

## MEMORANDUM

February 28, 2020

TO: Mayor John P. Kahl and Members of the City Council

FROM: Scott A. Brunton (City Attorney's Office)

SUBJECT: Special Service Area 2019A for Access Road 6 Improvements

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### DISCUSSION:

As you will recall, the owners of several properties and businesses along the northern portion of Access Road 6 off of Illinois Route 116 (N. Main Street) have requested that the City undertake the creation of a special service area for financing the needed improvements to Access Road 6. Upon the creation of a special service area for improving Access Road 6, an additional property tax levy will be imposed against their properties, which will be used to pay the debt on the bonds or loan issued for financing the special service project (the improvements to Access Road 6).

Back in September 2019, the City Council approved Ordinance No. 4457, which initiated the process for establishing the special service area for making the road improvements to Access Road 6 (the "SSA"). Additionally, in compliance with the SSA statutes, this Ordinance No. 4457 scheduled the required public hearing on the proposed SSA for the City Council meeting on November 19, 2019. Prior to the public hearing, the City Clerk had proper notice of this public hearing published in the newspaper and sent to all affected property owners in the proposed SSA.

The City Council held this public hearing (as scheduled) at the beginning of the City Council meeting on November 19, 2019. After this public hearing is held on the proposed SSA, the City is also required to wait a minimum of 60 additional days to allow for the filing of a petition objecting to the proposed SSA to be filed by the property owners in the proposed SSA. The City did not receive any petitions objecting to the proposed SSA from the property owners during this 60-day period after the November 19, 2019, public hearing.

With the passage of this 60-day petition filing period, the City Council can now proceed with approving the proposed SSA for the Access Road 6 road improvements. Specifically, this Ordinance establishes Special Service Area 2019A for making the road improvements to Access Road 6. Furthermore, this Ordinance does the following: (1) approves the Access Road 6 road improvements as the special services for SSA 2019A; (2) authorizes the levying of a SSA property tax against those properties in SSA

2019A; (3) designates the revenue received from the SSA property tax levy for funding the road improvements to Access Road 6; and (4) authorizes the City to incur debt to financing these road improvements in SSA 2019A.

After establishing Special Service Area 2019A pursuant to this Ordinance, the City will need to take future actions to levy the SSA 2019A property taxes against the property in SSA 2019A and to enter into a loan or issue bonds for financing the road improvements for Access Road 6. Under this SSA process, the property owners in SSA 2019A will pay the total amount of the debt service for the loan or bonds issued for financing the road improvements to Access Road 6, thereby paying the entire amount of the cost for the road improvements made to Access Road 6.

**RECOMMENDATION:**

Approval of this Ordinance to establish Special Service Area 2019A for the road improvements for Access Road 6.

**ORDINANCE NO. 4492**

**AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA 2019A  
IN THE CITY OF EAST PEORIA AND APPROVING SPECIAL SERVICE AREA  
2019A PROJECT TO IMPROVE ACCESS ROAD 6, THE FUNDING OF ROAD  
IMPROVEMENTS TO ACCESS ROAD 6, AND THE LEVYING OF PROPERTY TAX  
AGAINST THOSE PROPERTIES BENEFITTED BY THE ROAD IMPROVEMENTS**

**WHEREAS**, the City of East Peoria, Tazewell County, is a municipal corporation duly organized and operating pursuant to the laws of the State of Illinois (the "City"); and

**WHEREAS**, pursuant to the Special Service Area Tax Law (35 ILCS 200/27-5, *et seq.*), as supplemented and amended from time to time (the "SSA Act"), the City desires to establish a special service area known as Special Service Area 2019A for certain properties within the City that are all located along Access Road 6 off of Illinois Route 116 (North Main Street), as those properties are depicted on Exhibit A attached hereto and incorporated by reference; and

