Partner
Title

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Sud Family Limited Partnership
Pekin Court Street TIF District in the City of Pekin, Tazewell County, Illinois

Project Description: The Developer agrees to proceed promptly with its plans to renovate and rehabilitate the commercial building located on the Property, including installation of a sprinkler system therein.

PIN #: 04-04-35-332-001

Street Location: 111 N. 6th Street, Pekin, Illinois

Estimated TIF Eligible Project Costs:

Rehabilitation and Renovation Costs (Installation of Sprinkler System)..... \$200,000.00

Total *Estimated* TIF Eligible Project Costs* **\$200,000.00**

[*NOTE: Reimbursement to the Developer for TIF Eligible Project Costs relating to installation of the sprinkler system as set forth in *Section C(1)* is capped at a total cumulative amount not to exceed **\$200,000.00**, or the cost to install the sprinkler system, whichever is less.]

**EXHIBIT 2
REQUISITION FORM
CITY OF PEKIN, ILLINOIS
PEKIN COURT STREET TAX INCREMENT FINANCING DISTRICT**

**PRIVATE PROJECT REQUEST FOR
VERIFICATION OF TIF ELIGIBLE PROJECT COSTS
by
SUD FAMILY LIMITED PARTNERSHIP**

Date: _____

Attention: TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated February 10, 2020
by and between the City of Pekin, Illinois, and
Sud Family Limited Partnership (the "Developer")

The City of Pekin is hereby requested to disburse funds from the revenues set forth in *Section C(1)* of the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request. The terms used in this Request shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR VERIFICATION NO. _____
2. PAYMENT DUE TO: Sud Family Limited Partnership
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request will be used to reimburse the Developer for TIF Eligible Project Costs for the Project detailed in *Exhibit 1* of the Redevelopment Agreement.

5. The undersigned certifies and swears under oath that the following statements are true and correct:
- (i) the amounts included in (3) above were made, incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper TIF Eligible Project Costs as identified in *Section "C(1)"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices is attached; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for TIF Eligible Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.

Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.

6. Attached to this Request for Reimbursement is ***Exhibit 1*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

EXHIBIT 2
FIRST AMENDMENT TO THE
TIF DISTRICT PREDEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF PEKIN, ILLINOIS
AND
SUD FAMILY LIMITED PARTNERSHIP

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. 2933-20/21

**PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT**

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT TO THE TAX
INCREMENT FINANCING
(TIF) DISTRICT PREDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

SUD FAMILY LIMITED PARTNERSHIP

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS
ON THE 14TH DAY OF DECEMBER, 2020.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. 2933-20/21

PEKIN COURT STREET TIF DISTRICT

AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT TO THE TAX INCREMENT
FINANCING (TIF) DISTRICT PREDEVELOPMENT AGREEMENT

by and between

THE CITY OF PEKIN
and
SUD FAMILY LIMITED PARTNERSHIP

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois, an Illinois home rule municipality (the "City"), have determined that this First Amendment to the Predevelopment Agreement is in the best interest of the citizens of the City of Pekin.

THEREFORE, be it ordained by the Mayor and City Council of Pekin, Illinois, in the County of Tazewell, as follows:

1. The First Amendment to the TIF Predevelopment Agreement with Sud Family Limited Partnership (the "Developer") attached hereto as ***Exhibit A*** is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said First Amendment to the Predevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.
3. The First Amendment to the Predevelopment Agreement shall be effective the date of its approval on the 14th day of December, 2020.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

[the remainder of this page is intentionally blank]

PASSED APPROVED AND ADOPTED by the Mayor and City Council of the City of Pekin this 14th day of December, 2020.

MAYOR AND CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
John Abel	✓			
Michael Garrison	✓			
Dave Nutter	✓			
Lloyd Orrick	✓			
Rick Hilst		✓		
Karen Hohimer	✓			
Mark Luft, Mayor	✓			

APPROVED: , Date 12 / 14 / 2020
Mayor

ATTEST: , Date: 12 / 14 / 2020
City Clerk, City of Pekin

Attachment: **EXHIBIT A.** First Amendment to the Predevelopment Agreement by and between the City of Pekin and Sud Family Limited Partnership.

EXHIBIT A

**PEKIN COURT STREET TIF DISTRICT
FIRST AMENDMENT TO THE TAX INCREMENT FINANCING
(TIF) DISTRICT PREDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PEKIN

and

SUD FAMILY LIMITED PARTNERSHIP

**CITY OF PEKIN
PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT**

**FIRST AMENDMENT TO THE
TIF PREDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

SUD FAMILY LIMITED PARTNERSHIP

DECEMBER 14, 2020

CITY OF PEKIN
PEKIN COURT STREET
TAX INCREMENT FINANCING (TIF) DISTRICT
FIRST AMENDMENT TO THE
TIF PREDEVELOPMENT AGREEMENT
by and between
CITY OF PEKIN
and
SUD FAMILY LIMITED PARTNERSHIP

THIS FIRST AMENDMENT TO THE TIF PREDEVELOPMENT AGREEMENT is entered into this 14th day of December, 2020, by and between the **CITY OF PEKIN** (the “City”), an Illinois Municipal Corporation, Tazewell County, Illinois; and **SUD FAMILY LIMITED PARTNERSHIP** (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, by promoting the development of private investment property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues and enter into contracts with developers necessary or incidental to the implementation of its redevelopment plan pursuant to 65 ILCS 5/11-74.4-4(b) and (j); and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5 the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the City is currently considering adopting a Redevelopment Plan and Projects, designating a Redevelopment Project Area and adopting Tax Increment Financing under the Act for the **Pekin Court Street TIF District** (the “TIF District”); and

WHEREAS, on February 10, 2020, the City and Developer entered into a Predevelopment Agreement (the “Original Agreement”), wherein the City agreed to extend incentives to provide reimbursement of certain TIF eligible project costs for the Developer’s Project on the real property located at 111 N. 6th Street, Pekin, Illinois (Parcel Identification Number 04-04-35-332-001) (the “Property”); and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate and municipal tax bases of the City and the tax bases of other taxing bodies, which increased incremental taxes will be used, in part, to finance incentives to assist redevelopment projects undertaken within the TIF District; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs pursuant to 65 ILCS 11-74.4-4(j); and

WHEREAS, the Parties agree to Amend the terms of the Original Agreement executed on February 10, 2020, as set forth below.

FIRST AMENDMENT

A. AMENDED “A. PRELIMINARY STATEMENTS AND COMMITMENTS”

Section A(3) of the Original Agreement shall be amended by replacing it, in its entirety, with the following:

3. The Developer agrees to complete the Project on or before December 31, 2021 subject to exception of Force Majeure (defined below). For the purpose of this Agreement, the Project will be deemed complete when the rehabilitation and renovation of the commercial building located on the Property, including installation of a sprinkler system, is complete and available for use by a commercial tenant.

B. AMENDED “D. DEFAULT BY THE DEVELOPER”

Section D(1)(vi) of the Original Agreement shall be amended by replacing it, in its entirety, with the following:

- vi. The Developer fails to complete the Project on or before December 31, 2021, subject to extension due to Force Majeure (defined below).

C. PRIOR AGREEMENT TERMS APPLY

All terms of the Original Agreement and any Exhibits to the Original Agreement shall apply to this Amendment and remain effective unless specifically modified by this First Amendment to the Predevelopment Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this First Amendment to the Predevelopment Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY

CITY OF PEKIN,
an Illinois Municipal Corporation:

BY: [Signature]
Mayor

ATTEST: [Signature]
City Clerk

DEVELOPER

SUD FAMILY LIMITED PARTNERSHIP

BY: [Signature]

NAME: GIAN C. SUD.

TITLE: GENERAL PARTNER



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Ordinance No. 2947-20/21 5th Amendment to the Pekin CBD TIF District Area, Plan, & Projects

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION:

The recently created Court Street TIF District contains parcels from both the Central Business District TIF District and Southern Industrial Park TIF District. Overlapping parcels therefore need to be removed from these TIF districts. The attached TIF amendment ordinance therefore removes the overlapping parcels from either the CBD TIF.

Staff recommends approval.

FINANCIAL IMPACT: N/A

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: Overlapping parcels are removed from the CBD TIF District

IMPACT IF DENIED: Overlapping parcels are not removed from the CBD TIF District

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness

Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. 2947-20/21

CITY OF PEKIN, ILLINOIS

**AN ORDINANCE PROVIDING FOR AND
APPROVING THE FIFTH AMENDMENT TO THE
PEKIN CENTRAL BUSINESS DISTRICT
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

**ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS,
ON THE 11TH DAY OF JANUARY, 2021.**

ORDINANCE NO. 2947-20/21

CITY OF PEKIN, ILLINOIS

AN ORDINANCE PROVIDING FOR AND APPROVING THE FIFTH AMENDMENT TO THE PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS

WHEREAS, on November 11, 1986 the City of Pekin, Tazewell County, Illinois (“City”), an Illinois Home-Rule Municipality, by its duly elected Mayor and City Council hereto approved a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to Illinois Revised Statutes Chapter 24, Division 11-74.4-1 *et. seq.* (now 65 ILCS 5/11-74.4-1) (the “Act”) for the “*Pekin Central Business District Tax Increment Financing (TIF) District*”; and

WHEREAS, the Pekin Central Business District TIF District the “Pekin CBD TIF District”) was legislatively extended for an additional twelve (12) years and previously amended by the City on December 29, 1986, April 5, 1993, March 11, 2002 and January 26, 2009, pursuant to the Act; and

WHEREAS, the City desires to further amend the Redevelopment Project Area, Plan and Projects (“Fifth Amendment”) for the Pekin CBD TIF District pursuant to the TIF Act, by removing the parcels listed in **Exhibit A** from the Redevelopment Project Area and to increase the total estimated redevelopment project costs set forth in the Redevelopment Plan as previously amended to add CPI plus 5% to the itemized list of redevelopment project costs, as permitted by the Act (see **Exhibit B**); and

WHEREAS, the Fifth Amendment does not add additional parcels of property to the Redevelopment Project Area; affect the general land uses established pursuant to the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; or increase the number of inhabited residential units to be displaced from the Redevelopment Project Area to a total of more than 10, as measured from the time of creation of the Area; and

WHEREAS, the Redevelopment Project Area for the Pekin CBD TIF District is hereby amended to remove the parcels listed in **Exhibit A** and the Area as amended is described in the Amended Legal Description (**Exhibit C**) and shown in the Amended Boundary Map (**Exhibit D**); and

WHEREAS, the Fifth Amendment is consistent with the Plan and Projects and has been reviewed by the Mayor and the City Council is generally informed of this Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Redevelopment Project Area for the Pekin CBD TIF District Redevelopment Project Area is hereby amended by the Fifth Amendment to remove the parcels listed in **Exhibit A**.
3. The Redevelopment Plan and Projects for the Pekin CBD TIF District is hereby amended to increase the total estimated redevelopment project costs set forth in the Redevelopment Plan, as previously amended, to add CPI plus 5% to the itemized list of redevelopment project costs, as permitted by the Act (see **Exhibit B**).
4. The Amended Legal Description (**Exhibit C**) and Amended Boundary Map (**Exhibit D**) as amended by the Fifth Amendment attached hereto are hereby approved.
5. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.
6. All ordinances and parts of ordinances in conflict herewith are repealed.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Pekin, Tazewell County, Illinois, pursuant to its home-rule authority, on the 11th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR AND CITY COUNCIL	AYE	NAY	ABSTAIN	ABSENT	RECUSE
John Abel					
Michael Garrison					
Lloyd Orrick					
Dave Nutter					
Rick Hilst					
Karen Hohimer					
Mark Luft, Mayor					
TOTAL VOTES:					

APPROVED:

ATTEST:

Mayor

City Clerk

EXHIBITS (ATTACHED):

EXHIBIT A: PARCELS REMOVED BY FIFTH AMENDMENT

EXHIBIT B: REDEVELOPMENT PROJECT COSTS AS AMENDED BY FIFTH AMENDMENT

EXHIBIT C: AMENDED LEGAL DESCRIPTION

EXHIBIT D: AMENDED BOUNDARY MAP

EXHIBIT A

**PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT
PARCELS REMOVED BY FIFTH AMENDMENT**

1	04-04-34-422-004
2	04-04-34-423-001
3	04-04-34-432-006
4	04-04-34-432-007
5	04-04-34-432-009
6	04-04-34-432-010
7	04-04-34-432-017
8	04-04-34-436-001
9	04-04-34-436-010
10	04-04-34-436-013
11	04-04-34-436-014
12	04-04-34-436-015
13	04-04-34-441-003
14	04-04-34-441-004
15	04-04-34-441-005
16	04-04-34-441-006
17	04-04-34-441-009
18	04-04-34-441-013
19	04-04-34-441-014
20	04-04-34-441-015
21	04-04-34-441-016
22	04-04-34-441-017
23	04-04-34-446-004
24	04-04-34-446-005
25	04-04-34-446-006
26	04-04-34-446-010
27	04-04-34-446-011
28	04-04-34-451-001
29	04-04-34-451-002
30	04-04-34-451-003
31	04-04-34-451-007
32	04-04-34-451-008
33	04-04-34-455-005
34	04-04-34-458-001
35	04-04-34-459-001
36	04-04-34-459-002
37	04-04-34-459-003
38	04-04-34-459-004
39	04-04-34-459-011

EXHIBIT B

**PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT
REDEVELOPMENT PROJECT COSTS
AS AMENDED BY THE FIFTH AMENDMENT**

