



**TO:** The Honorable Mayor and the City Council

**FROM:** Ty Livingston, Director of Planning & Community Development

**DATE:** June 8, 2021

**SUBJECT:** Addendum to the Special Service Area (SSA) for North Main Street Frontage Road

**BACKGROUND:**

Last year, the property owners along the North Main Street frontage road, just north of Centennial Drive, facilitated road rehabilitation and drainage improvements through the use of an SSA created by the City. As that project was wrapped-up, it was realized the engineering, testing, traffic control and landscaping far exceeded their original estimate of \$30,000. Those costs are shown below.

1. Austin Engineering - \$22,040
2. Traffic Control - \$60,461.50
3. IMEG - \$4,846.50
4. LOC Costs - \$3,675
5. Hoerr - \$1,466.50 (Utility Locate)
6. Oak Grove Landscaping - \$7,761

To the group's credit, they are not seeking funds from the City but requesting the SSA be expanded to cover these costs to allow the participating property owners a period of time for repayment. The deficit here they are seeking to cover is \$70,250.50. The proposal here is to initiate the process to expand the SSA to include this amount. For the most part, the process to expand the existing SSA is the SSA as creating a new one. The thinking is expanding the existing one keeps the SSA to one additional line on the property tax bills.

**RECOMMENDATION:** Approval, as presented.

**ORDINANCE NO. 4577**

**AN ORDINANCE PROPOSING APPROVAL OF AN ADDENDUM TO SPECIAL SERVICE AREA 2019A AND SETTING A PUBLIC HEARING FOR REVIEWING THE USE OF THE SPECIAL SERVICE AREA TO FUND ADDITIONAL IMPROVEMENT COSTS INCURRED FOR COMPLETING THE ACCESS ROAD 6 IMPROVEMENTS IN THE CITY OF EAST PEORIA, TO LEVY AN ADDITIONAL PROPERTY TAX AGAINST THOSE PROPERTIES BENEFITTED BY THE SSA 2019A ROAD IMPROVEMENTS, AND TO INCUR DEBT FOR FINANCING THE ADDITIONAL IMPROVEMENT COSTS INCURRED FOR THE SSA 2019A ROAD IMPROVEMENTS**

**WHEREAS**, in September 2020, 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 Council (the “Corporate Authorities”) of the City of East Peoria, Tazewell County, Illinois (the “City”), established Special Service Area 2019A (“SSA 2019A”) upon the adoption of Ordinance No. 4514; and

**WHEREAS**, the City established SSA 2019A because the property owners with businesses located along the north end of Access Road 6 in East Peoria (the “Property Owners”) had requested that the City establish SSA 2019A to repair and improve this portion of Access Road 6 off of Illinois Route 116 (North Main Street) for the benefit of their businesses located on this section of Access Road 6, as shown on Exhibit A attached hereto (the “SSA Project”) and also requested that the City adopt SSA financing for the SSA Project; and

**WHEREAS**, the Property Owners own the properties that comprise the territory covered by SSA 2019A, as such properties are described in Exhibit B, attached hereto and incorporated by reference (the “Properties”), and these Properties form the required compact and contiguous area within the corporate limits of the City for establishing SSA 2019A, and these Properties are further benefitted by SSA 2019A; and

**WHEREAS**, additional project costs were incurred by the contractor completing the Access Road 6 road improvements at the contractor’s expense, and the Property Owners have requested that these additional project costs (the “Additional Services”) be added to SSA 2019A and financed under SSA 2019A; and

**WHEREAS**, the City does hereby determine that it is advisable and in the best interests of the City to initiate the process and procedures for proposing an amendment to SSA 2019A for adding the Additional Services to SSA 2019A that were needed to complete the SSA Project (the “SSA Addendum”), and to set a public hearing date as required under the SSA Act to review the proposed SSA Addendum for these Additional Services for the SSA Project and to review related matters as set forth herein; and