**WHEREAS**, within Special Service Area 2019A, the City will provide the special services consisting of repairing and improving Access Road 6 off of Illinois Route 116 (North Main Street), which includes the adjacent storm water drainage areas and sewers along Access Road 6, for the benefit of the properties located on Access Road 6 (the "Project"), and the limits of the Project are also shown on Exhibit A; and

**WHEREAS**, as a result of the creation of this Special Service Area 2019A, it will be necessary for the City to levy a special service area property tax against the properties within Special Service Area 2019A to pay for the costs of said special services herein designated as the Project (the "SSA Tax Levy"); and

**WHEREAS**, the City intends to impose this SSA Tax Levy on an annual basis over the course of ten (10) years to pay for road improvement special services herein designated as the Project; and

**WHEREAS**, on September 17, 2019, the City passed Ordinance No. 4457 proposing the establishment of Special Service Area 2019A, the imposition of the SSA Tax Levy, and the issuance of bonds or incurring other indebtedness for financing the Project for Special Service Area 2019A (the "SSA Bonds"); and

**WHEREAS**, Ordinance No. 4457 also set a public hearing in front of the City Council on November 19, 2019, for reviewing the above-listed matters associated with establishing Special Service Area 2019A, while addressing other procedures connected with establishing Special Service Area 2019A; and

**WHEREAS**, in accordance with the SSA Act, the City mailed notice of the proposal to establish this Special Service Area and to conduct a public hearing thereon to all

persons within the proposed Special Service Area in whose names the general property taxes for the last preceding year were paid, and said notice was mailed at least ten (10) days prior to the date of the public hearing; and

**WHEREAS**, the City also published notice of this public hearing in a newspaper of general circulation within the City of East Peoria (and serving the properties at issue) not less than fifteen (15) days before the public hearing; and

**WHEREAS**, the aforementioned Ordinance No. 4457 and notices stated that all interested persons will be given an opportunity to be heard at the public hearing regarding the formation of the proposed Special Service Area, the proposed SSA Tax Levy, and the issuance of SSA Bonds, along with providing notice of the opportunity to file objections to the creation of the Special Service Area, the proposed SSA Tax Levy, and the issuance of SSA Bonds; and

**WHEREAS**, on November 19, 2019, the City conducted a public hearing on the establishment of Special Service Area 2019A, the imposition of the SSA Tax Levy, and the issuance of SSA Bonds; and

**WHEREAS**, the City received no objections from property owners within the proposed Special Service Area during the sixty (60) day period following the public hearing held on November 19, 2019; and

**WHEREAS**, the City's creation of Special Service Area 2019A is authorized by the SSA Act, and the Project is hereby found by the City to constitute special services that will uniquely benefit the properties therein; and

**WHEREAS**, the City Council now desires to establish Special Service Area 2019A pursuant to the terms of this Ordinance, to impose the SSA Tax Levy to pay for the special services rendered by the City, and to issue SSA Bonds for financing the special services in Special Service Area 2019A, hereby finding that the creation of Special Service Area 2019A will serve the public interest, will protect the public health, safety and welfare, and is special in that the properties at issue will otherwise not receive these road improvement services;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:**

**Section 1. Incorporation of Preambles.** The City Council for the City of East Peoria (the "Corporate Authorities") hereby finds that all of the Recitals contained in the Preambles to this Ordinance are full, true, and correct and do incorporate them into this Ordinance by this reference.

**Section 2. Creation of Special Service Area 2019A.** The Corporate Authorities hereby establish Special Service Area 2019A. The map identifying the special service area boundaries for Special Service Area 2019A is provided in Exhibit A. The legal

descriptions of the properties comprising Special Service Area 2019A are set forth in Exhibit B, attached and incorporated by reference, identified by Permanent Index Number and common street address (the "Properties"). A copy of the notice of the public hearing for Special Service Area 2019A is attached hereto as Exhibit C and incorporated by reference.

**Section 3.** Approval of SSA 2019 Project. The Corporate Authorities hereby designate that the special services to be rendered by the City within Special Service Area 2019 shall be the Project.