CITY OF PEKIN
CENTRAL BUSINESS DISTRICT TIF DISTRICT
PUBLIC & PRIVATE PROJECT COSTS AS ADJUSTED

ORIGINAL TIF PLAN:

Category	Original TIF Plan	As Adjusted with CPI + 5%
Land Acquisition	\$90,000	\$207,196
Clearing & Demolition	\$320,000	\$736,698
Public Improvements	\$400,000	\$920,873
Interest	\$300,000	\$690,655
Commercial & Residential Rehabilitation	\$100,000	\$230,218
Professional Fees	\$100,000	\$230,218
Administration	\$100,000	\$230,218
Contingency	\$70,000	\$161,153
TOTALS	\$1,480,000	\$3,407,230

2002 THIRD AMENDMENT:

Street & Related Improvements	\$500,000	\$698,786
Storm Drainage Improvements	\$500,000	\$698,786
Sanitary Sewer Improvements	\$100,000	\$139,757
Demolition, Grading & Fill Improvements	\$800,000	\$1,118,058
Retention/Sea Wall	\$2,600,000	\$3,633,687
Streetscaping	\$500,000	\$698,786
Rehabilitation of Private Buildings	\$200,000	\$279,514
Water	\$100,000	\$139,757
Boat Docks, Ramps, Marina	\$500,000	\$698,786
Parking	\$500,000	\$698,786
TOTALS	\$6,300,000	\$8,804,704

2008 FOURTH AMENDMENT:

Public Works or Improvements	\$6,000,000	\$7,149,096
Property Assembly Costs	\$4,000,000	\$4,766,064
Building Rehabilitation/Remodeling	\$2,000,000	\$2,383,032
Relcation Costs	\$500,000	\$595,758
Job Training	\$100,000	\$119,152
Interest Costs	\$1,000,000	\$1,191,516
Planning, Legal & Professional Services	\$500,000	\$595,758
General Administration	\$100,000	\$119,152
Financing Costs		\$0
Outstanding Debt Service	\$2,200,000	\$2,621,335
Contingency	\$1,000,000	\$1,191,516
TOTALS	\$17,400,000	\$20,732,379

TOTAL PUBLIC & PRIVATE PROJECT COSTS \$25,180,000 \$32,944,312

EXHIBIT C

PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT

FIFTH AMENDMENT

AMENDED LEGAL DESCRIPTION

Beginning at the intersection of the North Right of Way line of Broadway Road and the Easterly Right of Way line of 2nd Street; Thence Northerly along the said Easterly Right of Way line of 2nd Street, to the Northwest Corner of Lot 16 Block 40 of the Original Town of Pekin; Thence Easterly, along the Northerly lines of Lots 16-9 in Block 40 of the Original Town of Pekin, extended Easterly to the Easterly Right of Way line of 3rd Street; Thence Northerly along the said Easterly Right of Way line of 3rd Street, to the Southwest corner of Lot 1 in Block 47 of the Original Town of Pekin; Thence Westerly, along the South line of said Lot 1, extended Westerly and the South line of Lots 8 and 7 in Block 37 in the Original Town of Pekin, to the a line 26.5 feet East of the East line of Lot 10 in said Block 37 of the Original Town of Pekin, said line being the East line of PIN 04-04-34-432.016, extended Northerly; Thence Southerly, said Extended line, to the Northerly Right of Way line of Court Street; Thence Westerly along the said Northerly Right of Way line of Court Street, to a point 6 feet East of the East line of Lot 14 in said Block 37 Original Town of Pekin; Thence Northerly, along a line 6 foot East of the East line of said Lot 14, extended Northerly, to the Southerly line of Lot 4 in said Block 37, Original Town of Pekin; Thence Westerly, along the said Southerly line of Lots 4-1 in said Block 37, Original Town of Pekin, to the Easterly Right of Way line 2nd Street; Thence Northerly, along the said Easterly Right of Way line of 2nd Street, to the Northerly Right of Way line of Ann Eliza Street; Thence Easterly, along the said Northerly Right of Way line of Ann Eliza Street, to the Westerly Right of Way line of Capital Street; Thence Southerly, along the said Westerly Right of Way line of Capital Street, to the Northerly Right of Way line of Margaret Street; Thence Easterly, along the said Northerly Right of Way line of Margaret Street, to the Westerly Right of Way line of 4th Street; Thence Northerly, along the Westerly Right of Way line of 4th Street, to the Southerly Right of Way line of Market Street; Thence Easterly, along the Southerly Right of Way line of Market Street, to the Easterly Right of Way line of 5th Street; Thence Southerly, along the Easterly Right of Way line of 5th Street, to the Southwest Corner of Lot 1 Block 90 in the Original Town of Pekin; Thence Easterly, along the Southerly line of Lots 1-8 in Block 90 in the Original Town of Pekin, extended Easterly, to the Easterly Right of Way line of 6th Street; Thence Southerly, along the said Easterly Right of Way line of 6th Street, to the Northerly Right of Way line of Court Street; Thence Easterly, along the said Northerly Right of Way line of Court Street, to the West Right of Way line of 8th Street; Thence North, along the West Right of Way line of 8th Street, to the North Right of Way line of Broadway Road; Thence East, along the said North Right of Way line of Broadway Road, to the East Right of Way line of 9th Street; Thence South, along the said East Right of Way line of 9th Street, to the East Most Corner of Lot 22 in Haines Addition; Thence Southeasterly and East, along the South lines of Lots 22-17 in said Haines Addition, to West Right of Way line of 10th Street; Thence North, along the said West Right of Way line of 10th Street, to the North Right of Way line of Broadway Road; Thence East, along the said North Right of Way line of Broadway Road, to the East Right of Way line of 11th Street; Thence South, along the said East Right of Way line of 11th Street, to North line of PIN 04-10-02-115-008, extended East; Thence West, along the said extended North line of said PIN 04-10-02-115-008, to the East Right of Way line of 10th Street; Thence South, along the said East Right of Way line of 10th Street, to the Southerly Right of Way line of Court Street; Thence Westerly, along the Southerly Right of Way line of Court Street, to the East Right of Way line of 9th Street; Thence South, along the said East Right of Way line of 9th Street, to the Southerly line Lot 91 in Colts Addition; Thence Westerly, along the said extended line, and the South line of Lots 91-86 extended Westerly, and the Southerly line of Lots 28-23 in said Colts Addition, to the East Right of Way line of 7th Street; Thence North along the said East Right of Way line of 7th Street, to the South

Right of Way line of Broadway Road; Thence West, along the said South Right of Way line of Broadway Road, to the West line of Lot 6 in Broadway Addition; Thence North, across Broadway Street, to the North Right of Way line of Broadway Road; Thence West, along the said North Right of Way line of Broadway Road, to the Westerly Right of Way line of 4th Street; Thence Northerly, along the said Westerly Right of Way line of 4th Street, to the Northeast Corner of Lot 9 in Block 66 in the Original Town of Pekin; Thence Westerly, along the Northerly line of Lots 9-16 in said Block 66 in the Original Town of Pekin, to the Easterly Right of Way line of Capital Street; Thence Southerly, along the said Easterly Right of Way line of Capital Street, to the North Right of Way line of Broadway Road; Thence West, along the said North Right of Way line of Broadway Road, to the Point of Beginning;

All PINs as of January 7, 2021

EXHIBIT D

PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT
FIFTH AMENDMENT
AMENDED BOUNDARY MAP



CBD TIF

City of Pekin



CBD TIF

Pekin Municipal Boundary



Current Time: 1/5/2021 2:09 PM



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Ordinance No. 2948-20/21 4th Amendment to South Industrial Park TIF District Area Plan & Projects

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: The recently created Court Street TIF District contains parcels from both the Central Business District TIF District and Southern Industrial Park TIF District. Overlapping parcels therefore need to be removed from these TIF districts. The attached TIF amendment ordinance therefore removes the overlapping parcels from the SIP TIF.

Staff recommends approval.

FINANCIAL IMPACT: N/A

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: Overlapping parcels are removed from the SIP TIF District

IMPACT IF DENIED: Overlapping parcels are not removed from the SIP TIF District

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness

Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES**Finance Department** (Certification of Availability of Funds):

Date:

City Manager:**Mark A. Rothert**

Mark A. Rothert, City Manager

1/7/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. 2948-20/21

CITY OF PEKIN, ILLINOIS

**AN ORDINANCE PROVIDING FOR AND
APPROVING THE FOURTH AMENDMENT TO THE
PEKIN SOUTH INDUSTRIAL PARK TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

**ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS,
ON THE 11TH DAY OF JANUARY, 2021.**

ORDINANCE NO. 2948-20/21

CITY OF PEKIN, ILLINOIS

AN ORDINANCE PROVIDING FOR AND APPROVING THE FOURTH AMENDMENT TO THE PEKIN SOUTH INDUSTRIAL PARK TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS

WHEREAS, on October 22, 2012 the City of Pekin, Tazewell County, Illinois (“City”), an Illinois Home-Rule Municipality, by its duly elected Mayor and City Council hereto approved a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to Illinois Revised Statutes Chapter 24, Division 11-74.4-1 *et. seq.* (now 65 ILCS 5/11-74.4-1) (the “Act”) for the “*Pekin South Industrial Park Conservation Area Tax Increment Financing (TIF) District*”; and

WHEREAS, the Pekin South Industrial Park Conservation Area TIF District (renamed the “Pekin South Industrial Park TIF District”) was previously amended by the City on February 11, 2013, August 13, 2018 and September 24, 2018, pursuant to the Act; and

WHEREAS, the City desires to further amend the Redevelopment Project Area, Plan and Projects (“Fourth Amendment”) for the Pekin South Industrial Park TIF District pursuant to the TIF Act, by removing the parcels described in **Exhibit A** from the Redevelopment Project Area; and

WHEREAS, the Fourth Amendment does not add additional parcels of property to the Redevelopment Project Area; affect the general land uses established pursuant to the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; increase the total estimated Redevelopment Project Costs set out in the Redevelopment Plan; add additional Redevelopment Project Costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan; or increase the number of inhabited residential units to be displaced from the Redevelopment Project Area to a total of more than 10, as measured from the time of creation of the Area; and

WHEREAS, the Redevelopment Project Area for the Pekin South Industrial Park TIF District is hereby amended to remove the parcels described in **Exhibit A** and the Area as amended is described in the Amended Legal Description (**Exhibit B**) and shown in the Amended Boundary Map (**Exhibit C**); and

WHEREAS, the Fourth Amendment is consistent with the Plan and Projects and has been reviewed by the Mayor and the City Council is generally informed of this Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEKIN, TAZEWEILL COUNTY, ILLINOIS:

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Redevelopment Project Area for the Pekin South Industrial Park TIF District Redevelopment Project Area is hereby amended by the Fourth Amendment to remove the parcels described in **Exhibit A**.
3. The Amended Legal Description (**Exhibit B**) and Amended Boundary Map (**Exhibit C**) as amended by the Fourth Amendment attached hereto are hereby approved.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.
5. All ordinances and parts of ordinances in conflict herewith are repealed.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Pekin, Tazewell County, Illinois, pursuant to its home-rule authority, on the 11th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR AND CITY COUNCIL	AYE	NAY	ABSTAIN	ABSENT	RECUSE
John Abel					
Michael Garrison					
Lloyd Orrick					
Dave Nutter					
Rick Hilst					
Karen Hohimer					
Mark Luft, Mayor					
TOTAL VOTES:					

APPROVED:

ATTEST:

Mayor

City Clerk

EXHIBITS (ATTACHED):

EXHIBIT A: PARCELS REMOVED BY FOURTH AMENDMENT

EXHIBIT B: AMENDED LEGAL DESCRIPTION

EXHIBIT C: AMENDED BOUNDARY MAP

EXHIBIT A

**PEKIN SOUTH INDUSTRIAL PARK TIF DISTRICT
PARCELS REMOVED BY FOURTH AMENDMENT**

1	04-10-03-101-001	41	04-10-03-206-010
2	04-10-03-102-001	42	04-10-03-206-011
3	04-10-03-102-002	43	04-10-03-207-001
4	04-10-03-102-003	44	04-10-03-207-002
5	04-10-03-102-004	45	04-10-03-207-003
6	04-10-03-102-008	46	04-10-03-208-001
7	04-10-03-104-007	47	04-10-03-208-003
8	04-10-03-104-008	48	04-10-03-208-004
9	04-10-03-104-011	49	04-10-03-208-006
10	04-10-03-106-001	50	04-10-03-208-007
11	04-10-03-106-002	51	04-10-03-208-008
12	04-10-03-106-003	52	04-10-03-209-005
13	04-10-03-107-001	53	04-10-03-210-002
14	04-10-03-108-001	54	04-10-03-210-003
15	04-10-03-108-002	55	04-10-03-210-010
16	04-10-03-200-001	56	04-10-03-210-011
17	04-10-03-200-003	57	04-10-03-210-012
18	04-10-03-200-004	58	04-10-03-210-013
19	04-10-03-200-005	59	04-10-03-211-002
20	04-10-03-201-003	60	04-10-03-212-001
21	04-10-03-201-004	61	04-10-03-212-002
22	04-10-03-201-005	62	04-10-03-212-004
23	04-10-03-201-006	63	04-10-03-213-001
24	04-10-03-202-001	64	04-10-03-213-003
25	04-10-03-202-002	65	04-10-03-213-004
26	04-10-03-202-003	66	04-10-03-213-006
27	04-10-03-202-004	67	04-10-03-214-001
28	04-10-03-202-005	68	04-10-03-214-004
29	04-10-03-202-006	69	04-10-03-214-005
30	04-10-03-202-007	70	04-10-03-214-006
31	04-10-03-202-008	71	04-10-03-214-007
32	04-10-03-203-005	72	04-10-03-215-006
33	04-10-03-203-006	73	04-10-03-302-001
34	04-10-03-203-007	74	04-10-03-302-002
35	04-10-03-203-008	75	04-10-03-302-003
36	04-10-03-203-010	76	04-10-03-303-012
37	04-10-03-203-011	77	04-10-03-304-001
38	04-10-03-206-005	78	04-10-03-304-002
39	04-10-03-206-006	79	04-10-03-304-003
40	04-10-03-206-009	80	04-10-03-304-004