**WHEREAS**, pursuant to Sections 27-25 and 27-30 of the SSA Act, before amending an SSA, the City is required to hold a public hearing not less than sixty (60) days after the adoption of an ordinance proposing the amendment of SSA 2019A comprising the SSA Addendum, while providing notice of the public hearing by mailing to the property owners who will be impacted by the SSA Addendum and by publication; and

**WHEREAS**, pursuant to Sections 27-40 and 27-45 of the SSA Act, before extending and levying an ad valorem property tax against properties benefitted by the SSA Addendum to SSA 2019A (the "Addendum Tax") and before incurring debt or issuing bonds for financing the Additional Services for SSA 2019A, the City is also required to hold a public hearing not less than sixty (60) days after the adoption of an ordinance proposing the amendment of SSA 2019A comprising the SSA Addendum, while providing notice of the public hearing by mailing to the property owners who will be impacted by the SSA Addendum and by publication; and

**WHEREAS**, the Corporate Authorities further find that the Additional Services for SSA 2019A qualify as a special service under the SSA Act that can be financed as provided by the SSA Act; and

**WHEREAS**, the Corporate Authorities further determine that the revenue from the Addendum Tax levied against the Properties shall be used solely for the Additional Services and to pay toward any indebtedness undertaken by the City for financing the Additional Services; and

**WHEREAS**, after holding the Public Hearing, the Corporate Authorities can approve the proposed SSA Addendum for SSA 2019A, while also approving the levy of the Addendum Tax on the Properties and debt to finance the payment of the Additional Services as provided in the SSA Act; and

**WHEREAS**, the Corporate Authorities hereby further find that it is in the best interests of the City to approve the SSA Addendum for SSA 2019A for the public interest and benefit of the Properties;

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

**Section 1.** Incorporation of Preambles. The Corporate Authorities hereby find 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.** Public Hearing. A public hearing shall be held by the Corporate Authorities at 6:00 p.m. on August 17, 2021, at East Peoria City Hall, 401 W. Washington Street, East Peoria, Illinois, to consider the proposed SSA Addendum for SSA 2019A in the territory comprised of the Properties, the undertaking of the Additional Services, the levy of the Addendum Tax in addition to the property tax imposed under SSA 2019A, the

City incurring debt or issuing bonds to finance the Additional Services for SSA 2019A, and such matters are further described in the Notice (the “Public Hearing”).

**Section 3.** Notice of Public Hearing. The notice of Public Hearing shall be in substantially the form set forth in Exhibit C and given by mailing and publication as provided herein (the “Notice”). The Notice shall be given by publication in a newspaper in general circulation in the City at least fifteen (15) days prior to the date of the Public Hearing. The Notice shall also be given by United States mail to the person or persons in whose name the general property taxes were paid in the last preceding year on the Properties.

**Section 4.** Rate of Addendum Tax. The proposed Addendum Tax to be levied on the Properties shall be in addition to the property taxes for SSA 2019 and all other taxes and shall be levied upon the equalized assessed value of the Properties in an amount not to exceed an annual rate of thirty-five hundredths’ percent (0.35%, or \$0.35 per \$100.00) of equalized assessed valuation of the Properties for a period of no longer than nine (9) years. Therefore, with addition of the Addendum Tax, the total proposed tax rate for SSA 2019A to be levied upon the equalized assessed value of the Properties will be an amount not to exceed an annual rate of one and eighty-five hundredths’ percent (1.85%, or \$1.85 per \$100.00) of equalized assessed valuation of the Properties for the remaining nine (9) year period of SSA 2019A.

**Section 5.** Nature of the SSA Tax. The revenues from the proposed Addendum Tax will be used to fund the Additional Services as provided under the SSA Act, primarily including the additional project costs incurred by the contractor for completing the Access Road 6 road improvements, at a total cost estimated to not exceed \$70,250.50, and shall be used to pay any indebtedness incurred by the City to finance the construction of the Project for a period of no longer than nine (9) years.

**Section 6.** 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 7.** 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.