**Section 4.** SSA Tax Levy. The Corporate Authorities shall levy a special *ad valorem* tax against the Properties by a separate and subsequent SSA Tax Levy ordinance. The City intends to levy the total dollar amount of Forty Thousand Dollars (\$40,000.00) plus the applicable interest payment on the SSA Bonds against the Properties for 2020, being Year 1 of the SSA Tax Levy period, with the Tazewell County Treasurer determining the actual assessment against each property on an *ad valorem* basis. The Corporate Authorities hereby designate that SSA Tax Levy shall be imposed for a ten-year period. The annual taxes levied against the Properties in any year during the ten-year SSA Tax Levy period for Special Service Area 2019A shall not exceed an annual rate of 1.50% of the assessed value, as equalized, of the Properties. The SSA Tax Levy shall be in addition to all other taxes levied against the Properties.

**Section 5.** Funding of SSA Project. The Corporate Authorities hereby designate that the revenues from the SSA Tax Levy shall be used to fund the costs associated with undertaking and completing the Project, including the payment of any debt service for SSA Bonds.

**Section 6.** Issuance of SSA Bonds. By additional subsequent action of the Corporate Authorities, the City shall SSA Bonds for financing the special services (the Project) for Special Service Area 2019A.

**Section 7.** Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

**Section 8.** 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.

**Section 9.** The Mayor, with concurrence from the City Attorney and the City's Director of Finance, is authorized to make ministerial changes to this Ordinance after approval to the extent that such changes are required by Tazewell County and provided that such changes do not alter the fundamental terms of Special Service Area 2019A as established by this Ordinance.

**Section 10.** This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria 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 11.** 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 12.** 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 BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