81	04-10-03-304-005
82	04-10-03-304-006
83	04-10-03-304-007
84	04-10-03-308-001
85	04-10-03-308-002
86	04-10-03-308-003
87	04-10-03-308-004
88	04-10-03-308-009
89	04-10-03-308-010
90	04-10-03-308-011
91	04-10-03-308-012
92	04-10-03-308-013
93	04-10-03-310-001
94	04-10-03-310-002
95	04-10-03-310-003
96	04-10-03-310-004
97	04-10-03-310-007
98	04-10-03-310-008
99	04-10-03-310-009
100	04-10-03-310-010
101	04-10-03-310-011
102	04-10-03-310-012
103	04-10-03-310-013
104	04-10-03-310-014
105	04-10-03-310-015
106	04-10-03-310-016
107	04-10-03-310-017
108	04-10-03-310-024
109	04-10-03-310-036
110	04-10-03-415-002
111	04-10-03-415-003
112	04-10-03-415-004
113	04-10-03-415-005
114	04-10-03-415-006
115	04-10-03-415-007
116	04-10-03-415-008
117	04-10-03-415-031
118	04-10-03-415-032
119	04-10-03-415-033

EXHIBIT B

**PEKIN SOUTH INDUSTRIAL PARK TIF DISTRICT
FOURTH AMENDMENT
AMENDED LEGAL DESCRIPTION**

Beginning at the Southwest Corner of PIN 04-10-03-108-001; Thence Easterly, along the Southerly lines of said PIN 04-10-03-108-001 and 04-10-03-108-002, extended East across the Railroad, to the Southeast corner of said PIN 04-10-03-108-002, said point also being the Northeast corner of PIN 04-10-03-100-011; Thence South and East, along the Easterly line of said PIN 04-10-03-100-011, to the Centerline of vacated Franklin Street; Thence East, along the said Centerline of Vacated Franklin Street, to the West Right of Way line of Main Street; Thence South, along the said West Right of Way line of Main Street, to the North Right of Way line of Washington Street; Thence West, along the North Right of Way line of Washington Street, to the Southeast Corner of Lot 149 in Cincinnati Addition; Thence South along the East line of said Lot 149 extended South, and the East lines of Lots 148-145 in said Cincinnati Addition, extended South the Southwest corner of the Alley that is South of Lot 144 in said Cincinnati Addition; Thence East, along the South line of said Alley, South line of said Alley is also the North line of PIN 04-10-03-105-002 and 04-10-03-204-001, to the Northeast Corner of said PIN 04-10-03-204-001; Thence South along the East line of said PIN 04-10-03-204-001, to the North line of PIN 04-10-03-204-012, extended West; Thence East, along the said extended line, to the West line of the Railroad, also being the East line of said PIN of 04-10-03-204-012; Thence Southerly along the said East line of PIN 04-10-03-204-012 and PIN 04-10-03-204-011, to South most point of said PIN 04-10-03-204-011; Thence North, along the West line of said PIN 04-10-03-204-011, to the Westerly line of the Railroad PIN 04-10-03-502-009; Thence Southerly, along the Westerly line of said PIN 04-10-03-502-009, to the South line of said PIN 04-10-03-502-009; Thence East, along the South line of said PIN 04-10-03-502-009, to the Westerly line of Railroad PIN 04-10-03-502-010; Thence Southerly, along the Westerly line of said PIN 04-10-03-502-010, to the Northerly line of Railroad PIN 04-10-03-502-011; Thence West, along the Northerly line of said PIN 04-10-03-502-011, to the Westerly line of said PIN; Thence South, along the said Westerly line of PIN 04-10-03-502-011, to the Northerly line of Lot 35 in Rosedale Addition, extended Westerly; Thence Easterly, along the said extended North line of Lot 35, extended Easterly, to the North most corner of Lot 87 in Rosedale Addition; Thence Northerly, along the Westerly lines of Lots 88-90 in Rosedale Addition and Lot 7, 6, and 5A in Rosedale Addition Sublots, to the North most corner of said Lot 5A; Thence Southeasterly, along the Easterly line of said Lot 5A, to the Westerly Right of Way line of Sapp Street; Thence Southeasterly, across Sapp Street, to the Northwest Corner of Lot 140 in Rosedale Addition; Thence Southerly, along the Easterly Right of Way line of Sapp Street, to the North Right of Way of Koch Street; Thence East, along the said North Right of Way of Koch Street, to a point 6.8 feet East of the East line of Lot 306 in said Rosedale Addition; Thence South, across Koch Street, to the South Right of Way line of Koch Street; Thence East, along the said South Right of Way line of Koch Street, to East line of Lot 3 in Riverway Business Park 2nd Addition; Thence South, along the said East line of Lot 3, to the North line of said Lot 3; Thence East, along the North line of said Lot 3, to the East line of said Lot 3; Thence South, along the East line of said Lot 3, to a North line of said Lot 3; Thence East, along a North line of said Lot 3, to the West Right of Way line of 5th Street; Thence South, along the said West Right of Way line of 5th Street, to the North line of PIN 10-10-11-300-011; Thence East, along the said North line of PIN 10-10-11-300-011, to the East line of said PIN 10-10-11-300-011; Thence South, along the East line of said PIN 10-10-11-300-011, and 10-10-14-100-002, to the North Right of Way line of VFW Road/Veterans Drive; Thence West, along the said North Right of Way of VFW Road/Veterans Drive, extended West, to the West line of the Railroad PIN 10-10-15-504-001; Thence North, along the West line of said PIN

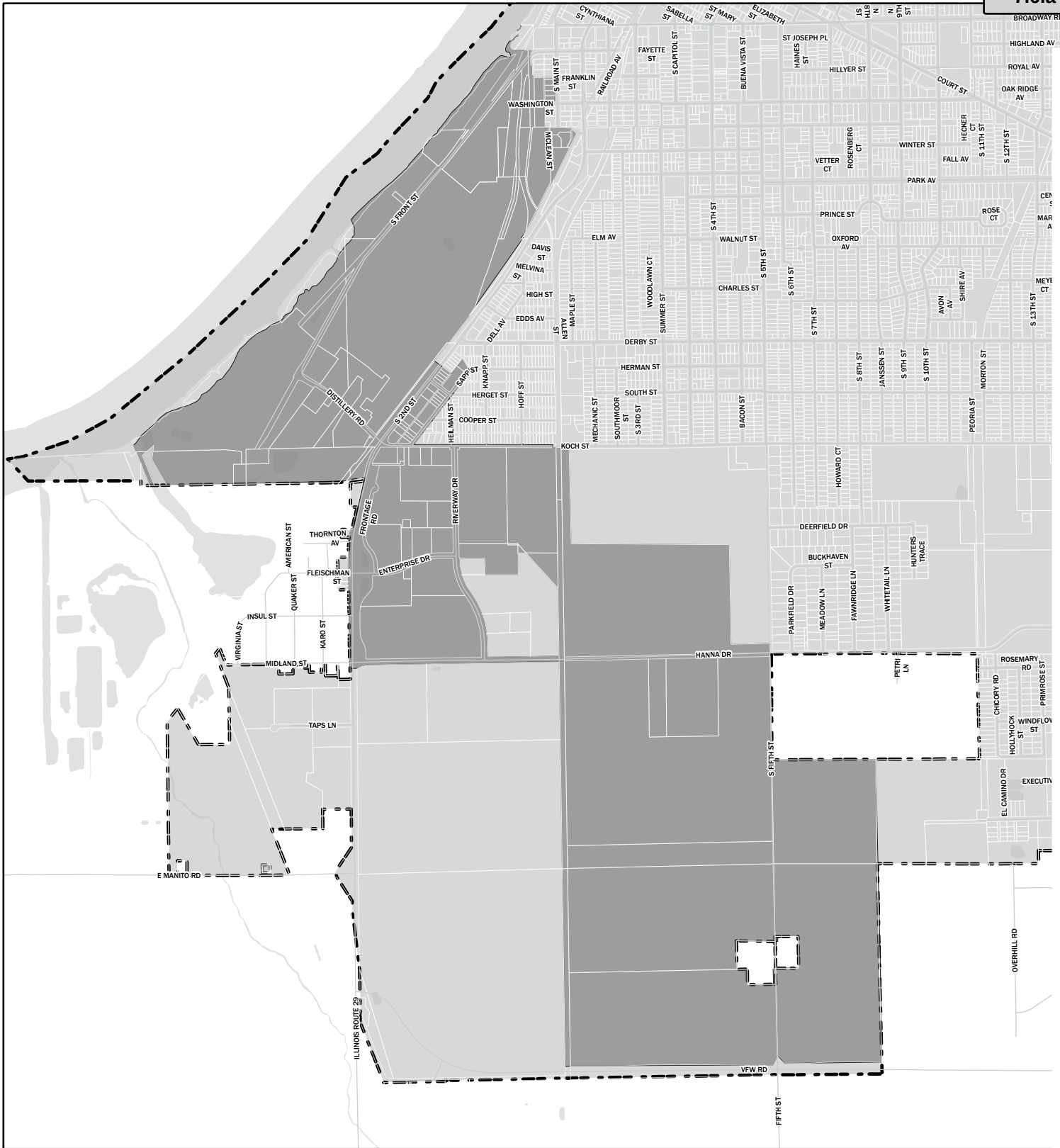
10-10-15-504-001, and PIN 10-10-10-504-002, to the South Right of Way line of Hanna Drive; Thence West, along the South Right of Way line of Hanna Drive, to the West Right of Way line of 2nd Street; Thence North, along the said West Right of Way line of 2nd Street, to the South line of PIN 10-10-09-200-013; Thence West, along the said South line of PIN 10-10-09-200-013, extended across the Railroad, and the South line of PIN 10-10-09-200-009, 10-10-09-200-001, and 10-10-09-200-008, to the Western most line of said PIN 10-10-09-200-001; Thence Northerly, along the said Westerly line of 10-10-09-200-001 and PIN 04-10-04-400-002, to the Northerly line of said PIN 04-10-04-400-002; Thence Northeasterly, along the Northwesterly lines of PIN 04-10-04-400-002, 04-10-04-400-001, 04-10-03-100-005, 04-10-03-100-003, 04-10-03-100-001, extended North, to the Southwest Corner of PIN 04-10-03-108-001, said point being the Point of Beginning;

Except: PIN 10-10-14-100-001, PIN 10-10-15-200-006, PIN 10-10-15-200-008, 10-10-10-100-034, 10-10-10-100-040, 10-10-10-100-041, 10-10-10-100-039, and 10-10-10-100-016.

All PINs as of January 5, 2021

EXHIBIT C
PEKIN SOUTH INDUSTRIAL PARK TIF DISTRICT
FOURTH AMENDMENT
AMENDED BOUNDARY MAP

Attachment: Pekin S Ind 4th Amend Ordinance 2948-20_21 (2450 : Ordinance No. 2948-20/21 4th Amendment to South Industrial Park TIF



SIP TIF

City of Pekin



Current Time: 1/6/2021 3:46 PM



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Ordinance No. 2949-20/21 Surplus Revenue in the South Industrial Park TIF Dist & Authorizing Payment

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION:

On October 22, 2012, the City of Pekin adopted Tax Increment Financing for the Pekin South Industrial Park Conservation Area Tax Increment Financing (TIF) District (the "South Industrial Park TIF District"). On October 9, 2012 the City entered into an Intergovernmental Agreement with Pekin Public School District No. 108, Rankin Elementary School District No. 98 and Pekin Community High School District No. 303 (the "School Districts") for the Pekin South Industrial Park TIF District whereby a 25% surplus would be declared by the City.

As of December 31, 2020, the City has received \$90,398.38 in total real estate tax distributions for real estate tax increment generated by the TIF District in tax year 2019 payable 2020. Per the Intergovernmental Agreement, 25% of these distributions, or \$22,599.60, shall be declared a surplus and paid to the Tazewell County Treasurer for distribution to taxing districts in the Redevelopment Project Area in accordance with the provisions of the TIF Act.

Staff recommends approval to abide by terms of the Intergovernmental Agreement.