**PASSED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

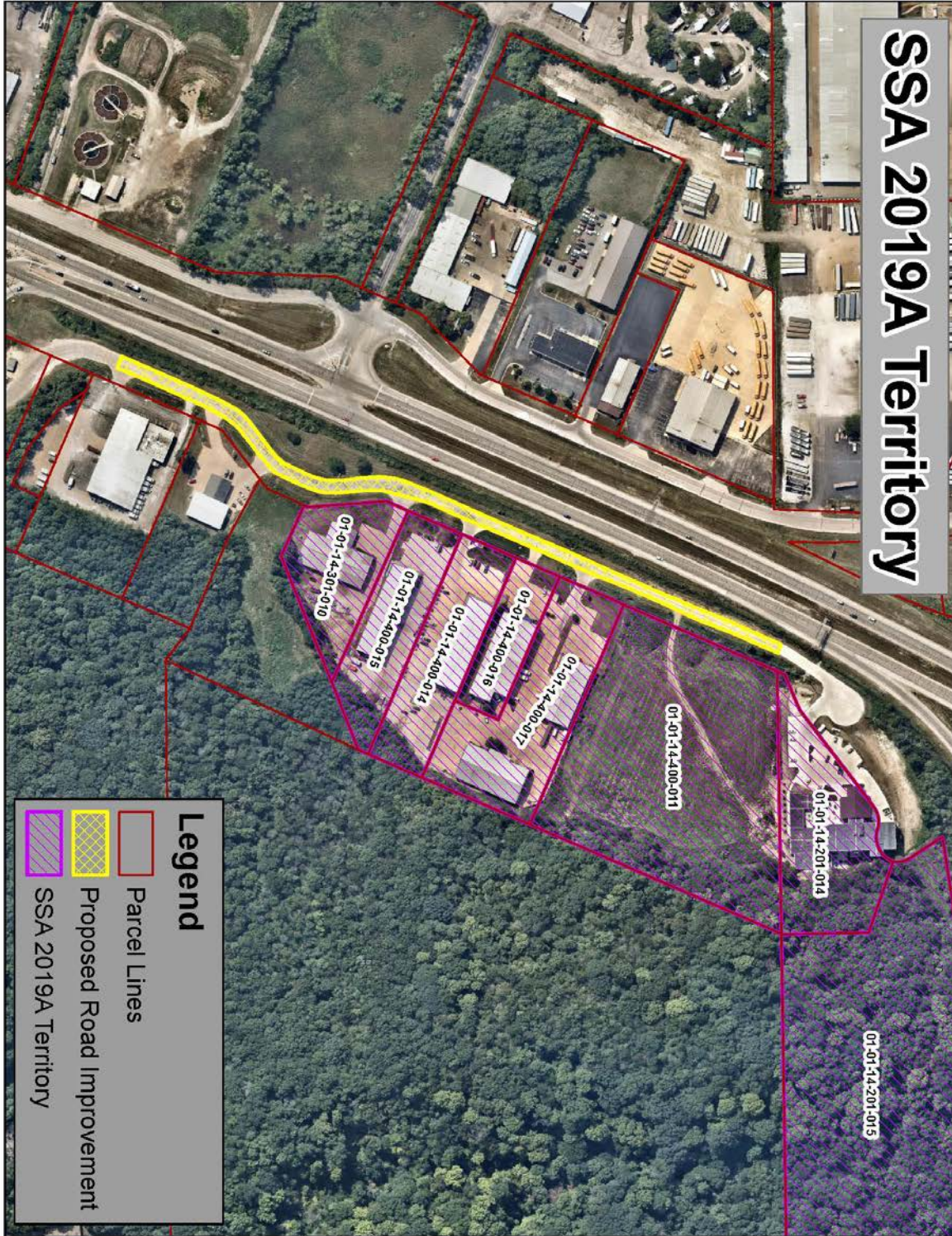
**EXAMINED AND APPROVED:**

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



EXHIBIT A

MAP OF SPECIAL SERVICE AREA 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 ADDENDUM TO 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 August 17, 2021, 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 an addendum to Special Service Area 2019A ("SSA 2019A") in the City of East Peoria consisting to the following described property (the "SSA Territory"; Note: the SSA Territory remains unchanged from the initial area established as the SSA Territory for SSA 2019A):

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 SSA 2019A is on file in the office of the East Peoria City Clerk and is available for public inspection.