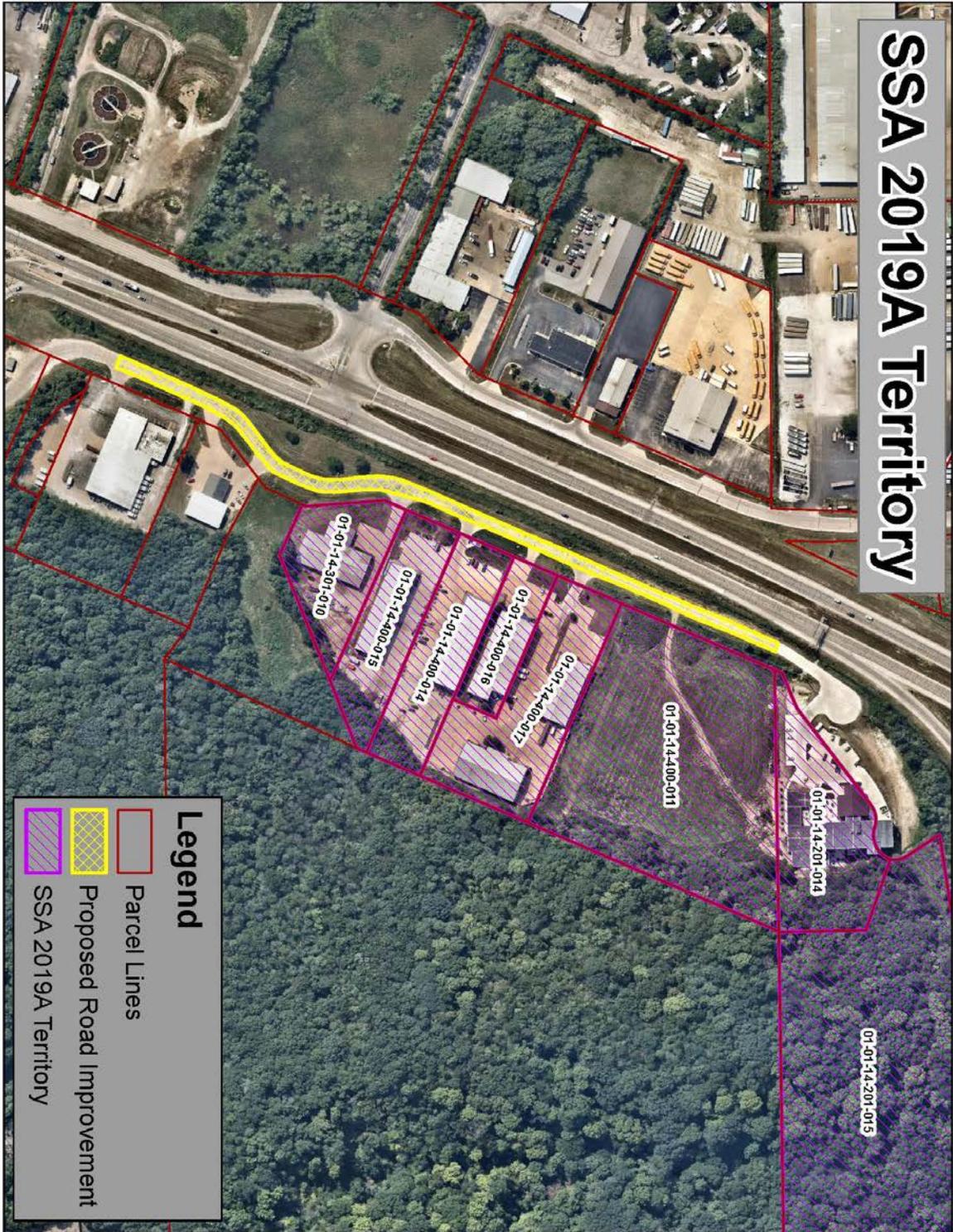
\_\_\_\_\_  
City Clerk

**EXAMINED AND APPROVED:**

\_\_\_\_\_  
Corporation Counsel

EXHIBIT A

MAP OF SPECIAL SERVICE AREA 2019A AND PROJECT



## EXHIBIT B

### LEGAL DESCRIPTION OF PROPERTIES IN SSA 2019A

#### Property 1:

PIN 01-01-14-301-010

Street Address: 3700 N. Main Street, East Peoria, Illinois

Legal Description: A part of the South Half of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, more particularly described as follows: Commencing at the center of said Section 14; thence North 89°-28'-00" East along the North line of the Southeast Quarter of said Section 14, 20.39 feet to the point of intersection of said North line with the Easterly right-of-way line of S.B.I. Route 116; thence South 24°-03'-45" West along the Easterly right-of-way line of S.B.I. Route 116, 867.81 feet to the Point of Beginning of the tract to be described; thence South 65°-56'-15" East, 410.38 feet; thence South 69°-03'-45" West, 296.98 feet; thence North 65°-56'-15" West, 120.00 feet to the Easterly right-of-way line of said S.B.I. Route 116 (the following 3 courses are along said Easterly right-of-way line); thence North 24°-03'-45" East, 10.00 feet; thence North 04°-07'-31" West, 170.18 feet; thence North 24°-03'-45" East, 50.00 feet to the Point of Beginning; situate, lying and being in the County of Tazewell and State of Illinois.

#### Property 2:

PIN 01-01-14-400-011

Street Address: 3800 N. Main Street, East Peoria, Illinois

Legal Description: A part of the South Half of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at the center of said Section 14; thence North 89 degrees 28 minutes East, along the North line of the Southeast Quarter of said Section 14, 20.39 feet to a pipe marking the Place of Beginning of the tract to be described; thence continuing North 89 degrees 28 minutes East, 567.04 feet; thence South 24 degrees 03 minutes 45 seconds West, 590 feet; thence North 65 degrees 56 minutes 15 seconds West, 520 feet to the Easterly right-of-way line of S.B.I. Route 116; thence North 24 degrees 03 minutes 45 seconds East, along said Easterly right-of-way line, 360 feet to the Place of Beginning; situated in Tazewell County, Illinois.

