

ORDINANCE 2135**ORDINANCE APPROVING THE NOKOMIS TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

WHEREAS, the City of Nokomis, Illinois 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 proposed Nokomis TIF Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Nokomis and within the Redevelopment Project Area as described in Section 1(a) of this ordinance, which constitutes in the aggregate more than 1 1/2 acres.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on January 27, 2025, at City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice having been given to taxing districts and to the State of Illinois by certified mail on and around November 27, 2024 and by publication on January 1, 2025 and January 8, 2025 and by certified mail to taxpayers on and around January 13; and

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

WHEREAS, the Public Hearing was adjourned on January 27, 2025; and,

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on and around December 4, 2024 to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Redevelopment Project Area which are within 750 feet of the boundaries of the Proposed Area; and

WHEREAS, the City has established and given public notice of an "interested parties registry" for the Proposed Area in compliance with the requirements of the Act; and,

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

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

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

WHEREAS, the Joint Review Board has approved by a majority vote an advisory, non-binding recommendation that the City proceed to implement the Redevelopment Plan and Project and to designate the Proposed Area as a redevelopment project area under the Act; and,

WHEREAS, the City held a Joint Review Board Hearing on December 12, 2024 at City Hall; and

WHEREAS, at the Joint Review Board Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said hearing, and the City heard and determined all protests and objections at the hearing; and

WHEREAS, the Joint Review Board Hearing was adjourned on December 12, 2024; and,

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for conservation in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the Joint Review Board Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Nokomis TIF Redevelopment Area as said terms "conservation" and "blighted" are used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Nokomis TIF Redevelopment Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Nokomis TIF Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Nokomis TIF Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area are substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Nokomis TIF Redevelopment Plan and Project Area and the Plan for the development of the City as a whole to determine whether the proposed Nokomis TIF Redevelopment Plan and Project conforms to the community plans of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NOKOMIS, ILLINOIS, that:

1. The City Council of Nokomis hereby makes the following findings:
 - a. The area constituting the proposed Nokomis TIF Redevelopment Project Area in the City of Nokomis, Illinois is described in **Exhibit A**.
 - b. There exist conditions which cause the area to be designated as a Redevelopment Project Area be classified as a combination "Conservation Area" and "Blighted Area" as defined in Section 11-74.4-3 (b) of the Act.
 - c. The proposed Nokomis TIF 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 Nokomis TIF Redevelopment Plan.
 - d. The Nokomis TIF Redevelopment Plan and Redevelopment Project Area conform to the plan for the development of the City as a whole.
 - e. The parcels of real property in the proposed Nokomis TIF Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the Nokomis TIF Redevelopment Project Area.
 - f. The estimated date for final completion of the Nokomis TIF Redevelopment Plan is twenty-three (23) years from the effective date of this ordinance.
 - g. The estimated date for retirement of obligations incurred to finance the Nokomis TIF Redevelopment Plan costs shall be not later than twenty-three (23) years from the effective date of this ordinance.
2. The Nokomis TIF Redevelopment Plan and Redevelopment Project Area which was the subject matter of the public hearing held January 27, 2025, is hereby adopted and approved. A copy of the Nokomis TIF Redevelopment Plan and Project Area marked **Exhibit B** is attached to 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, approval and publication as required by law.

PASSED by the City Council of the City of Nokomis, Illinois on the 10th day of February, 2025.

Approved this 10th day of February, 2025.
(SEAL)

Upon motion by Commissioner O'Malley, seconded by Commissioner Arkebauer, passed by the City Council of the City of Nokomis, Illinois, and deposited and filed in the Office of the City Clerk, on the 11th day of February, 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

Ayes: O'Malley, Arkebauer & Mayor Goldsmith

Noes: Ø

Absent: Morris & Glenn

APPROVED:

Dylan Goldsmith
Dylan Goldsmith, Mayor, City of Nokomis
Montgomery County, Illinois

ATTEST:

Rachel Cassidy
Rachel Cassidy, City Clerk, City of Nokomis
Montgomery County, Illinois

Recorded in the Municipality's Records on February 11, 2025.