The purpose of the proposed addendum to Special Service Area 2019A (the SSA Addendum") is to provide for the additional costs of the special services that were incurred for the initial SSA 2019A project that is comprised of the repair and improvement of Access Road 6, which included the following costs: project contingency, engineering costs, and costs for establishing the SSA Addendum and issuing debt; with such total

additional cost of special services under the SSA Addendum not to exceed \$70,250.50 (the "Additional Services").

At the Hearing, the City will be considering the levy of an annual property tax against the SSA Territory for providing the Additional Services in Special Service Area 2019A in an amount not to exceed an additional thirty-five hundredths' percent (0.35%) of the equalized assessed value of all taxable property in the SSA Territory for the remaining years under the initial period of ten (10) years established for SSA 2019A and shall be in addition to all other taxes permitted by law (the "Addendum Tax"). Accordingly, this Addendum Tax rate will be in addition to the one and one half percent (1.50%) of the equalized assessed value of all taxable property in the SSA Territory established under SSA 2019A during the remaining nine (9) years of the initial 10-year period for SSA 2019A. As a result, the Addendum Tax rate will be added to the initial 1.50% tax rate established for SSA 2019A for the SSA Territory for the remaining nine (9) years of the levied taxes for the initial SSA 2019A, and thereby establishing a total proposed total tax rate for SSA 2019A in an amount not to exceed an annual rate of one and eighty-five hundredths' percent (1.85%, or \$1.85 per \$100.00) of equalized assessed valuation of all taxable property in the SSA Territory for the remaining nine (9) year period of SSA 2019A. At the Hearing, the City will also be considering whether to issue bonds or incur other indebtedness as allowed under the SSA Act or other Illinois law for financing the Additional Services for SSA 2019A over a period of nine (9) years.

At the Hearing, persons affected by the SSA Addendum and the proposed Addendum Tax, including all owners of real estate located in the SSA Territory, will be given an opportunity to be heard regarding the approval of the SSA Addendum to SSA 2019A, the levy of said Addendum Tax, and the financing for the Additional Services, as well as the opportunity to file objections to the establishment of the SSA Addendum for SSA 2019A, the levy of said Addendum Tax and the amount of said tax, and financing of the Additional Services.

At the Hearing, any other interested persons in the proposed SSA Addendum to SSA 2019A, levy of said Addendum Tax, and financing of the Additional Services will also be given an opportunity to be heard regarding the establishment of the SSA Addendum, the levy of said Addendum Tax and the amount of said tax, and the financing of the Additional Services. The Mayor and City Council shall hear and determine all protests and objections during the Hearing, and the Hearing may be adjourned to another date and time without further notice other than a motion entered upon the minutes of the Hearing fixing the date, time, and place of the adjournment.

If a petition signed by at least 51% of the electors residing within SSA Territory for SSA 2019A and by at least 51% of the owners of record of land included within the boundaries of the SSA Territory for SSA 2019A is filed with the City Clerk for the City of East Peoria within sixty (60) days following the final adjournment of the Hearing objecting to the creation of the SSA Addendum for SSA 2019A, the levy or imposition of the Addendum Tax for the provision of the Additional Services in SSA 2019A, or the issuance of bonds or incurring other indebtedness as allowed under the SSA Act or other Illinois law for



financing the Additional Services for SSA 2019A, the SSA Addendum may not be created, Addendum Tax may not be imposed, and the bond or indebtedness for the Additional Services may not be issued or otherwise incurred.

By order of the Mayor and City Council of the City of East Peoria, Tazewell County, Illinois.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Morgan Cadwalader, City Clerk  
City of East Peoria, Illinois