#### Property 3:

PIN 01-01-14-400-014

Street Address: 3840 N. Main Street, East Peoria, Illinois

Legal Description: Lot 3 of FINAL PLAT of "DAVE LAHOOD'S INDUSTRIAL PARK REVISED", being a Resubdivision of Lots 1 and 2 of "Dave LaHood's Industrial Park", as recorded in Plat Book "OO", pages 251-252 at the Tazewell County Recorder's office,

being part of the Southeast Quarter and Southwest Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, according to the plat thereof recorded July 23, 2003 as Document No. 200300026744 in Plat Book "XX", page 80.

Property 4:

PIN 01-01-14-400-015

Street Address: 3814 N. Main Street, East Peoria, Illinois

Legal Description: Lot 4 of FINAL PLAT of "DAVE LAHOOD'S INDUSTRIAL PARK REVISED", being a Resubdivision of Lots 1 and 2 of "Dave LaHood's Industrial Park", as recorded in Plat Book "OO", pages 251-252 at the Tazewell County Recorder's office, being part of the Southeast Quarter and Southwest Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, according to the plat thereof recorded July 23, 2003 as Document No. 200300026744 in Plat Book "XX", page 80.

Property 5:

PIN 01-01-14-400-016

Street Address: 3850 N. Main Street, East Peoria, Illinois

Legal Description: Lot 6 of FINAL PLAT of "DAVE LAHOOD'S INDUSTRIAL PARK REVISED", being a Resubdivision of Lots 1 and 2 of "Dave LaHood's Industrial Park", as recorded in Plat Book "OO", pages 251-252 at the Tazewell County Recorder's office, being part of the Southeast Quarter and Southwest Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, according to the plat thereof recorded July 23, 2003 as Document No. 200300026744 in Plat Book "XX", page 80.

Property 6:

PIN 01-01-14-400-017

Street Address: 3860-3880 N. Main Street, East Peoria, Illinois

Legal Description: Lot 5 of FINAL PLAT of "DAVE LAHOOD'S INDUSTRIAL PARK REVISED", being a Resubdivision of Lots 1 and 2 of "Dave LaHood's Industrial Park", as recorded in Plat Book "OO", pages 251-252 at the Tazewell County Recorder's office, being part of the Southeast Quarter and Southwest Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, according to the plat thereof recorded July 23, 2003 as Document No. 200300026744 in Plat Book "XX", page 80.

Property 7:

PIN 01-01-14-201-014

Street Address: 4000 N. Main Street, East Peoria, Illinois

Legal Description: LOT 74 and a part of the vacated frontage road extended in VILLENEUVE EXTENSION NO. ONE, a subdivision of part of the Northeast Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, as shown on the Final Plat thereof recorded in Plat Book "GGG", page 143, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 74 as the point of beginning of the tract to be described; thence North 00 degrees 58 minutes 12 seconds West, along the East line of said Lot 74, a distance of 188.93 feet; thence North 71 degrees 08 minutes 24 seconds West, along the Northeasterly line of said Lot 74 and the extension thereof, a distance of 213.14 feet; thence in a Southwesterly direction, along a curve to the left, having a radius of 650.41 feet, for an arc distance of 220.10 feet; thence South 52 degrees 40 minutes 37 seconds West, a distance of 41.67 feet to a point on the East right of way line of the frontage road extended; thence in a Southwesterly direction, along the East right of way line of the frontage road extended, along a curve to the right, having a radius of 55.00 feet, for an arc distance of 102.41 feet; thence in a Southwesterly direction, along the East right of way line of the frontage road extended, along a curve to the left, having a radius of 35.00 feet, for an arc distance of 41.42 feet; thence South 34 degrees 38 minutes 54 seconds West, along the East right of way line of the frontage road extended, a distance of 8.71 feet to a point on the Easterly right of way line of Illinois Route 116; thence South 23 degrees 39 minutes 02 seconds West, along the Easterly right of way line of Illinois Route 116, a distance of 66.97 feet to the Southwest corner of said Lot 74; thence North 89 degrees 01 minute 48 seconds East, along the South line of said Lot 74, a distance of 567.06 feet to the point of beginning, said tract being shown as "Tract 1" on the Tract Plat dated November 25, 2014, done by Zumwalt & Associates, Inc., and recorded in Plat Book LLL, page 112, as Document No. 201400019936; situated in TAZEWELL COUNTY, ILLINOIS.

