

**CITY OF EAST PEORIA**

**NOTICE OF PUBLIC HEARING:  
PROPOSED SPECIAL SERVICE AREA 2019A 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 TAZEWEILL 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.

Purpose of Special Service Area 2019A

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.

#### Public Hearing on Special Service Area 2019A

At the Hearing, the City will be considering the levy of an annual property tax against the SSA Territory for providing these special services in Special Service Area 2019A in an amount not to exceed one and one half percent (1.5%) of the equalized assessed value of all taxable property in the SSA Territory for a period of ten (10) years and shall be in addition to all other taxes permitted by law. 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 special service project for Special Service Area 2019A over a period of ten (10) years.

At the Hearing, persons affected by Special Service Area 2019A and the levy of said tax, including all owners of real estate located in the SSA Territory, will be given an opportunity to be heard regarding the establishment of Special Service Area 2019A, the levy of said tax, and the financing of the special services project, as well as the opportunity to file objections to the establishment of Special Service Area 2019A, the levy of said tax and the amount of said tax, and financing of the special services project.

At the Hearing, any other interested persons in the proposed creation of Special Service Area 2019A, levy of said tax, and financing of the special services project will also be given an opportunity to be heard regarding the establishment of Special Service Area 2019A, the levy of said tax and the amount of said tax, and the financing of the special services project. 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 Special Service Area 2019A and by at least 51% of the owners of record of land included in within the boundaries of the SSA Territory for Special Service Area 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 Special Service Area 2019A, the levy or imposition of a property tax for the provision of special services in Special Service Area 2019A, or the issuance of bonds or incurring other indebtedness as allowed under the SSA Act or other Illinois law for financing the special service project for Special Service Area 2019A, no such Special Service Area may be created, property tax imposed, or bond or indebtedness issued.

By order of the Mayor and City Council of the City of East Peoria, Tazewell County, Illinois. Dated this 22nd day of October, 2019.

/s/ Morgan Cadwalader  
Morgan Cadwalader, City Clerk

EXHIBIT A

MAP OF SPECIAL SERVICE AREA AND PROJECT