FINANCIAL IMPACT:

Requested Amount:	\$21,696.00	\$903.60	= \$22,599.60
Line Item:	273-273-565400	SIP TIF Fund Balance	
Budgeted Amount:	\$21,696.00		
Remaining Funds:	\$21,696.00		

IMPACT IF APPROVED: City will declare surplus

IMPACT IF DENIED: City will not declare surplus

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness

Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

Ordinance No. 2949-20/21 An Ordinance Declaring Surplus Revenue in the Pekin South Industrial Park Special Tax Allocation Fund and Authorizing Payment of that Surplus Revenue to the Tazewell County Treasurer for Distribution to Affected Taxing Districts on a Pro Rata Basis for Tax Year 2019 Payable 2020

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20_____.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. _____

**CITY OF PEKIN, ILLINOIS
AN ORDINANCE DECLARING SURPLUS REVENUE
IN THE PEKIN SOUTH INDUSTRIAL PARK
SPECIAL TAX ALLOCATION FUND AND AUTHORIZING PAYMENT
OF THAT SURPLUS REVENUE TO THE TAZEWELL COUNTY TREASURER
FOR DISTRIBUTION TO AFFECTED TAXING DISTRICTS
ON A PRO RATA BASIS
for
TAX YEAR 2019 PAYABLE 2020**

PREAMBLE

WHEREAS, on October 22, 2012, the City of Pekin, Tazewell County, Illinois (the “City”) by its duly elected Mayor and City Council and pursuant to 65 Illinois Compiled Statutes Section 5/11-74.4 *et. seq.* (the “TIF Act”) heretofore adopted a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing for the Pekin South Industrial Park Conservation Area Tax Increment Financing (TIF) District (the “South Industrial Park TIF District”); and

WHEREAS, on October 9, 2012 the City by its duly elected Mayor and City Council and pursuant to the TIF Act approved and Authorized the Execution of an Intergovernmental Agreement with Pekin Public School District No. 108, Rankin Elementary School District No. 98 and Pekin Community High School District No. 303 (the “School Districts”) for the Pekin South Industrial Park TIF District; and

WHEREAS, the City Treasurer has determined and reported that as of December 31, 2020, the City has received **\$90,398.38** in total real estate tax distributions from the Tazewell County Treasurer for real estate tax increment generated by the TIF District in tax year 2019 payable 2020 (**Exhibit 1**); and

WHEREAS, the City Treasurer has determined and reported that as of December 31, 2020, the Pekin South Industrial Park Tax Allocation Fund includes a surplus of **\$22,599.60**, which represents twenty-five percent (25%) of the tax year 2019 real estate tax increment deposited into the Fund, as defined in the Intergovernmental Agreement, which surplus amount may be paid to the Tazewell County Treasurer for distribution to taxing districts in the Redevelopment Project Area in accordance with the provisions of the TIF Act as shown in **Exhibit 2**; and

WHEREAS, the Mayor and City Council of the City of Pekin hereby find and determine that it is appropriate to declare surplus in the amount of **\$22,599.60** and to cause that surplus to be distributed by the County Treasurer to the taxing districts as provided in the TIF Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, TAZEWEILL COUNTY, ILLINOIS:**

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Mayor and City Council, pursuant to Sections 4-7 and 4-9 of the TIF Act and other applicable authority, hereby declare a surplus of funds in the Pekin South Industrial Park Special Tax Allocation Fund in the amount of **\$22,599.60**, to be distributed by the Tazewell County Treasurer to all the taxing districts in the Redevelopment Project Area.
3. The City Treasurer is hereby authorized and directed to pay such funds from the Pekin South Industrial Park Special Tax Allocation Fund in the amount of **\$22,599.60** to the Tazewell County Treasurer for distribution to the taxing districts in the Redevelopment Project Area in accordance with the provisions of the TIF Act. Payment by the City Treasurer shall be made after approval of this Ordinance, but not more than 180 days after the close of the City's Fiscal Year 2021 The City Treasurer also is authorized and directed to file a certified copy of this Ordinance with the Tazewell County Treasurer.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.

[The remainder of this page is intentionally blank.]

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Pekin, Tazewell County, Illinois, on the 11th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & COUNCIL MEMBERS	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Michael Garrison			
Lloyd Orrick			
Dave Nutter			
Rick Hilst			
Karen Hohimer			
Mark Luft, Mayor			
TOTAL VOTES			

APPROVED:

ATTEST:

Mayor

City Clerk

ATTACHMENT:

EXHIBIT 1: Pekin South Industrial Park TIF District Real Estate Tax Increment Distributions

EXHIBIT 2: Pekin South Industrial Park TIF District Surplus Distribution Calculation

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EXHIBIT 1

**Pekin South Industrial Park TIF District Real Estate Tax Increment Distributions
Received by the City of Pekin from the Tazewell County Treasurer
for tax year 2019 payable 2020**

Final Settlement Sheet

Tazewell County

VTF13 - TIF DISTRICT PEKIN II

Current Year Taxes Due

	Original Amount Due	\$90,398.38
+	Supplements	\$0.00
-	Cancellations	\$0.00
-	Abatements/Refunds	\$0.00
+	Mobile Home	\$0.00
+/-	Road & Bridge Transfer	\$0.00
+	Misc. Adjustments	\$0.00
	Adjusted Amount Due	\$90,398.38
+	Prior Year Real EstateTax	\$0.00
+	Prior Year Mobile Home Tax	\$0.00
+	Prior Year Misc. Adjustments	\$0.00
	Total Amount Due	\$90,398.38

Current Year Taxes Paid

+	Real Estate	\$90,398.38
+	Railroad	\$0.00
+	Mobile Home	\$0.00
+	Misc. Adjustments	\$0.00
+	Prior Year Real Estate	\$0.00
+	Prior Year Mobile Home	\$0.00
+	Prior Year Misc. Adjustments	\$0.00
-	Abatements/Refunds	\$0.00
	Total Collected	\$90,398.38
+	Hold Back	\$0.00
+	County Trustee	\$0.00
+	Forfeited Tax	\$0.00
	Total	\$90,398.38

Interest Distribution

	County Interest	\$13.13
	Township Interest	\$0.00
	Total Interest	\$13.13

Distribution Summary

Tax Distribution Date	Amount
07/01/2020	\$7,983.78
07/17/2020	\$39,455.84
10/14/2020	\$32,183.81
11/25/2020	\$10,774.95
Totals: 4 Distributions	\$90,398.38
Interest Distribution Date	Amount
11/25/2020	\$13.13
Totals: 1 Distributions	\$13.13
Grand Totals: 5 Distributions	\$90,411.51

Fund Summary

Fund	Amount Collected	Previously Distributed	Current Distribution	Amount Available	Interest	PY Over Distrib
001 - CORPORATE	\$90,398.38	\$79,623.43	\$10,774.95	\$0.00	\$13.13	\$0.00
Totals	\$90,398.38	\$79,623.43	\$10,774.95	\$0.00	\$13.13	\$0.00

EXHIBIT 2

**Pekin South Industrial Park TIF District
Surplus Distribution Calculation
for tax year 2019 payable 2020**

PEKIN SOUTH INDUSTRIAL PARK TIF DISTRICT

2019 PAYABLE 2020 SURPLUS CALCULATION

TOTAL TIF R.E. TAX INCREMENT RECEIVED: \$90,398.38

TOTAL 25% SURPLUS: \$22,599.60

Tax Code 04030 25% Surplus: \$2,467.97			
Taxing District	2019 Rate	% of Total Rate	District Share of Surplus
Tazewell County	0.53839%	5.96%	\$147.02
Pekin Grade School #108	3.45340%	38.21%	\$943.04
Pekin Comm High School #303	2.30518%	25.51%	\$629.49
Illinois Central Comm College	0.48665%	5.38%	\$132.89
Pekin Library District	0.26098%	2.89%	\$71.27
Pekin Park District	0.52667%	5.83%	\$143.82
Pekin Township	0.19594%	2.17%	\$53.51
Pekin Township Road & Bridge	0.00000%	0.00%	\$0.00
City of Pekin	1.27047%	14.06%	\$346.93
Totals	9.03768%	100.00%	\$2,467.97

Tax Code 10023 25% Surplus: \$802.19			
Taxing District	2019 Rate	% of Total Rate	District Share of Surplus
Tazewell County	0.53839%	5.58%	\$44.79
Rankin Grade School #98	3.87471%	40.19%	\$322.38
Pekin Comm High School #303	2.30518%	23.91%	\$191.79
Illinois Central Comm College	0.48665%	5.05%	\$40.49
Pekin Library District	0.26098%	2.71%	\$21.71
Pekin Park District	0.52667%	5.46%	\$43.82
Cincinnati Township	0.18314%	1.90%	\$15.24
Cincinnati Township Road & Bridge	0.19552%	2.03%	\$16.27
City of Pekin	1.27047%	13.18%	\$105.70
Totals	9.64171%	100.00%	\$802.19

Tax Code 10026 25% Surplus: \$128.63			
Taxing District	2019 Rate	% of Total Rate	District Share of Surplus
Tazewell County	0.53839%	5.84%	\$7.51
Pekin Grade School #108	3.45340%	37.45%	\$48.18
Pekin Comm High School #303	2.30518%	25.00%	\$32.16
Illinois Central Comm College	0.48665%	5.28%	\$6.79
Pekin Library District	0.26098%	2.83%	\$3.64
Pekin Park District	0.52667%	5.71%	\$7.35
Cincinnati Township	0.18314%	1.99%	\$2.55
Cincinnati Township Road & Bridge	0.19552%	2.12%	\$2.73
City of Pekin	1.27047%	13.78%	\$17.72
Totals	9.22040%	100.00%	\$128.63

Tax Code 10027 25% Surplus: \$19,005.37			
		% of Total	District Share
Taxing District	2019 Rate	Rate	of Surplus
Tazewell County	0.53839%	5.57%	\$1,059.02
Rankin Grade School #98	3.87471%	40.10%	\$7,621.59
Pekin Comm High School #303	2.30518%	23.86%	\$4,534.31
Illinois Central Comm College	0.48665%	5.04%	\$957.25
Pekin Library District	0.26098%	2.70%	\$513.35
Pekin Park District	0.52667%	5.45%	\$1,035.97
Cincinnati Township	0.18314%	1.90%	\$360.24
Cincinnati Township Road & Bridge	0.19552%	2.02%	\$384.59
Imperial Valley Water	0.02035%	0.21%	\$40.03
City of Pekin	1.27047%	13.15%	\$2,499.03
Totals	9.66206%	100.00%	\$19,005.37

Tax Code 10030 25% Surplus: \$195.44			
		% of Total	District Share
Taxing District	2019 Rate	Rate	of Surplus
Tazewell County	0.53839%	5.83%	\$11.39
Pekin Grade School #108	3.45340%	37.37%	\$73.04
Pekin Comm High School #303	2.30518%	24.95%	\$48.75
Illinois Central Comm College	0.48665%	5.27%	\$10.29
Pekin Library District	0.26098%	2.82%	\$5.52
Pekin Park District	0.52667%	5.70%	\$11.14
Cincinnati Township	0.18314%	1.98%	\$3.87
Cincinnati Township Road & Bridge	0.19552%	2.12%	\$4.14
Imperial Valley Water	0.02035%	0.22%	\$0.43
City of Pekin	1.27047%	13.75%	\$26.87
Totals	9.24075%	100.00%	\$195.44

PEKIN SOUTH INDUSTRIAL PARK TIF DISTRICT	
2019 PAYABLE 2020	
SUMMARY OF SURPLUS CALCULATIONS	
Taxing District	Total Share of Surplus
Tazewell County	\$1,269.73
Pekin Grade School #108	\$1,064.25
Rankin Grade School #98	\$7,943.97
Pekin Comm High School #303	\$5,436.50
Illinois Central Comm College	\$1,147.71
Pekin Library District	\$615.49
Pekin Park District	\$1,242.09
Cincinnati Township	\$381.90
Cincinnati Township Road & Bridge	\$407.72
Pekin Township	\$53.51
Pekin Township Road & Bridge	\$0.00
Imperial Valley Water	\$40.46
City of Pekin	\$2,996.26
Total Surplus: \$22,599.60	



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Kate Swise, City Attorney

AGENDA ITEM: Ordinance No. 2950-20/21 Authorizing Donation of Surplus Personal Property

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: The City of Pekin Fire Department has purchased and installed new, podded sleeping units for firefighters in its fire stations as part of its COVID-19 renovations. As a result of such renovations, the City has no further need or use for the bed frames and mattresses in use by the Fire Department prior to the renovation. The Fire Department desires to donate the unneeded bed frames and mattresses to a charitable organization within the City of Pekin that can repurpose them to help those in the City in need of such items.

The attached ordinance therefore directs staff to collect all unneeded bed frames and cots no longer needed or in use by the Fire Department and donate them to a charitable organization within the City of Pekin.

Staff recommends approval.

FINANCIAL IMPACT: N/A

Requested Amount:

Line Item:

Budgeted Amount:

Remaining Funds:

IMPACT IF APPROVED: Bed frames and cots will be donated

IMPACT IF DENIED: Bed frames and cots will not be donated

ALTERNATIVES: Bed frames and cots will be discarded

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/6/2021

Date:

WHEREAS, the City of Pekin Fire Department has purchased and installed new, podded sleeping units for firefighters in its fire stations as part of its COVID-19 renovations; and

WHEREAS, the City has no further need or use for the bed frames and mattresses in use by the Fire Department prior to the renovation of the fire stations; and

WHEREAS, the City desires to donate the unneeded bed frames and mattresses to a charitable organization within the City of Pekin that can repurpose them to help those in the City in need of such items; and

WHEREAS, the City Council of the City of Pekin finds it is in the best interest of the City and its residents to donate these unneeded items.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

Section 1. The above recitals are found to be true and correct and are adopted herein.

Section 2. The City Manager and/or the Interim Fire Chief, or their designee, is authorized to collect all unneeded bed frames and cots no longer needed or in use by the Fire Department and donate them to a charitable organization within the City of Pekin.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20_____.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Roy Beckham,

AGENDA ITEM: Ordinance No. 2951-20/21 Providing for issuance not to exceed \$25,600,000 General Obligation Bonds

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: This Ordinance is providing for the issuance of General Obligation Bonds in an amount not to exceed \$25,600,000 for the purpose of refinancing certain outstanding IEPA Loans of the City. The bond ordinance provides for the levy and collection of a direct annual taxes sufficient to pay the bonds; abatement of taxes if sufficient revenues exist otherwise; authorization of the sale of the bonds to the purchaser thereof; and provisions for the execution of an escrow agreement in connection with such issuance.