Property 8:

PIN 01-01-14-201-015

Street Address: Illinois Route 116 (4000 N. Main Street), East Peoria, Illinois

Legal Description: LOT 75 and a part of the vacated frontage road extended in VILLENEUVE EXTENSION NO. ONE, a subdivision of part of the Northeast Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, as shown on the Final Plat thereof recorded in Plat Book "GGG", page 143, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 75 as the point of beginning of the tract to be described; thence South 89 degrees 01 minute 48 seconds West, along the

South line of said Lot 75, a distance of 1942.72 feet to the Southeast corner of Lot 74 of said Villeneuve Extension No. One; thence North 00 degrees 58 minutes 12 seconds West, along the East line of said Lot 74, a distance of 188.93 feet; thence North 71 degrees 08 minutes 24 seconds West, along the Northeasterly line of said Lot 74 and the extension thereof, a distance of 213.14 feet; thence in a Southwesterly direction, along a curve to the left, having a radius of 650.41 feet, for an arc distance of 220.10 feet; thence South 52 degrees 40 minutes 37 seconds West, a distance of 41.67 feet to a point on the East right of way line of the frontage road extended; thence in a Northwesterly direction, along the Easterly right of way line of the frontage road extended, along a curve to the left, having a radius of 55.00 feet, for an arc distance of 59.15 feet to a point on the Southeasterly right of way line of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One; thence North 53 degrees 49 minutes 01 second East, along the Southeasterly right of way of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One, a distance of 284.35 feet; thence North 82 degrees 40 minutes 05 seconds East, along the Southeasterly right of way line of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One, a distance of 364.68 feet; thence North 63 degrees 13 minutes 05 seconds East, along the Southeasterly right of way line of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One, a distance of 1029.36 feet to the most Northerly corner of said Lot 75; thence South 42 degrees 02 minutes 55 seconds East, along the Easterly line of said Lot 75, a distance of 470.76 feet; thence South 81 degrees 34 minutes 26 seconds East, along the Northeasterly line of said Lot 75, a distance of 755.00 feet; thence South 08 degrees 27 minutes 44 seconds West, along the Easterly line of said Lot 75, a distance of 285.00 feet to the point of beginning, said tract being shown as "Tract 2" on the Tract Plat dated November 25, 2014, done by Zumwalt & Associates, Inc., and recorded in Plat Book LLL, page 112, as Document No. 201400019936, situated in TAZEWELL COUNTY, ILLINOIS.

**EXHIBIT C**

**NOTICE OF PUBLIC HEARING**

**CITY OF EAST PEORIA**

**PROPOSED SPECIAL SERVICE AREA FOR ACCESS ROAD 6  
IMPROVEMENT PROJECT**

Notice is hereby given that the Mayor and City Council of the City of East Peoria (the "City") will conduct a public hearing on November 19, 2019, at 6:00 P.M., in the conference room in the Civic Complex adjacent to City Hall, 401 W. Washington Street, East Peoria, Illinois (the "Hearing"), to consider the establishment of a proposed special service area and special service project (designated "Special Service Area 2019A") in the City of East Peoria consisting to the following described property (the SSA Territory):

Legal Description for SSA Territory:

