

# **Tax Increment Financing Redevelopment Plan & Project**

.....  
Central City  
Redevelopment Project Area  
.....

Prepared for

**City of O'Fallon, Illinois**

Prepared by

**PGAV** **PLANNERS**

February 5, 2015  
Addendum A – April 30, 2015

## **ADDENDUM A**

### **TIF Redevelopment Plan and Project Central City Redevelopment Project Area**

City of O'Fallon, Illinois

April 30, 2015

This Addendum forms a part of and modifies the Tax Increment Financing ("TIF") Redevelopment Plan and Project (the "Plan") for the Central City Redevelopment Project Area (the "Project Area"), dated February 5, 2015.

#### **A. General Background**

The Plan was prepared pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.* (the "TIF Act"). The Plan has been available for public review since February 6, 2015, and has been reviewed by the Joint Review Board. The public hearing on the Plan is scheduled for May 4, 2015.

The Joint Review Board recommended that the Plan be approved by the City Council subject to the condition making certain changes to the Plan regarding the percentage of tax increment revenue that is to be declared as surplus annually. This Addendum A contains the requested changes to the Plan.

#### **B. Plan Revisions**

**Page 33:** Section D of Section V of the Plan, in its entirety, is replaced with the following:

##### **D. Assessment of Financial Impact**

The City finds adoption of this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Police and fire services and facilities appear to be adequate for the foreseeable future.

To offset any unforeseen taxing district costs directly resulting from the Redevelopment Projects, the City commits to pass-through to the taxing districts a 10% annual surplus of the tax increment revenue generated within the entire Project Area. In addi-

tion, for the parcels of real estate shown on **Exhibit J, Area Subject to Additional Annual Surplus Declaration**, the annual surplus declaration shall be increased to 50% of any tax increment revenue generated on the aggregate incremental EAV of these parcels greater than \$3,100,000.

The City will return the annual surplus tax increment revenue to St. Clair County for distribution on a pro-rata basis back to the affected taxing bodies in accordance with the requirements of the TIF Act.

**C. Authorization for Plan Changes**

The TIF Act permits changes to the Plan at the public hearing or any time prior to the adoption of the ordinance approving the redevelopment plan, subject to certain limitations. Specifically, the Act states:

*“At the public hearing or at any time prior to the adoption by the municipality of an ordinance approving a redevelopment plan, the municipality may make changes in the redevelopment plan... Changes which do not*

- (1) add additional parcels of property to the proposed redevelopment project area,*
- (2) substantially affect the general land uses proposed in the redevelopment plan,*
- (3) substantially change the nature of or extend the life of the redevelopment project, or*
- (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,*

*may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.”*

The change associated with this Addendum A does not result in any of the above listed conditions. Therefore, the changes to the Plan made by this Addendum A are permissible subject to the notification requirements of the Act.




