

# MEMORANDUM

October 15, 2021

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

FROM: Scott A. Brunton, City Attorney

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

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## DISCUSSION:

As you will recall, the City has previously approved Special Service Area 2019A for making improvements to Access Road ("SSA 2019A"). The City established SSA 2019A at the request of the property owners situated along the stretch of Access Road 6 that was improved under SSA 2019A. When SSA 2019A was established, the cost of improvements was capped at \$400,000. However, when the improvement project for Access Road 6 was completed, the contractor incurred additional costs of \$70,250 in order to complete this improvement project.

Back in June 2021, again at the request of these same property owners along Access Road 6, the City initiated the process for amending SSA 2019 by this Addendum to SSA 2019A to cover the additional costs incurred to complete the Access Road 6 improvements. Thereafter, in compliance with the SSA statutes, the City Council held a public hearing on this proposed SSA at the City Council meeting on August 17, 2021. After holding this public hearing on proposed Addendum to SSA 2019A, the City was required to wait a minimum of 60 additional days to allow for the filing of a petition objecting to the proposed Addendum to SSA 2019A that could be filed by the property owners in SSA 2019A. The City has not received any petitions objecting to proposed Addendum to SSA 2019A from the property owners during this 60-day period after the public hearing was held on August 17, 2021.

Under the terms of the Addendum to SSA 2019A, the City will finance the additional costs of \$70,250 for completing the Access Road 6 improvements over the remaining nine (9) years of the initial SSA 2019A. The property owners on Access Road 6 covered by SSA 2019A will then pay an additional property tax to cover this additional financing cost during this 9-year period.

This Ordinance establishes the Addendum to SSA 2019A for paying the additional cost to complete the Access Road 6 improvements. This Ordinance specifically provides as follows for this SSA Addendum: (1) approves the additional costs as additional services

for SSA 2019A; (2) authorizes the levying of an additional SSA Addendum property tax against those properties covered by SSA 2019A; (3) designates the revenue received from the SSA Addendum property tax levy for funding these additional costs for completing the Access Road 6 improvements; and (4) authorizes the City to incur debt to finance the additional costs for completing the Access Road 6 improvements.

**RECOMMENDATION:**

Approval of this Ordinance to amend Special Service Area 2021A with the SSA Addendum for paying the additional costs for completing the Access Road 6 improvements.

**ORDINANCE NO. 4609**

**AN ORDINANCE APPROVING AN ADDENDUM TO SPECIAL SERVICE AREA 2019A 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**, 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**, 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**, pursuant to the SSA Act, the City now desires to approve 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

**WHEREAS**, the City hereby finds that the Additional Services for the SSA Addendum provided an additional benefit for the Properties, and that the Additional Services qualify as a special service under the SSA Act that can be financed as provided by the SSA Act; and

**WHEREAS**, as a result of the SSA Addendum, it will be necessary for the City to levy an additional special service area property tax against the Properties within Special Service Area 2019A to pay for the costs of the Additional Services (the “Addendum Tax”); and

**WHEREAS**, the City intends to impose this Addendum Tax on an annual basis over the course of the remaining nine (9) years to pay for the Additional Services comprising the SSA Addendum; and

**WHEREAS**, on June 15, 2021, the City passed Ordinance No. 4577 proposing the amendment to for SSA 2019A pursuant to the proposed SSA Addendum, the Additional Services for the SSA Addendum, the imposition of the Addendum Tax, and the issuance of bonds or incurring other indebtedness for financing the costs associated with the Additional Services for the SSA Addendum (the “SSA Addendum Bonds”); and

**WHEREAS**, Ordinance No. 4577 also set a public hearing in front of the City Council on August 17, 2021, for reviewing the above-listed matters associated with establishing the SSA Addendum for SSA 2019A, while addressing other procedures connected with establishing the SSA Addendum for SSA 2019A; and

**WHEREAS**, in accordance with the SSA Act, the City mailed notice of the proposal to amend SSA 2019A pursuant to the SSA Addendum and to conduct a public hearing thereon to all persons within SSA 2019A 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. 4577 and notices stated that all interested persons will be given an opportunity to be heard at the public hearing regarding the proposed amendment to SSA 2019A pursuant to the SSA Addendum, the proposed Additional Services for the SSA Addendum, the proposed Addendum Tax, and the proposed issuance of the SSA Addendum Bonds; and

**WHEREAS**, on August 17, 2021, the City conducted a public hearing on the proposed amendment to SSA 2019A pursuant to the SSA Addendum, the proposed Additional Services for the SSA Addendum, the proposed Addendum Tax, and the proposed issuance of the SSA Addendum Bonds; and