A part of the South Half of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, more particularly described as follows: Commencing at the center of said Section 14; thence North 89°-28'-00" East along the North line of the Southeast Quarter of said Section 14, 20.39 feet to the point of intersection of said North line with the Easterly right-of-way line of S.B.I. Route 116; thence South 24°-03'-45" West along the Easterly right-of-way line of S.B.I. Route 116, 867.81 feet to the Point of Beginning of the tract to be described; thence South 65°-56'-15" East, 410.38 feet; thence South 69°-03'-45" West, 296.98 feet; thence North 65°-56'-15" West, 120.00 feet to the Easterly right-of-way line of said S.B.I. Route 116 (the following 3 courses are along said Easterly right-of-way line); thence North 24°-03'-45" East, 10.00 feet; thence North 04°-07'-31" West, 170.18 feet; thence North 24°-03'-45" East, 50.00 feet to the Point of Beginning; situate, lying and being in the County of Tazewell and State of Illinois;

AND;

A part of the South Half of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at the center of said Section 14; thence North 89 degrees 28 minutes East, along the North line of the Southeast Quarter of said Section 14, 20.39 feet to a pipe marking the Place of Beginning of the tract to be described; thence continuing North 89 degrees 28 minutes East, 567.04 feet; thence South 24 degrees 03 minutes 45 seconds West, 590 feet; thence North 65 degrees 56 minutes 15 seconds West, 520 feet to the Easterly right-of-way line of S.B.I. Route 116; thence North 24 degrees 03 minutes 45 seconds East, along said Easterly right-of-way line, 360 feet to the Place of Beginning; situated in Tazewell County, Illinois;

AND;

Lots 3, 4, 5, and 6 of FINAL PLAT of "DAVE LAHOOD'S INDUSTRIAL PARK REVISED", being a Resubdivision of Lots 1 and 2 of "Dave LaHood's Industrial Park", as recorded in Plat Book "OO", pages 251-252 at the Tazewell County Recorder's office, being part of the Southeast Quarter and Southwest Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, according to the plat thereof recorded July 23, 2003 as Document No. 200300026744 in Plat Book "XX", page 80;

AND;

LOT 74 and a part of the vacated frontage road extended in VILLENEUVE EXTENSION NO. ONE, a subdivision of part of the Northeast Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, as shown on the Final Plat thereof recorded in Plat Book "GGG", page 143, and being more particularly described as follows: COMMENCING at the Southeast corner of said Lot 74 as the point of beginning of the tract to be described; thence North 00 degrees 58 minutes 12 seconds West, along the East line of said Lot 74, a distance of 188.93 feet; thence North 71 degrees 08 minutes 24 seconds West, along the Northeasterly line of said Lot 74 and the extension thereof, a distance of 213.14 feet; thence in a Southwesterly direction, along a curve to the left, having a radius of 650.41 feet, for an arc distance of 220.10 feet; thence South 52 degrees 40 minutes 37 seconds West, a distance of 41.67 feet to a point on the East right of way line of the frontage road extended; thence in a Southwesterly direction, along the East right of way line of the frontage road extended, along a curve to the right, having a radius of 55.00 feet, for an arc distance of 102.41 feet; thence in a Southwesterly direction, along the East right of way line of the frontage road extended, along a curve to the left, having a radius of 35.00 feet, for an arc distance of 41.42 feet; thence South 34 degrees 38 minutes 54 seconds West, along the East right of way line of the frontage road extended, a distance of 8.71 feet to a point on the Easterly right of way line of Illinois Route 116; thence South 23 degrees 39 minutes 02 seconds West, along the Easterly right of way line of Illinois Route 116, a distance of 66.97 feet to the Southwest corner of said Lot 74; thence North 89 degrees 01 minute 48 seconds East, along the South line of said Lot 74, a distance of 567.06 feet to the point of beginning, said tract being shown as "Tract 1" on the Tract Plat dated November 25, 2014, done by Zumwalt & Associates, Inc., and recorded in Plat Book LLL, page 112, as Document No. 201400019936; situated in TAZEWELL COUNTY, ILLINOIS;