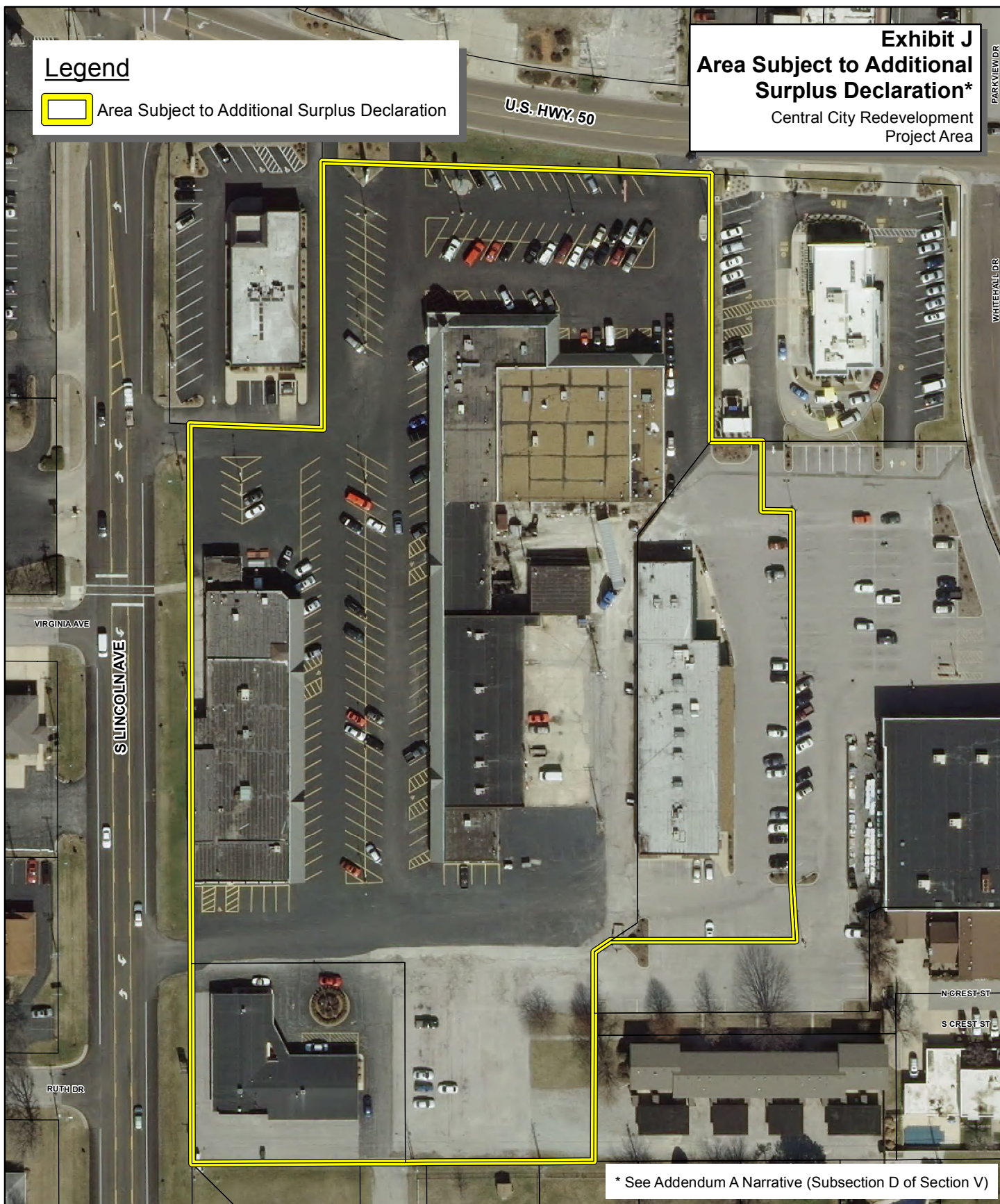
# Exhibit J

## Area Subject to Additional Surplus Declaration\*

Central City Redevelopment  
Project Area

### Legend

 Area Subject to Additional Surplus Declaration



\* See Addendum A Narrative (Subsection D of Section V)

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Feet



April 30, 2015

## **CITY OF O'FALLON, ILLINOIS**

### **MAYOR**

Gary L. Graham

### **CITY COUNCIL**

Gene McCoskey, Ward 1  
Richie Meile, Ward 1  
Ed True, Ward 2  
Jerry Albrecht, Ward 2  
Jerry Mouser, Ward 3  
Kevin Hagarty, Ward 3  
John Drolet, Ward 4

Herb Roach, Ward 4  
Michael Bennett, Ward 5  
Courtney Cardona, Ward 5  
Jim Hursey, Ward 6  
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### **CITY ADMINISTRATOR**