Since the original issuance of the IEPA Loans, market interest rates have become progressively favorable for re-financing where the City could recognize interest savings of up to \$650,000.00 from a refinance.

The terms of the IEPA Loans (L17-4999, L17-4856, L17-4855 and L17-3082) extend past ten years. The original IEPA loans were issued to finance improvements to our wastewater treatment plant. Additionally, funding is added to this bond issuance to address the City's remaining phases of its Combined Sewer Overflow (CSO) project. Bond payments, annually, would be made out of the Sewer Fund.

If approved, staff will distribute an RFQ for an underwriter, select an underwriter, and move forward with the bond issuance within the authorized timeframe.

FINANCIAL IMPACT: The city could recognize interest savings, net of fees, of up to \$650,000.00 from a refinance of the IEPA loans.

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: City will refinance its IEPA loans.

IMPACT IF DENIED: The City would continue to make principle and interest payments on the IEPA loans under the current terms and could end up paying more than would if the bonds were re-financed at current market rates.

ALTERNATIVES: N/A

RELATED TO THE 2020-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

	Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness
	Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.
	Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

MINUTES of a regular public meeting of the City Council of the City of Pekin, Tazewell and Peoria Counties, Illinois, held in the City Hall, 111 South Capitol Street, in said City at 5:30 P.M., on the 11th day of January, 2021.

The Mayor, Mark Luft, called the meeting to order and directed the City Clerk to call the roll. Upon the roll being called, the following City Council members were physically present at said location: _____

The following City Council members attended the meeting by video or audio conference: _____

No City Council member was not permitted to attend the meeting by video or audio conference.

The following City Council members were absent and did not participate in the meeting in any manner or to any extent whatsoever: _____.

Access to the meeting was provided to members of the public to contemporaneously hear all discussion, testimony, and roll call votes by the following means: via publicly available Zoom link and dial-in instructions.

The Mayor announced that the next item for consideration was the issuance of not to exceed \$25,600,000 General Obligation Bonds for the purpose of refunding certain obligations of the City and paying the cost of various capital projects, and that the Mayor and the City Council would consider the adoption of an ordinance providing for the issue of said bonds and the levy of taxes sufficient to pay the principal of and interest thereon. The Mayor then explained that the ordinance sets forth the parameters for the issue of said bonds and sale thereof by designated representatives of the City and summarized the pertinent terms of said parameters, including the specific

parameters governing the manner of sale, length of maturity, rates of interest, purchase price and tax levy for said bonds.

WHEREUPON, City Council member _____ presented, and the City Clerk made available to the City Council members and interested members of the public complete copies of, an ordinance entitled:

AN ORDINANCE providing for the issuance of not to exceed \$25,600,000 General Obligation Bonds of the City of Pekin, Tazewell and Peoria Counties, Illinois, for the purpose of financing various capital projects within said City and refunding certain obligations of said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

(the “Bond Ordinance”).

City Council member _____ then moved and City Council member _____ seconded the motion that the Bond Ordinance as presented be adopted.

After a full discussion thereof, the Mayor directed that the roll be called for a vote upon the motion to adopt the Bond Ordinance.

Upon the roll being called, the following City Council members voted AYE: _____

and the following City Council members voted NAY: _____

WHEREUPON, the Mayor declared the motion carried and the Bond Ordinance adopted, and henceforth did approve and sign the same in open meeting, and did direct the City Clerk to record the same in full in the records of the City Council of the City of Pekin, Tazewell and Peoria Counties, Illinois.

Other business was duly transacted at said meeting.

Upon motion duly made and carried, the meeting adjourned.

City Clerk

ORDINANCE NO. _____

AN ORDINANCE providing for the issuance of not to exceed \$25,600,000 General Obligation Bonds of the City of Pekin, Tazewell and Peoria Counties, Illinois, for the purpose of financing various capital projects within said City and refunding certain obligations of said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

WHEREAS, the City of Pekin, Tazewell and Peoria Counties, Illinois (the “City”), has a population in excess of 25,000 as determined by the last official census, and pursuant to the provisions of Section 6 of Article VII of the Constitution of the State of Illinois, the City is a home rule unit and may exercise any power or perform any function pertaining to its government and affairs including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to the provisions of said Section 6, the City has the power to incur debt payable from ad valorem property tax receipts or from any other lawful source and maturing within 40 years from the time it is incurred without prior referendum approval; and

WHEREAS, the City Council of the City (the “Council”) has considered the needs of the City and does hereby determine that it is necessary, desirable and in the best interests of the City to borrow at this time the sum of not to exceed \$5,600,000 for the purpose of paying the costs of various capital projects in and for the City, together with such engineering, electrical, financial, legal and other professional services related thereto as may be advisable and necessary, and to pay the cost of issuing bonds for said purpose (the “Project”); and

WHEREAS, pursuant to the clean water revolving loan program of the State of Illinois and for the purpose of financing improvements to the wastewater treatment plant of the City, the City borrowed funds from the Illinois Environmental Protection Agency and entered into related loan agreements (the “IEPA Loans”); and

WHEREAS, the IEPA Loans are payable solely from revenues derived from the wastewater system of the City; and

WHEREAS, the City has also issued and has outstanding its Promissory Note, Series 2015, and Promissory Note, Series 2017 (together, the “*Promissory Notes*” and, together with the IEPA Loans, the “*Refunded Obligations*”); and

WHEREAS, the Promissory Notes are payable from any lawfully available funds of the City; and

WHEREAS, the Council does hereby further determine that it is advisable, necessary and in the best interests of the City to refund all or a portion of the Refunded Obligations in order to realize debt service savings or restructure debt service for the City (the “*Refunding*”; the IEPA Loans or portion thereof being refunded being referred to herein as the “*Refunded IEPA Loans*”; and the Promissory Notes or portion thereof being refunded being referred to herein as the “*Refunded Promissory Notes*”); and

WHEREAS, the estimated cost of the Refunding, including legal, financial, bond discount, printing and publication costs and other expenses does not exceed \$20,000,000, and there are insufficient funds on hand and lawfully available to pay such cost; and

WHEREAS, the Refunded Obligations shall be fully described in the Bond Notification (as hereinafter defined) and are presently outstanding and unpaid and are binding and subsisting legal obligations of the City; and

WHEREAS, the Council does hereby further determine that it is in the best interests of the City to issue general obligation bonds of the City in an amount not to exceed \$5,600,000 for the Project (the “*Project Bonds*”), and general obligation bonds of the City in an amount not to exceed \$20,000,000 for the Refunding (the “*Refunding Bonds*”):

NOW THEREFORE Be It Ordained by the City Council of the City of Pekin, Tazewell and Peoria Counties, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Incorporation of Preambles. The Council hereby finds that all of the recitals contained in the preambles to this Ordinance are true, correct and complete and does incorporate them into this Ordinance by this reference.

Section 2. Authorization. It is hereby found and determined that pursuant to the provisions of the Illinois Municipal Code, as supplemented and amended, and the home rule powers of the City under Section 6 of Article VII of the Illinois Constitution of 1970 (such code and powers being the “Act”), the Council has been authorized by law to borrow an amount not to exceed \$25,600,000 upon the credit of the City and as evidence of such indebtedness to issue bonds of the City to said amount, the proceeds of said bonds to be used for the Project and the Refunding, and that it is necessary and for the best interests of the City that there be issued an amount not to exceed \$25,600,000 of the bonds so authorized, and these findings and determinations, together with those set forth in the preambles to this Ordinance, shall be deemed conclusive.

Section 3. Bond Details. There be borrowed by, for and on behalf of the City an amount not to exceed \$25,600,000 for the purposes aforesaid, and that bonds of the City shall be issued to said amounts and designated as “General Obligation Bonds, Series 2021” (the “Bonds”) or with such series descriptors as may be appropriate and as set forth in the Bond Notification. The Bonds shall be dated such date (not prior to January 11, 2021, and not later than July 11, 2021) as set forth in the Bond Notification, and shall also bear the date of authentication, shall be in fully registered form, shall be in denominations of \$5,000 each or authorized integral multiples thereof (but no single Bond shall represent installments of principal maturing on more than one date), and shall be numbered 1 and upward.

The Bonds, if issued, shall become due and payable serially or be subject to mandatory redemption (subject to prior redemption as hereinafter described) on the dates (not later than December 1, 2040), and shall bear interest at the rates per annum (not exceeding 5.00% per annum) and in the amounts, all as set forth in the Bond Notification.

The Bonds shall bear interest from their date or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of the Bonds is paid, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable semi-annually commencing with the first interest payment date as set forth in the Bond Notification, and on June 1 and December 1 of each year thereafter to maturity, unless otherwise set forth in the Bond Notification.

Interest on each Bond shall be paid by check or draft by a bank or financial institution authorized to do business in the State of Illinois, as set forth in the Bond Notification, as bond registrar and paying agent (the “*Bond Registrar*”), payable upon presentation in lawful money of the United States of America, to the person in whose name such Bond is registered at the close of business on the 15th day of the month next preceding the interest payment date. The principal of the Bonds shall be payable in lawful money of the United States of America at the principal corporate trust office of the Bond Registrar.

Section 4. Execution; Authentication. The Bonds shall be executed on behalf of the City by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, as they may determine, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the City. In case any such officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. All Bonds shall have thereon a certificate of authentication, substantially

in the form hereinafter set forth, duly executed by the Bond Registrar as authenticating agent of the City and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

Section 5. Registration of Bonds; Persons Treated as Owners. (a) General. The City shall cause books (the “*Bond Register*”) for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the principal corporate trust office of the Bond Registrar, which is hereby constituted and appointed the registrar of the City for the Bonds. The City is authorized to prepare, and the Bond Registrar or such other agent as the City may designate shall keep custody of, multiple Bond blanks executed by the City for use in the transfer and exchange of Bonds. Subject to the provisions of this Ordinance relating to the Bonds in book-entry form, any Bond may be transferred or exchanged, but only in the manner, subject to the limitations, and upon payment of the charges as set forth in this Ordinance. Upon surrender for transfer or exchange of any Bond at the principal corporate trust office of the Bond Registrar, duly endorsed by or accompanied by a written instrument or instruments of transfer or exchange in form satisfactory to the Bond Registrar and duly executed by the registered owner or his or her attorney duly authorized in writing, the City shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees or, in the case of an exchange, the registered owner, a new fully registered Bond or Bonds of like tenor, of the same maturity, bearing the same interest rate, of authorized denominations, for a like aggregate principal amount. The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month next preceding any regular or other interest payment

date on such Bond and ending at the opening of business on such interest payment date, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

The execution by the City of any fully registered Bond shall constitute full and due authorization of such Bond, and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond; *provided, however*, the principal amount of Bonds of each maturity authenticated by the Bond Registrar shall not at any one time exceed the authorized principal amount of Bonds for such maturity less the amount of such Bonds which have been paid. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made to any registered owner of Bonds for any transfer or exchange of Bonds, but the City or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds, except in the case of the issuance of a Bond or Bonds for the unredeemed portion of a Bond surrendered for redemption.

(b) *Global Book-Entry System.* The Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities of the Bonds determined as described in Section 3 hereof. Upon initial issuance, the ownership of each such Bond may be registered in the Bond Register in the name of Cede & Co., or any successor thereto (“*Cede*”), as nominee of The Depository Trust Company, New York, New York, and its successors and assigns (“*DTC*”). In such event, all of the outstanding Bonds shall be registered in the Bond Register in

the name of Cede, as nominee of DTC, except as hereinafter provided. Any officer of the City who is a signatory on the Bonds, along with the Finance Director, is authorized to execute and deliver, on behalf of the City, such letters to or agreements with DTC as shall be necessary to effectuate such book-entry system (any such letter or agreement being referred to herein as the "*Representation Letter*"), which Representation Letter may provide for the payment of principal of or interest on the Bonds by wire transfer.

With respect to Bonds registered in the Bond Register in the name of Cede, as nominee of DTC, the City and the Bond Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a "*DTC Participant*") or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Bond Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to the principal of or interest on the Bonds. The City and the Bond Registrar may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Bond Registrar shall pay all principal of and interest on the Bonds only to or

upon the order of the respective registered owners of the Bonds, as shown in the Bond Register, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of a Bond as shown in the Bond Register, shall receive a Bond evidencing the obligation of the City to make payments of principal and interest with respect to any Bond. Upon delivery by DTC to the Bond Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede, and subject to the provisions in Section 3 hereof with respect to the payment of interest to the registered owners of Bonds at the close of business on the 15th day of the month next preceding the applicable interest payment date, the name "Cede" in this Ordinance shall refer to such new nominee of DTC.

In the event that (i) the City determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, (ii) the agreement among the City, the Bond Registrar and DTC evidenced by the Representation Letter shall be terminated for any reason or (iii) the City determines that it is in the best interests of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the City shall notify DTC and DTC Participants of the availability through DTC of certificated Bonds and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede, as nominee of DTC. At that time, the City may determine that the Bonds shall be registered in the name of and deposited with such other depository operating a universal book-entry system, as may be acceptable to the City, or such depository's agent or designee, and if the City does not select such alternate universal book-entry system, then the Bonds may be registered in whatever name or names registered owners of Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 5(a) hereof.

Notwithstanding any other provisions of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede, as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the name provided in the Representation Letter.