AND;

LOT 75 and a part of the vacated frontage road extended in VILLENEUVE EXTENSION NO. ONE, a subdivision of part of the Northeast Quarter of Section 14, Township 26 North, Range 4 West of the Third Principal Meridian, as shown on the Final Plat thereof recorded in Plat Book "GGG", page 143, and being more particularly described as follows: COMMENCING at the Southeast corner of said Lot 75 as the point of beginning of the tract to be described; thence South 89 degrees 01 minute 48 seconds West, along the South line of said Lot 75, a distance of 1942.72 feet to the Southeast corner of Lot 74 of said Villeneuve Extension No. One; thence North 00 degrees 58 minutes 12 seconds

West, along the East line of said Lot 74, a distance of 188.93 feet; thence North 71 degrees 08 minutes 24 seconds West, along the Northeasterly line of said Lot 74 and the extension thereof, a distance of 213.14 feet; thence in a Southwesterly direction, along a curve to the left, having a radius of 650.41 feet, for an arc distance of 220.10 feet; thence South 52 degrees 40 minutes 37 seconds West, a distance of 41.67 feet to a point on the East right of way line of the frontage road extended; thence in a Northwesterly direction, along the Easterly right of way line of the frontage road extended, along a curve to the left, having a radius of 55.00 feet, for an arc distance of 59.15 feet to a point on the Southeasterly right of way line of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One; thence North 53 degrees 49 minutes 01 second East, along the Southeasterly right of way of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One, a distance of 284.35 feet; thence North 82 degrees 40 minutes 05 seconds East, along the Southeasterly right of way line of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One, a distance of 364.68 feet; thence North 63 degrees 13 minutes 05 seconds East, along the Southeasterly right of way line of U.S. Route 24 and the Northwesterly line of said Villeneuve Extension No. One, a distance of 1029.36 feet to the most Northerly corner of said Lot 75; thence South 42 degrees 02 minutes 55 seconds East, along the Easterly line of said Lot 75, a distance of 470.76 feet; thence South 81 degrees 34 minutes 26 seconds East, along the Northeasterly line of said Lot 75, a distance of 755.00 feet; thence South 08 degrees 27 minutes 44 seconds West, along the Easterly line of said Lot 75, a distance of 285.00 feet to the point of beginning, said tract being shown as "Tract 2" on the Tract Plat dated November 25, 2014, done by Zumwalt & Associates, Inc., and recorded in Plat Book LLL, page 112, as Document No. 201400019936, situated in TAZEWELL COUNTY, ILLINOIS.

Street Addresses and Property Index Numbers (PIN) of Property in SSA Territory:

01-01-14-301-010; 3700 N. Main Street, East Peoria, Illinois  
01-01-14-400-011; 3800 N. Main Street, East Peoria, Illinois  
01-01-14-400-014; 3840 N. Main Street, East Peoria, Illinois  
01-01-14-400-015; 3814 N. Main Street, East Peoria, Illinois  
01-01-14-400-016; 3850 N. Main Street, East Peoria, Illinois  
01-01-14-400-017; 3860-3880 N. Main Street, East Peoria, Illinois  
01-01-14-201-014; 4000 N. Main Street, East Peoria, Illinois  
01-01-14-201-015; Illinois Route 116 (4000 N. Main Street), East Peoria, Illinois

An accurate map of the SSA Territory for Special Service Area 2019A is on file in the office of the East Peoria City Clerk and is available for public inspection.

The purpose of the proposed Special Service Area 2019A is to provide for the cost of the special services that comprise the repair and improvement of Access Road 6 and the adjacent storm water drainage areas and sewers along Access Road 6, which may also include the following costs: project contingency, engineering costs, capitalized interest, and costs for establishing SSA and issuing debt; with such total cost of special services estimated not to exceed \$400,000.