**WHEREAS**, at the public hearing on August 17, 2021, all persons were heard who sought to provide comment to the City Council regarding the amendment to SSA 2019A pursuant to the SSA Addendum, the Additional Services for the SSA Addendum, the Addendum Tax, and the issuance of the SSA Addendum Bonds; and

**WHEREAS**, the City received no objections from the Property Owners within SSA 2019A during the sixty (60) day period following the public hearing held on August 17, 2021; and

**WHEREAS**, the City's the amendment to SSA 2019A pursuant to the SSA Addendum is authorized by the SSA Act, and the Additional Services are hereby found by the City to constitute special services that will uniquely benefit the Properties; and

**WHEREAS**, the City Council now desires to amend SSA 2019A pursuant to the SSA Addendum and the terms of this Ordinance, approve the Additional Services for the SSA 2019A, impose the Addendum Tax to pay for the Additional Services, and issue the SSA Addendum Bonds for financing the Additional Services in SSA 2019A, hereby finding that the amendment of SSA 2019A pursuant to the SSA Addendum will serve the public interest, will protect the public health, safety and welfare, and is special in that the Properties would not have otherwise received 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.** Amendment to Special Service Area 2019A. The Corporate Authorities hereby approve the amendment to SSA 2019A as provided by the SSA Addendum. The map identifying the special service area boundaries for SSA 2019A and the SSA Addendum is provided in Exhibit A. The legal descriptions of the Properties comprising SSA 2019A are set forth in Exhibit B, attached and incorporated by reference, identified by Permanent Index Number and common street address. A copy of the notice of the public hearing for the Addendum to SSA 2019A is attached hereto as Exhibit C and incorporated by reference.

**Section 3.** Approval of Additional Services for SSA Addendum. The Corporate Authorities hereby designate that the Additional Services rendered within SSA 2019A are hereby approved.

**Section 4.** SSA Addendum Tax. The Corporate Authorities shall levy a special *ad valorem* tax against the Properties in 2021 by a separate and subsequent Addendum Tax Levy ordinance, with such *ad valorem* tax being extended against the Properties in 2021. This Addendum Tax Levy ordinance shall be combined with the SSA Tax Levy ordinance over the remaining nine (9) years of SSA 2019A, as such SSA Tax Levy ordinance was authorized by Ordinance No. 4514 that established SSA 2019A. In combining the Addendum Tax Levy authorized by this Ordinance and the SSA Tax Levy ordinance was authorized by Ordinance No. 4514, the City intends to levy the total dollar

amount of Forty-Seven Thousand Eight Hundred Five Dollars and Sixty-Two Cents (\$47,805.62) plus the applicable interest payments on the SSA Bonds and the Addendum Bonds against the Properties for 2021 – being Year 2 of the SSA Tax Levy period authorized by Ordinance No. 4514, and Year 1 of the Addendum Tax authorized by this Ordinance – with the Tazewell County Treasurer determining the actual assessment against each property on an *ad valorem* basis. The Corporate Authorities hereby designate that the Addendum Tax shall be imposed for the remaining nine-year period of the SSA Tax Levy established by Ordinance No. 4514. The Addendum Tax shall not exceed an annual rate of 0.35% of the assessed value, as equalized, of the Properties during any year during the remaining nine-year period of the initial SSA Tax Levy period for Special Service Area 2019A. Accordingly, in combination with the maximum annual rate of 1.50% approved by Ordinance No. 4514 for the initial SSA Tax Levy for SSA 2019A, the total annual taxes levied against the Properties in any year during the remaining nine-year period of the initial SSA Tax Levy period for Special Service Area 2019A shall not exceed an annual rate of 1.85% of the assessed value, as equalized, of the Properties. The Addendum Tax Levy and 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 Addendum Tax Levy, in addition to the revenues from the initial SSA 2019A Tax Levy, shall be used to fund the costs associated with undertaking and completing the SSA 2019A Project (as defined in Ordinance No. 4514) and the SSA Addendum as defined herein by this Ordinance, including the payment of any debt service for SSA 2019A Project Bonds and Addendum Bonds.

**Section 6.** Issuance of SSA Bonds. By additional subsequent action of the Corporate Authorities, the City shall issue Addendum Bonds in addition to the initial SSA 2019A Project SSA Bonds for financing the Additional Services for Special Service Area 2019A as established by the SSA Addendum.

**Section 7.** Superseder; Effective Date. All other 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 SSA 2019A or the SSA Addendum as established by this Ordinance.