Section 6. Redemption. (a) Optional Redemption. All or a portion of the Bonds due on and after the date, if any, specified in the Bond Notification shall be subject to redemption prior to maturity at the option of the City from any available funds, as a whole or in part, and if in part in integral multiples of \$5,000 in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on the date specified in such Bond Notification (but not later than 10-1/2 years from the date of issuance of the Bonds), and on any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption, as set forth in such Bond Notification.

(b) Mandatory Redemption. The Bonds maturing on the date or dates, if any, indicated in the Bond Notification shall be subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on the dates of the years, if any, and in the principal amounts, if any, as indicated in such Bond Notification.

The principal amounts of Bonds to be mandatorily redeemed in each year may be reduced through the earlier optional redemption thereof, with any partial optional redemptions of such Bonds credited against future mandatory redemption requirements in such order of the mandatory redemption dates as the City may determine. In addition, on or prior to the 60th day preceding any mandatory redemption date, the Bond Registrar may, and if directed by the Council shall, purchase Bonds required to be retired on such mandatory redemption date. Any such Bonds so

purchased shall be cancelled and the principal amount thereof shall be credited against the mandatory redemption required on such next mandatory redemption date.

(c) *General.* The Bonds shall be redeemed only in the principal amount of \$5,000 and integral multiples thereof. The City shall, at least forty-five (45) days prior to any optional redemption date (unless a shorter time period shall be satisfactory to the Bond Registrar) notify the Bond Registrar of such redemption date and of the principal amount and maturity or maturities of Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected by lot by the Bond Registrar from the Bonds of such maturity by such method of lottery as the Bond Registrar shall deem fair and appropriate; *provided* that such lottery shall provide for the selection for redemption of Bonds or portions thereof so that any \$5,000 Bond or \$5,000 portion of a Bond shall be as likely to be called for redemption as any other such \$5,000 Bond or \$5,000 portion. The Bond Registrar shall make such selection upon the earlier of the irrevocable deposit of funds with an escrow agent sufficient to pay the redemption price of the Bonds to be redeemed or the time of the giving of official notice of redemption.

The Bond Registrar shall promptly notify the City in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 7. Redemption Procedure. Unless waived by any holder of Bonds to be redeemed, notice of the call for any such redemption shall be given by the Bond Registrar on behalf of the City by mailing the redemption notice by first class mail at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar.

All notices of redemption shall state:

- (1) the redemption date,
- (2) the redemption price,
- (3) if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (4) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,
- (5) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal corporate trust office of the Bond Registrar, and
- (6) such other information then required by custom, practice or industry standard.

Unless moneys sufficient to pay the redemption price of the Bonds to be redeemed at the option of the City shall have been received by the Bond Registrar prior to the giving of such notice of redemption, such notice may, at the option of the City, state that said redemption shall be conditional upon the receipt of such moneys by the Bond Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds, and the Bond Registrar shall give notice, in the same manner in which the notice of redemption shall have been given, that such moneys were not so received and that such Bonds will not be redeemed. Otherwise, prior to any redemption date, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Subject to the provisions for a conditional redemption described above, notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified,

and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered holder a new Bond or Bonds of the same maturity in the amount of the unpaid principal.

If any Bond or portion of Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal shall, until paid, bear interest from the redemption date at the rate borne by the Bond or portion of Bond so called for redemption. All Bonds which have been redeemed shall be cancelled and destroyed by the Bond Registrar and shall not be reissued.

Section 8. Form of Bond. The Bonds shall be in substantially the form hereinafter set forth; *provided, however,* that if the text of the Bonds is to be printed in its entirety on the front side of the Bonds, then the second paragraph on the front side and the legend “See Reverse Side for Additional Provisions” shall be omitted and the text of paragraphs set forth for the reverse side, as may be appropriate, shall be inserted immediately after the first paragraph.

[FORM OF BOND - FRONT SIDE]

REGISTERED
NO. _____REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF TAZEWELL
CITY OF PEKIN
GENERAL OBLIGATION BOND, SERIES 2021

See Reverse Side for Additional Provisions.
--

Interest Maturity Dated
Rate: ____% Date: [December 1], 20__ Date: _____, 2021 CUSIP: 705591 ____

Registered Owner:

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the City of Pekin, Tazewell and Peoria Counties, Illinois, a municipality and unit of local government created under the provisions of the laws of the State of Illinois (the “City”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the later of the Dated Date of this Bond identified above or from the most recent interest payment date to which interest has been paid or duly provided for, at the Interest Rate per annum identified above, such interest to be payable on [June 1] and [December 1] of each year, commencing _____ 1, 20__, until said Principal Amount is paid or duly provided for. The principal of this Bond is payable in lawful money of the United States of America upon presentation hereof at the principal corporate trust office of _____, _____, as bond registrar and paying agent (the “Bond Registrar”). Payment of interest shall be made to the Registered Owner hereof as shown on the

registration books of the City maintained by the Bond Registrar, at the close of business on the 15th day of the month next preceding the interest payment date. Interest shall be paid by check or draft of the Bond Registrar, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books, or at such other address furnished in writing by such Registered Owner to the Bond Registrar. For the prompt payment of this Bond both principal and interest at maturity, the full faith, credit and resources of the City are hereby irrevocably pledged.

Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof, and such further provisions shall for all purposes have the same effect as if set forth at this place.

It is hereby certified and recited that all conditions, acts and things required by the Constitution and Laws of the State of Illinois to exist or to be done precedent to and in the issuance of this Bond, including the Act, have existed and have been properly done, happened and been performed in regular and due form and time as required by law; that the indebtedness of the City, represented by the Bonds, and including all other indebtedness of the City, howsoever evidenced or incurred, does not exceed any constitutional or statutory or other lawful limitation; and that provision has been made for the collection of a direct annual tax, in addition to all other taxes, on all of the taxable property in the City sufficient to pay the interest hereon as the same falls due and also to pay and discharge the principal hereof at maturity.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

IN WITNESS WHEREOF, the City of Pekin, Tazewell and Peoria Counties, Illinois, by its City Council, has caused this Bond to be executed by the manual or duly authorized facsimile signature of its Mayor and attested by the manual or duly authorized facsimile signature of its City Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as appearing hereon and as of the Dated Date identified above.

SPECIMEN

Mayor, City of Pekin
Tazewell and Peoria Counties, Illinois

ATTEST:

SPECIMEN

City Clerk, City of Pekin
Tazewell and Peoria Counties, Illinois

[SEAL]

Date of Authentication: _____, 2021

CERTIFICATE
OF
AUTHENTICATION

Bond Registrar and Paying Agent:

_____,
_____, _____

This Bond is one of the Bonds described in the within mentioned ordinance and is one of the General Obligation Bonds, Series 2021, of the City of Pekin, Tazewell and Peoria Counties, Illinois.

By: _____

Its: _____

Authorized Officer

[FORM OF BOND - REVERSE SIDE]

**CITY OF PEKIN
COUNTY OF TAZEWELL
GENERAL OBLIGATION BOND, SERIES 2021**

This Bond is one of a series of bonds (the “*Bonds*”) issued by the City for the purpose of paying the cost of various capital projects in and for the City and refunding certain outstanding obligations of the City, all as described and defined in the Ordinance of the City, adopted by the City Council of the City on the 11th day of January, 2021, authorizing the Bonds (the “*Ordinance*”), pursuant to and in all respects in compliance with the applicable provisions of the Illinois Municipal Code, as supplemented and amended, and as further supplemented and, where necessary, superseded, by the powers of the City as a home rule unit under the provisions of Section 6 of Article VII of the Illinois Constitution of 1970 (such code and powers being the “*Act*”), and with the Ordinance, which has been duly passed by the City Council, approved by the Mayor, and published, in all respects as by law required.

[Optional and Mandatory Redemption provisions, as applicable, will be inserted here].

[Notice of any such redemption shall be sent by first class mail not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books of the City maintained by the Bond Registrar or at such other address as is furnished in writing by such registered owner to the Bond Registrar. When so called for redemption, this Bond will cease to bear interest on the specified redemption date, provided funds for redemption are on deposit at the place of payment at that time, and shall not be deemed to be outstanding.]

This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar in _____, _____, but only in the manner, subject to the limitations and upon payment of the charges provided in the Ordinance, and upon surrender and cancellation of this Bond. Upon

such transfer a new Bond or Bonds of authorized denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

The Bonds are issued in fully registered form in the denomination of \$5,000 each or authorized integral multiples thereof. This Bond may be exchanged at the principal corporate trust office of the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the Ordinance. The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month next preceding any regular or other interest payment date on such Bond and ending at the opening of business on such interest payment date[, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds].

The City and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes, and neither the City nor the Bond Registrar shall be affected by any notice to the contrary.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assign, and transfers unto

Here insert Social Security Number,
Employer Identification Number or
other Identifying Number

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint

as attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Section 9. Sale of Bonds. The Designated Representatives (as hereinafter defined) are hereby authorized to proceed not later than the reorganizational meeting of the Council following the April 6, 2021, consolidated election (if changes in Council membership occur) or the 11th day of July, 2021 (if no changes in Council membership occur), without any further authorization or direction from the Council, to sell the Bonds upon the terms as prescribed in this Ordinance. The Bonds hereby authorized shall be executed as in this Ordinance provided as soon after the delivery of the Bond Notification as may be, and thereupon be deposited with the City Treasurer. After authentication of the Bonds by the Bond Registrar, the City Treasurer shall deliver to Bernardi Securities, Inc., Chicago, Illinois, as purchaser of the Bonds (the “Purchaser” or “Bernardi”), upon receipt of the purchase price or prices therefor, the same being not less than 97.0% of the principal amount of the Project Bonds and not less than 97.0% of the principal amount of the

Refunding Bonds, exclusive of original issue discount, if any, plus accrued interest, if any, to the date of delivery; it being hereby found and determined that the sale of the Bonds to the Purchaser is in the best interests of the City and that no person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the sale of the Bonds to the Purchaser. Alternatively, if deemed in the best interest of the City by the Designated Representatives, Bernardi may serve as placement agent in connection with the sale of the Bonds on a private placement basis to the purchaser thereof (which shall be a bank or financial institution authorized to do business in the State of Illinois), upon receipt of the purchase price therefor, the same being not less than 97.0% of the principal amount of the Bonds, exclusive of original issue discount, if any, plus accrued interest, if any, to the date of delivery. As used herein, “*Designated Representatives*” means the Mayor and the Finance Director of the City.

Prior to the sale of the Bonds, any of the Designated Representatives is hereby authorized to approve and execute a commitment for the purchase of a Municipal Bond Insurance Policy (as hereinafter defined), to further secure the Bonds, as long as the present value of the fee to be paid for the Municipal Bond Insurance Policy (using as a discount rate the expected yield on the Bonds treating the fee paid as interest on the Bonds) is less than the present value of the interest reasonably expected to be saved on the Bonds over the term of the Bonds as a result of the Municipal Bond Insurance Policy.

Upon the sale of the Bonds, the Designated Representatives shall prepare a Notification of Sale of the Bonds, which shall include the pertinent details of sale as provided herein (the “*Bond Notification*”). In the Bond Notification, the Designated Representatives shall find and determine that the Bonds have been sold at such price and bear interest at such rates that either the true interest cost (yield) or the net interest rate received upon the sale of the Bonds does not exceed the

maximum rate otherwise authorized by applicable law. The Bond Notification shall be entered into the records of the City and made available to the Council at the next regular meeting thereof; but such action shall be for information purposes only, and the Council shall have no right or authority at such time to approve or reject such sale as evidenced in the Bond Notification.

Upon the sale of the Bonds, as evidenced by the execution and delivery of the Bond Notification by the Designated Representatives, the Mayor, City Clerk, City Treasurer, Finance Director and any other officers of the City, as shall be appropriate, shall be and are hereby authorized and directed to approve or execute, or both, such documents of sale of the Bonds as may be necessary, including, without limitation, one or more contracts for the sale of the Bonds between the City and the Purchaser (the "*Purchase Contracts*").

The use by the Purchaser of any Preliminary Official Statement and any final Official Statement relating to the Bonds (the "*Official Statement*") is hereby ratified, approved and authorized; the execution and delivery of the Official Statement is hereby authorized; and the officers of the Council are hereby authorized to take any action as may be required on the part of the City to consummate the transactions contemplated by the Purchase Contracts, this Ordinance, said Preliminary Official Statement, the Official Statement and the Bonds.

Section 10. Tax Levy. In order to provide for the collection of a direct annual tax sufficient to pay the interest on the Bonds as it falls due, and also to pay and discharge the principal thereof at maturity, there be and there is hereby levied upon all the taxable property within the City a direct annual tax for each of the years while the Bonds or any of them are outstanding, in amounts sufficient for that purpose, and that there be and there is hereby levied upon all of the taxable property in the City, the following direct annual tax for the Bonds, to-wit (the "*Pledged Taxes*"):

FOR THE YEAR	A TAX SUFFICIENT TO PRODUCE THE SUM OF:	
2020	\$ 0	for interest and principal up to and including June 1, 2022
2021	\$2,500,000	for interest and principal
2022	\$2,500,000	for interest and principal
2023	\$2,500,000	for interest and principal
2024	\$2,500,000	for interest and principal
2025	\$2,500,000	for interest and principal
2026	\$2,500,000	for interest and principal
2027	\$2,500,000	for interest and principal
2028	\$2,500,000	for interest and principal
2029	\$2,500,000	for interest and principal
2030	\$2,500,000	for interest and principal
2031	\$2,500,000	for interest and principal
2032	\$2,500,000	for interest and principal
2033	\$2,500,000	for interest and principal
2034	\$2,500,000	for interest and principal
2035	\$2,500,000	for interest and principal
2036	\$2,500,000	for interest and principal
2037	\$2,500,000	for interest and principal
2038	\$2,500,000	for interest and principal
2039	\$2,500,000	for interest and principal

Principal or interest maturing at any time when there are not sufficient funds on hand from the foregoing tax levy to pay the same shall be paid from the general funds of the City, and the fund from which such payment was made shall be reimbursed out of the taxes hereby levied when the same shall be collected.