Exhibit A LEGAL DESCRIPTION

PART OF THE FOLLOWING SECTIONS: SECTIONS 14, 15, 22, AND 23, IN TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MONTGOMERY COUNTY, ILLINOIS; THAT PART OF THE ABOVE-DESCRIBED SECTIONS ALL BEING PART OF THE CITY OF NOKOMIS IN MONTGOMERY COUNTY, ILLINOIS, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST BERTOLINO AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16, AND POINT OF BEGINNING; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,621 FEET TO THE SOUTHWEST CORNER OF MONTGOMERY COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL) WITH PIN 08-22-504-002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 128 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,719 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-401-002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 342 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-279-018; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 660 FEET TO THE SOUTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-279-008; THENCE SOUTHEASTERLY ALONG SAID SOUTHWEST LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-279-014; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 100 FEET TO THE SOUTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-279-022; THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE A DISTANCE OF APPROXIMATELY 191 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FRANKLIN STREET; THENCE SOUTHERLY AND WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 719 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-251-006; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,134 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,173 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-100-006; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,363 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-100-004; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 667 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,331 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 538 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 26 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-201-002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,471 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NOKOMIS BLACKTOP; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 682 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-15-451-003; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 107 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 330 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHERMAN STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 122 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OBERLE STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 917 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 729 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SPRUCE STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 494 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 350 FEET TO THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 621 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST HAMILTON STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 252 FEET TO THE WESTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-23-103-012; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 678 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 890 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH ELM STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 225 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 27 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 999 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 501 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 239 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-14-378-004; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 260 FEET TO THE WEST RIGHT-OF-WAY LINE OF LANE ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST FRONT STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 36 FEET TO THE EAST RIGHT-OF-WAY LINE OF LANE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 178 FEET TO THE SOUTH RAILROAD RIGHT-OF-WAY LINE OF THE CONRAIL RAILROAD, ALSO ASSESSOR'S PARCEL WITH PIN 08-14-504-002; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 547 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 597 FEET TO THE EAST RIGHT-OF-WAY LINE OF SINGER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,032 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 400 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH BLUE AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 442 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-201-009; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 410 FEET TO THE EAST RIGHT-OF-WAY LINE OF CAPPS AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 469 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-133-026; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 324 FEET TO THE

SOUTHEAST LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-133-029; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE A DISTANCE OF APPROXIMATELY 144 FEET TO THE EASTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-23-133-002; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 150 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 160 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH ELM STREET; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 6 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 737 FEET TO THE EAST LINE OF SOUTH MAPLE STREET; THENCE SOUTHEASTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 379 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST UNION STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 817 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH PINE STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 380 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,415 FEET TO THE NORTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-427-015; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 152 FEET TO THE NORTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-301-006; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE A DISTANCE OF APPROXIMATELY 9 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KINNEY STREET; THENCE SOUTHERLY A DISTANCE OF APPROXIMATELY 58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KINNEY STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,068 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-430-018; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 450 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-430-019; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 155 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 389 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-454-011; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 336 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 489 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-403-013; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 204 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-454-016; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 275 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-454-004; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 567 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST BERTOLINO AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,936 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16, AND POINT OF BEGINNING. CONTAINING 313.7 ACRES MORE OR LESS.

EXCEPTING THEREIN: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEAVER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH WALNUT STREET, AND POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,060 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 672 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,106 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEAVER STREET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 587 FEET TO THE SOUTHERN CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-226-003; THENCE SOUTHEASTERLY A DISTANCE OF APPROXIMATELY 50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEAVER STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 76 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH WALNUT STREET, AND POINT OF BEGINNING. CONTAINING 17.0 ACRES MORE OR LESS.

DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED SOURCED FROM THE MONTGOMERY COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2024.

Exhibit B
REDEVELOPMENT PLAN & PROJECT