**Section 10.** This Ordinance is hereby ordered to be recorded in the Tazewell County Recorder's Office and filed with the Tazewell County Clerk by the East Peoria City Clerk within sixty (60) days after the adoption and passage of this Ordinance.

**Section 11.** 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 12.** 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 13.** 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, TAZEWEILL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

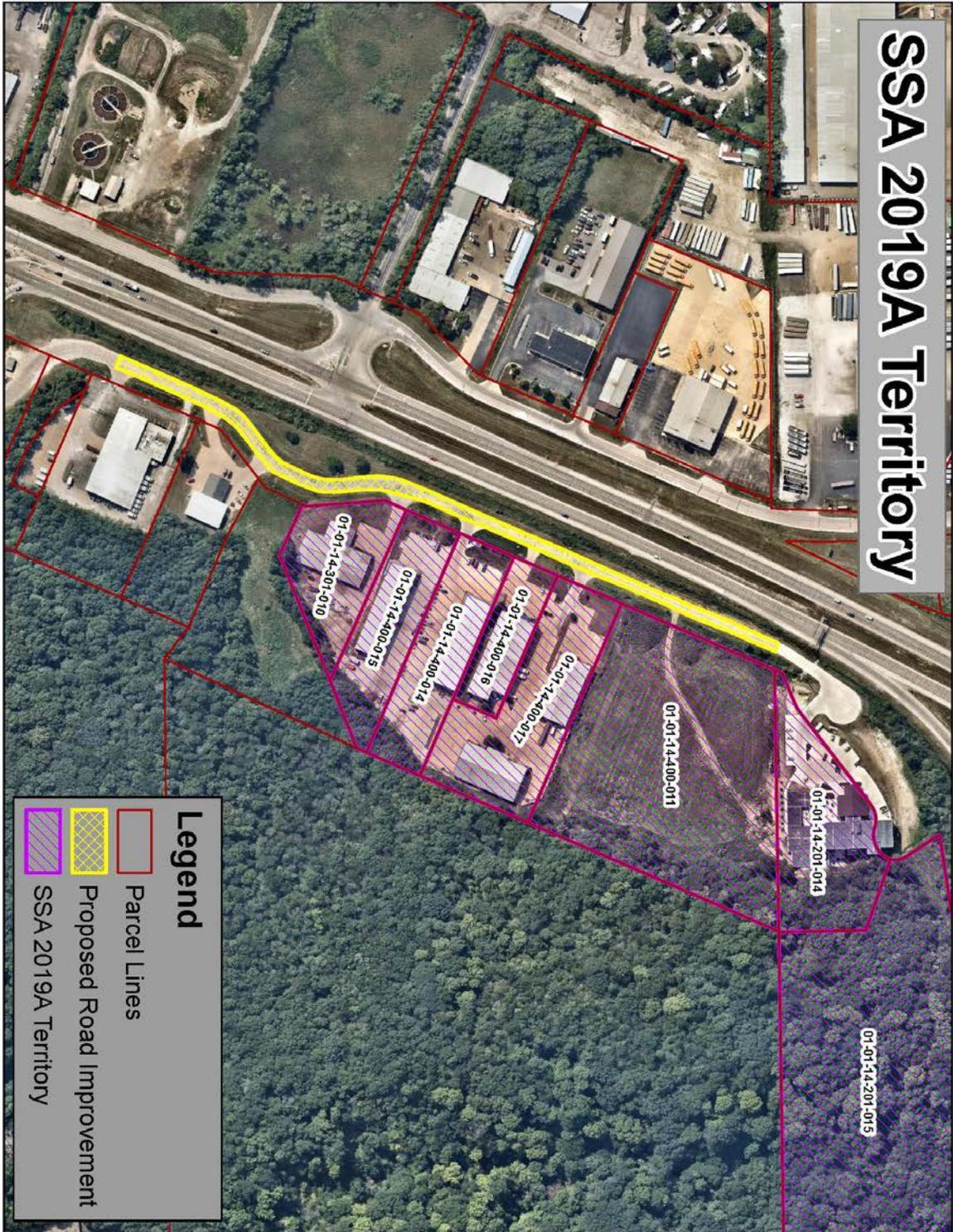
\_\_\_\_\_  
City Clerk

**EXAMINED AND APPROVED:**

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

EXHIBIT A

MAP OF SPECIAL SERVICE AREA 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 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 27th day of July, 2021.

/Signed/ Morgan Cadwalader, City Clerk  
City of East Peoria, Illinois