The City covenants and agrees with the purchasers and the holders of the Bonds that so long as any of the Bonds remain outstanding, the City will take no action or fail to take any action which in any way would adversely affect the ability of the City to levy and collect the foregoing tax levy and the City and its officers will comply with all present and future applicable laws in order to assure that the foregoing taxes will be levied, extended and collected as provided herein and deposited in the fund established to pay the principal of and interest on the Bonds.

To the extent that the taxes levied above exceed the amount necessary to pay debt service on the Bonds as set forth in the Bond Notification, the Mayor, City Clerk and City Treasurer are

hereby authorized to direct the abatement of such taxes to the extent of the excess of such levy in each year over the amount necessary to pay debt service on the Bonds in the following bond year. Proper notice of such abatement shall be filed with the County Clerks of The Counties of Tazewell and Peoria, Illinois (the “*County Clerks*”), in a timely manner to effect such abatement.

Whenever and only when other funds from any lawful source are made available for the purpose of paying any principal of or interest on the Bonds, so as to enable the abatement of the taxes levied herein for the payment of same, the Council shall, by proper proceedings, direct the deposit of such funds into the Bond Fund and further shall direct the abatement of the taxes by the amount so deposited. A certified copy or other notification of any such proceedings abating taxes may then be filed with the County Clerks in a timely manner to effect such abatement.

Section 11. Filing of Ordinance. Forthwith upon the passage of this Ordinance, the City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerks, and it shall be the duty of the County Clerks to annually in and for each of the years 2021 to 2039, inclusive, ascertain the rate necessary to produce the tax herein levied, and extend the same for collection on the tax books against all of the taxable property within the City in connection with other taxes levied in each of said years for general municipal purposes, in order to raise the respective amounts aforesaid and in each of said years such annual tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for general municipal purposes of the City, and when collected, the taxes hereby levied shall be placed to the credit of a special fund for the Bonds, to be designated “Bond and Interest Fund of 2021” (the “*Bond Fund*”), which taxes are hereby irrevocably pledged to and shall be used only for the purpose of paying the principal of and interest on the Bonds.

Pursuant to Section 13 of the Local Government Debt Reform State of the State of Illinois, as amended, the moneys deposited or to be deposited into the Bond Fund, including any tax

receipts derived from the Pledged Taxes, are pledged as security for the payment of the Bonds. While any Bonds remain outstanding and unpaid, the Pledged Taxes are for the sole benefit of the owners of the outstanding Bonds and such owners shall have and are granted a security interest in, and a lien upon, all rights, claims and interests of the City arising pursuant to those levies and all present and future proceeds of such levies. The security interest in and lien upon those rights, claims and interests are immediately valid and binding from the time the Bonds are issued, and shall immediately attach to (a) the tax receipts of the Pledged Taxes wherever held, and (b) amounts held in the Bond Fund, without any physical delivery or further act and the lien of such pledge shall be immediately valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the City or against the funds, rights, claims or interests pledged hereby irrespective of whether such parties have notice thereof. The pledge is an agreement between the City and the Bondholders to provide security for the Bonds in addition to any statutory lien.

Section 12. Use of Bond Proceeds. Accrued interest, if any, received on the delivery of the Bonds and principal proceeds of the Bonds in an amount as set forth in the Bond Notification, if any, are hereby appropriated for the purpose of paying first interest due on the Bonds and are hereby ordered deposited into the Bond Fund.

The principal proceeds of the Project Bonds and any premium received from the sale of the Project Bonds are hereby appropriated to pay the costs of issuance of the Project Bonds and for the purpose of paying the cost of the Project, and that portion thereof not needed to pay such costs of issuance is hereby ordered deposited into the 2021 Capital Project Fund of the City.

Simultaneously with the delivery of the Bonds, the principal proceeds of the Refunding Bonds, together with any premium received from the sale of the Refunding Bonds and such additional amounts as may be necessary from the general funds of the City, are hereby appropriated to pay the costs of issuance of the Refunding Bonds and for the purpose of refunding the Refunded

Obligations, and that portion thereof necessary to refund the Refunded IEPA Loans is hereby ordered deposited into the appropriate subaccount of the Sewerage Fund of the City or other fund as may be advisable for the purpose, and shall be used to pay and cancel the Refunded IEPA Loans, and that portion thereof necessary to refund the Refunded Promissory Notes is hereby ordered deposited with the City Treasurer, as paying agent for the Promissory Notes, and shall be used to pay and redeem the Refunded Promissory Notes.

In accordance with the terms of the Refunded Obligations, the City by the Council does hereby make provision for the payment of and does hereby call (subject only to the delivery of the Bonds) the Refunded Obligations for redemption on their earliest possible and practicable redemption date or dates, as set forth in the Bond Notification.

Section 13. Non-Arbitrage and Tax-Exemption. The City hereby covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Internal Revenue Code of 1986, as amended (the “Code”), or would otherwise cause the interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City acknowledges that, in the event of an examination by the Internal Revenue Service (the “IRS”) of the exemption from federal income taxation for interest paid on the Bonds, under present rules, the City may be treated as a “taxpayer” in such examination and agrees that it will respond in a commercially reasonable manner to any inquiries from the IRS in connection with such an examination.

The City also agrees and covenants with the purchasers and holders of the Bonds from time to time outstanding that, to the extent possible under Illinois law, it will comply with whatever federal tax law is adopted in the future which applies to the Bonds and affects the tax-exempt status of the Bonds.

The Council hereby authorizes the officials of the City responsible for issuing the Bonds, the same being the Mayor, City Clerk and City Treasurer, to make such further covenants and certifications regarding the specific use of the proceeds of the Bonds as approved by the Council and as may be necessary to assure that the use thereof will not cause the Bonds to be arbitrage bonds and to assure that the interest on the Bonds will be exempt from federal income taxation. In connection therewith, the City and the Council further agree: (a) through their officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Bonds and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay fiscal agents, financial advisors, attorneys, and other persons to assist the City in such compliance.

Section 14. Designation of Bonds. All or a portion of the Bonds may be issued as “bank qualified bonds” (the “*BQ Bonds*”) as set forth in the Bond Notification, provided that the total amount of Bonds issued does not exceed \$10,000,000. Each of the BQ Bonds is designated as a “qualified tax-exempt obligation” for the purposes and within the meaning of Section 265(b)(3) of the Code.

Section 15. List of Bondholders. The Bond Registrar shall maintain a list of the names and addresses of the holders of all Bonds and upon any transfer shall add the name and address of the new Bondholder and eliminate the name and address of the transferor Bondholder.

Section 16. Duties of Bond Registrar. If requested by the Bond Registrar, the Mayor and City Clerk are authorized to execute the Bond Registrar’s standard form of agreement between the

City and the Bond Registrar with respect to the obligations and duties of the Bond Registrar hereunder which may include the following:

- (a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;
- (b) to maintain a list of Bondholders as set forth herein and to furnish such list to the City upon request, but otherwise to keep such list confidential;
- (c) to give notice of redemption of the Bonds as provided herein;
- (d) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;
- (e) to furnish the City at least annually a certificate with respect to Bonds cancelled and/or destroyed; and
- (f) to furnish the City at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

Section 17. Continuing Disclosure Undertaking. The Mayor and the Finance Director are each hereby authorized, empowered and directed to execute and deliver one or more Continuing Disclosure Undertakings (the “*Continuing Disclosure Undertaking*”) in connection with the issuance of the Bonds, with such provisions therein as he or she shall approve, his or her execution thereof to constitute conclusive evidence of his or her approval of such provisions. When the Continuing Disclosure Undertaking is executed and delivered on behalf of the City as herein provided, the Continuing Disclosure Undertaking will be binding on the City and the officers, employees and agents of the City, and the officers, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Continuing Disclosure Undertaking as executed. Notwithstanding any other provision of this Ordinance, the sole remedies for failure to comply with the Continuing Disclosure Undertaking shall be the ability of the beneficial owner of any Bond to seek mandamus or specific performance by court order, to cause the City to comply with its obligations under the Continuing Disclosure Undertaking.

Section 18. Municipal Bond Insurance. In the event the payment of principal and interest on the Bonds is insured pursuant to a municipal bond insurance policy (the “*Municipal Bond Insurance Policy*”) issued by a bond insurer (the “*Bond Insurer*”), and as long as such Municipal Bond Insurance Policy shall be in full force and effect, the City and the Bond Registrar agree to comply with such usual and reasonable provisions regarding presentment and payment of the Bonds, subrogation of the rights of the Bondholders to the Bond Insurer upon payment of the Bonds by the Bond Insurer, amendment hereof, or other terms, as approved by the Mayor of the City on advice of counsel, his or her approval to constitute full and complete acceptance by the City of such terms and provisions under authority of this Section.

Section 19. Record-Keeping Policy and Post-Issuance Compliance Matters. On February 10, 2020, the Council adopted a record-keeping policy (the “*Policy*”) in order to maintain sufficient records to demonstrate compliance with its covenants and expectations to ensure the appropriate federal tax status for the debt obligations of the City, the interest on which is excludable from “gross income” for federal income tax purposes (such as the Bonds) or which enable the City or the holder to receive federal tax benefits, including, but not limited to, qualified tax credit bonds and other specified tax credit bonds. The Council and the City hereby reaffirm the Policy.

Section 20. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 21. Superseder and Effective Date. All ordinances, resolutions, and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force and effect immediately upon its passage and approval.

ADOPTED: January 11, 2021

AYES: _____

NAYS: _____

ABSENT: _____

Approved: January 11, 2021

Mayor, City of Pekin,
Tazewell and Peoria Counties, Illinois

Recorded in the City Records on January 11, 2021.

ATTEST:

City Clerk, City of Pekin,
Tazewell and Peoria Counties, Illinois

City Council member _____ moved and City Council member _____ seconded the motion that said ordinance as presented be adopted.

After a full and complete discussion thereof, the Mayor directed that the roll be called for a vote upon the motion to adopt said ordinance.

Upon the roll being called, the following City Council members voted AYE: _____ .

NAY: _____ .

Whereupon the Mayor declared the motion carried and said ordinance was adopted and approved by the Mayor, and the Mayor directed the City Clerk to record the same in full in the records of the City Council of the City of Pekin, Tazewell and Peoria Counties, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

City Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF TAZEWELL)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Pekin, Tazewell and Peoria Counties, Illinois (the “City”), and as such official I am the keeper of the records and files of the Council thereof (the “Council”).

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Council held on the 11th day of January, 2021, insofar as same relates to the adoption of Ordinance No. _____ entitled:

AN ORDINANCE providing for the issuance of not to exceed \$25,600,000 General Obligation Bonds of the City of Pekin, Tazewell and Peoria Counties, Illinois, for the purpose of financing various capital projects within said City and refunding certain obligations of said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Council on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Council at least 72 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 72-hour period preceding said meeting, that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, a true, correct and complete copy of the agenda as so posted being attached hereto as *Exhibit A*, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Illinois Municipal Code, as amended, and that the Council has complied with all of the applicable provisions of said Act and said Code and its procedural rules in the adoption of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this 11th day of January, 2021.

[SEAL]

City Clerk

Attachment: Bond Ordinance for IEPA loan Refinance (2459 : Ordinance No. 2951-20/21 Providing for issuance not to exceed \$25,600,000

STATE OF ILLINOIS)
) SS
 COUNTY OF TAZEWELL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Tazewell, Illinois, and as such official I do further certify that on the ____ day of _____, 20____, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

AN ORDINANCE providing for the issuance of not to exceed \$25,600,000 General Obligation Bonds of the City of Pekin, Tazewell and Peoria Counties, Illinois, for the purpose of financing various capital projects within said City and refunding certain obligations of said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

duly adopted by the City Council of the City of Pekin, Tazewell and Peoria Counties, Illinois, on the 11th day of January, 2021, and approved by the Mayor, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____, 20____.

 County Clerk of The County of
 Tazewell, Illinois

[SEAL]

STATE OF ILLINOIS)
) SS
 COUNTY OF PEORIA)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Peoria, Illinois, and as such official I do further certify that on the ____ day of _____, 20____, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

AN ORDINANCE providing for the issuance of not to exceed \$25,600,000 General Obligation Bonds of the City of Pekin, Tazewell and Peoria Counties, Illinois, for the purpose of financing various capital projects within said City and refunding certain obligations of said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

duly adopted by the City Council of the City of Pekin, Tazewell and Peoria Counties, Illinois, on the 11th day of January, 2021, and approved by the Mayor, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____, 20____.

 County Clerk of The County of
 Peoria, Illinois

[SEAL]



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Josie Esker, City Engineer

AGENDA ITEM: Resolution No. 204-20/21 to Approve Agreement with Tazewell County for Planimetric Data

ACTION REQUESTED: Approve and Adopt the Resolution.

DESCRIPTION: This item is to approve an intergovernmental agreement with Tazewell County for the purposes of obtaining planimetric data of the City's roads, sidewalks, inlets and manholes. The City will receive this data at a drastically reduced price (20% local match) by partnering with neighboring communities and due to a regional grant obtained by Tri-County Regional Planning.

Planimetric data will provide a GIS map with line segments showing the edges of pavement, sidewalks, manholes, and inlets. Having this data will save staff time when putting together roadway and sidewalk plans. Also, this data is needed for the City's future ADA transition plan, and it is much more cost effective to obtain the data as part of this grant.

Staff recommends this item be approved.

FINANCIAL IMPACT:

Requested Amount: \$1,584.00
 Line Item: 100-007-569000
 Budgeted Amount: \$100,000.00
 Remaining Funds: \$33,104.70

IMPACT IF APPROVED: The City will enter into an agreement with Tazewell County for Planimetric Data

IMPACT IF DENIED: The City will not enter into an agreement with Tazewell County.

ALTERNATIVES: None

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/7/2021

Date:

WHEREAS, the County of Tazewell, (the "County"), is a body politic and corporate organized under the laws of the State of Illinois; and

WHEREAS, the City of Pekin, Illinois, (the "City"), is municipal corporation organized under the laws of the State of Illinois; and

WHEREAS, the City and County mutually desire to acquire updated planimetric data; and

WHEREAS, Tazewell County, Peoria County and Woodford County (collectively, the "Counties") collectively advertised a Request for Proposal for a regional planimetric data acquisition project and to share in reduced costs for the acquisition; and

WHEREAS, representatives from each of the Counties graded the responses to the RFP and selected Leading Edge Geomatics, to perform services for Tazewell, Peoria and Woodford Counties;

WHEREAS, the County Board approved a Letter of Agreement with Tri-County Regional Planning Commission to enter into a contract with Leading Edge Geomatics, and for Tri-County Regional Planning to administer said contract and act as Project Coordinator; and

WHEREAS, the County's share of the planimetric data acquisition is \$8,528.00 and

WHEREAS, the Intergovernmental Cooperation Act of the State of Illinois authorizes the County and the City to enter into Intergovernmental Agreements; and

WHEREAS, the County will be partnering with various municipalities to share in the cost of the planimetric data; and

WHEREAS, the City has agreed to partner with the County in the planimetric data acquisition project and share in the reduced costs; and

WHEREAS, of the \$8,528.00 cost the County, the City has agreed to contribute its proportionate share of the cost of the planimetric data acquisition, which totals \$1,584.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The above recitals are found to be true and correct and are incorporated herein.

Section 2. The Mayor is authorized and directed to execute the Intergovernmental Agreement in substantially the form attached hereto as Exhibit A, with such changes as the Mayor, in consultation with the City Attorney, deems appropriate.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

**INTERGOVERNMENTAL COOPERATION AGREEMENT
BETWEEN THE COUNTY OF TAZEWELL
AND THE CITY OF PEKIN, ILLINOIS**

WHEREAS, the County of Tazewell, hereafter "County", is a body politic and corporate organized under the laws of the State of Illinois; and

WHEREAS, the City of Pekin, Illinois, hereafter "City", is a municipal corporation organized under the laws of the State of Illinois; and

WHEREAS, the City and County mutually desire to acquire updated planimetric data; and

WHEREAS, Tazewell County, Peoria County and Woodford County, hereafter the "Counties," collectively advertised a Request for Proposal for a regional planimetric data acquisition project and to share in reduced costs for the acquisition; and

WHEREAS, representatives from each of the Counties graded the responses to the RFP and selected Leading Edge Geomatics to perform services for the Tazewell, Peoria and Woodford Counties;

WHEREAS, the County Board approved a Letter of Agreement with Tri-County Regional Planning Commission to enter into a contract with Leading Edge Geomatics, and for Tri-County Regional Planning Commission to administer said contract and act as Project Coordinator; and

WHEREAS, the County's share of the planimetric data acquisition is \$8,528.00 and

WHEREAS, the Intergovernmental Cooperation Act of the State of Illinois authorizes the County and the City to enter into Intergovernmental Agreements; and

WHEREAS, the County will be partnering with various municipalities to share in the cost of the planimetric data; and

WHEREAS, the City has agreed to partner with the County in the planimetric data acquisition project and share in the reduced costs; and

WHEREAS, of the \$8,528.00, the City has agreed to contribute its share of the cost totaling \$1,584.00 for the planimetric data acquisition.

NOW THEREFORE, in consideration of the mutual promises contained in this agreement the County of Tazewell and the City of Pekin, Illinois, agree as follows:

1. That the foregoing is true, accurate and factual
2. That should any of the forgoing be found to be false, inaccurate or not factual, such finding shall have no bearing on this agreement and this agreement shall remain in full force and effect.
3. That the City shall reimburse the County for the City's pro-rata share of the planimetric data based on data type acquired for Edge of Driving Surface at \$640.00 and Manholes/Inlets at \$745.60 and Sidewalks at \$198.40 for a total cost of \$1,584.00 upon delivery.
4. That the County shall ensure/provide, with the assistance of Tri-County Regional Planning Commission, for the delivery of the planimetric data via a portable hard drive, DVD, or other mutually agreed upon media.
5. That the County and City have agreed that should the City want a copy of the planimetric data for the entire County, the County and City shall enter into a Data Sharing Agreement.

THIS AGREEMENT, approved by the County Board of Tazewell County, Illinois at their regularly scheduled board meeting on this ____ day of January 2021, with

Ayes, _____ Nays, _____ Absent, _____ Abstain, _____ Present

COUNTY OF TAZEWEILL, ILLINOIS

David Zimmerman, Chairman

ATTEST:

County Clerk
Tazewell County

THIS AGREEMENT approved by the City Council of the City of Pekin, Illinois at their regularly scheduled council meeting on this _____ day of _____, 2021, with

Ayes, _____ Nays, _____ Absent, _____ Abstain, _____ Present _____

CITY OF PEKIN ILLINOIS

Mayor

ATTEST:

City Clerk
City of Pekin



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Discussion - Future Road Maintenance

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

1/6/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/6/2021

Date:



REQUEST FOR COUNCIL ACTION

Agenda Date: January 11, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Discussion - Business Licensing Ordinance

DESCRIPTION: Attached is a draft business license ordinance for the City Council to consider and discuss. Business licensing would serve to help the city to identify businesses operating in the City; offer any available incentives or grants (e.g. COVID19 Small Business Assistance Grants); and communicate about city issues or projects. The ordinance allows for revocation in the event of violations of the city code and calls for annual renewals. Businesses would apply for a license or renewal every year, online and at no costs to the business.

FINANCIAL IMPACT:

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED:

IMPACT IF DENIED:

ALTERNATIVES:

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness

Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:**Mark A. Rothert**

Mark A. Rothert, City Manager

1/6/2021

Mark A. Rothert

Mark A. Rothert, City Manager

1/6/2021

Date:

ORDINANCE NO. _____**AN ORDINANCE CREATING A GENERAL BUSINESS LICENSE
FOR THE CITY OF PEKIN, ILLINOIS**

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, it is necessary for the City to implement a business registration program to ensure that the City has knowledge of all businesses operating in the City for communication and service delivery purposes; and

WHEREAS, the creation of a business registration program will assist the City's Police and Fire Departments in responding to accidents, natural disasters, criminal activity, and other emergencies; and

WHEREAS, the City Council of the City of Pekin finds that the creation of a business registration program will serve the public interest by providing valuable economic data about the City; facilitating the provision of notices to business regarding City programs and services; and facilitating compliance with zoning, property maintenance, and building codes; and

WHEREAS, the City Council of the City of Pekin finds it is in the best interests of the City, its business community, and its residents to create a business registry as herein provided.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The findings and recitations set forth above are adopted and found to be true and correct.

Section 2. Purpose. Because each commercial establishment located in the City is a central part of and affects the physical and economic well-being of the City, necessitating services from the City in the form of building, health, public safety, and other services, it is in the best interest of the physical and economic interests of the City that all commercial establishments register with the City and obtain a license as provided herein. The purpose of this ordinance is to create the means whereby the City may render services to commercial establishments and commercial activities in order to promote, protect, and safeguard the public health, safety, and welfare of the residents and consumers of the City and to enable the effecting of an accurate record of commercial establishments located and carrying on commercial activities or commerce within the City.

Section 3. Definitions. The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this Ordinance, except where the context clearly indicates a different meaning:

“Business” means a calling, occupation, profession, or activity engaged in with the object of gain, benefit or advantage, either directly or indirectly, at a physical location within the City of Pekin.

“Person” means any individual, firm, association, partnership, corporation, trust or any other legal entity.

Section 4. License Required.

A. Businesses subject to licensing. No person, firm, or corporation shall conduct, engage in, or maintain, operate, carry on, or manage any business within the City, either by himself or itself, or through an agent, employee, or partner, without first having obtained a license for such business. The requirement of this Section shall take effect on July 1, 2021, and no business shall be required to submit an application or obtain a license pursuant to this Ordinance prior to that date.

B. Multiple Locations. Where a business operates out of two or more physical locations within the City, or where a person operates multiple businesses, a separate license is required for each physical location and/or business within the City.

C. Exceptions. The following businesses shall be exempt from the requirements of this Ordinance:

1. A governmental unit;
2. A public utility or cable television company which is subject to regulation by the Federal Communications Commission or the Illinois Commerce Commission and which operates in the City pursuant to a franchise agreement with the City; and
3. Persons in residential zoning districts holding garage sales in conformance with the City Zoning Code.

D. There shall be no fee required for the issuance or renewal of a license required pursuant to this ordinance.

E. The license required by this Ordinance is in addition to any other license that may be required pursuant to federal or state law, or other City ordinance.

Section 5. Application Form. Applications for licenses required by this Ordinance shall be completed using an Internet based form available on the City’s website.

A. Application forms shall contain the following information:

1. If the business is a sole proprietorship, the name, date of birth, residential address, email address, and residential telephone number of the sole proprietor.
 2. If the business is a partnership or other non-corporate business entity, the name, date of birth, and residential address, email address, and residential phone number of each partner, principal, or member.
 3. If the business is a corporation, the name, date of birth, and residential address and residential phone number of each principal officer, the name, address, and phone number of the corporation's registered agent, and the name, address, email address, and phone number of the businesses primary contact.
- B. Each application shall also contain:
1. The location or proposed location of the business.
 2. A basic floor plan of the business, including the location of all entrances and exits.
 3. The phone number of the business.
 4. Emergency contact and safety information.
- C. A business required to obtain a license pursuant to this Ordinance shall file an application form with the City not less than ten (10) days prior to the time said person intends to commence the business operation. Thereafter, a renewal application form shall be filed on or before April 30th for each year the registered business continues.
- D. Businesses shall notify the City of any changes to the registration information required herein within 10 days of such change.

Section 6. Posting of License. Upon receipt of a completed license application, the City shall issue the business license, which must be posted at all times in a prominent place at the physical location of the business. No person shall alter, deface, forge, or counterfeit any certificate of registration issued by the City.

Section 7. False Application Unlawful. It shall be unlawful for any business subject to the provisions of this Ordinance to submit a false application for a business license, or to give or file, or to direct the giving or filing of, any false information with respect to the license application required by this ordinance.

Section 8. Compliance with City Code. Nothing herein shall be construed to excuse any business licensed as required herein from compliance with any other provision of the Pekin City Code.

Section 9. License not Assignable. No business license may be assigned, sold, loaned, transferred, used as collateral, or otherwise encumbered. No person, firm, or corporation shall use or display any business license which has been improperly acquired

Section 10. Penalties. Any person who shall violate any provision of this ordinance, including the failure to obtain or renew a license as required in Section 4 hereof, shall be subject to a fine of not less than \$75 nor more than \$500 for each offense. Each day that a violation continues shall constitute a separate offense.

Section 11. License Suspension or Revocation.

A. In addition to any fine issues pursuant to Section 10 above, any license issued pursuant to this Ordinance may be suspended for up to 30 days or revoked by the City Manager after a hearing for good cause or in case of a violation of any of the provisions of this Ordinance or any ordinance of the City related to the licensed business by the licensee or by any employee, partner, agent or independent contractor of the licensee.

B. The City Manager, before revoking or suspending any license, shall give the licensee at least ten days' written notice of the charges against the licensee and the opportunity for a hearing before the City Manager, at which time the licensee may present evidence bearing upon the question. In such cases, the charges shall be specific and in writing.

C. No person whose license has been revoked shall be eligible for a new license during the period for which the original license was originally issued.

D. Any licensee whose license is suspended or revoked shall pay to the City the costs of the hearing before the City Manager. The City Manager shall determine the costs incurred by the City for said hearing, including, but not limited to, court reporter fees, the costs of transcripts or records, attorneys' fees, the cost of preparing the mailing notices and orders, and all other miscellaneous expenses incurred by the City or such lesser sum as the City Manager may allow. The licensee shall pay said costs to the City within 30 days of notification of the costs by the City Manager.

Section 12. This Ordinance is hereby ordered to be published in pamphlet form by the City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 13. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 14. This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

PASSED AND APPROVED at the regular meeting of the City Council of the City of Pekin, this _____ day of _____, 20____; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 20____

Mayor

ATTEST:

City Clerk

CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT SHE IS THE CITY CLERK FOR THE CITY OF PEKIN, ILLINOIS, AND THAT THE CITY COUNCIL AT A REGULARLY CONSTITUTED MEETING OF SAID CITY COUNCIL OF THE CITY OF PEKIN ON THE _____ DAY OF _____, 20____ ADOPTED ORDINANCE NO. _____ A TRUE AND CORRECT COPY OF WHICH IS CONTAINED IN THIS PAMPHLET

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

(SEAL)

CITY CLERK