Walter Denton

### **COMMUNITY DEVELOPMENT DIRECTOR**

Ted Shekell

### **FINANCE DIRECTOR**

Sandy Evans

### **CITY ATTORNEY**

Dale Funk

### **SPECIAL TIF COUNSEL**

Terry Bruckert

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## APPENDIX

Attachment A – Resolution No. 2014-47
Attachment B – Boundary Description
Attachment C – Existing Conditions Photos
Attachment D – Parcel Identification Numbers, Property Owner and 2013 EAV

## SECTION I

### INTRODUCTION

On October 6, 2014, the O'Fallon City Council passed **Resolution 2014-47** stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area (the "Area") and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF area generally includes the downtown area and the commercial area extending west of downtown along W. State Street, plus the S. Lincoln Avenue corridor, from downtown to the commercial area at S. Lincoln and E. Highway 50. The area is referred to herein as the Central City Redevelopment Project Area. The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix** as **Attachment B**.

The Area contains approximately 86.2 acres, including street and alley rights-of-way (61.7 acres net of rights-of-way). There are a total of 204 parcels<sup>1</sup> of real property, of which 186 have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public right-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "on the whole" meets the eligibility requirements of the Act.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to renovate or redevelop underperforming and obsolete parcels within the Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since it is not anticipated that this Redevelopment Plan will result in the displacement of ten or more inhabited housing units located within the Area and there is certification to this effect contained in this Plan.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

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<sup>1</sup> Groups of smaller parcels used as one "zoning lot" are treated as one parcel.

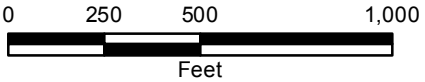


# Exhibit A Redevelopment Project Area Boundary

Central City Redevelopment  
Project Area

## Legend

 Redevelopment Project Area Boundary





## SECTION II

### STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

#### A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et. seq.*

As used, herein, the term **Redevelopment Project** means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term **Redevelopment Project Area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

## **B. Summary of Findings**

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a ***combination blighted area and conservation area***. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in Section III and throughout this document.



## SECTION III

### BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

#### A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

#### B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

##### 1. Eligibility of a Blighted Area

The Act states that a "...**blighted area**" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where."<sup>2</sup>

- a. **"If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area."

- (1) "Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

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<sup>2</sup> Emphasis added with bold or underlined text.

- (2) "Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) "Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."
- (4) "Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes."
- (5) "Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards."
- (6) "Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies."
- (7) "Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building."
- (8) "Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area,

(ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”

- (9) “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- (10) “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- (11) “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”
- (12) “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”

- (13) "The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated."
- b. **"If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:"
  - (1) "Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities."
  - (2) "Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development."
  - (3) "Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years."
  - (4) "Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land."
  - (5) "The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area."

- (6) “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”

## 2. Eligibility of a Conservation Area

The Act further states that a “... “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.” *[Bracketed text replaces “following factors” from the Act.]*

### C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of O'Fallon officials who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of St. Clair County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the Area was commissioned by the City. The result and documentation of this effort are summarized below.

## **D. Analysis of Conditions in the Area**

PGAV staff conducted a parcel by parcel survey to document existing conditions in the Area from October 13 through 15, 2014. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B - Existing Land Use**. This field work was supplemented with discussions with City staff and analysis of property assessment data from St. Clair County. **Exhibit C - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D-1 and D-2 - Existing Conditions** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

### **1. Findings on Improved Area**

Below are findings that are factors relating to improved land that are considered present to a meaningful extent within the Area:

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criteria. Of the 167 buildings in the Area, 146 (87%) were determined to be over 35 years old. The fact that these buildings were constructed over 35 years ago was determined from examining property record card data available on the St. Clair County website (<http://www.co.st-clair.il.us/departments/assessor/Pages/parcel.aspx>).
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 98 (59%) of the 167 buildings in the Area. The field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, roofing, masonry and fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements were also found on all of the improved parcels in the Area (51% of the 186 improved parcels). Also, significant deterioration of street pavement and curb and guttering were found, primarily on secondary streets and alleys within the Area (79% of the subareas). **Attachment C** in the **Appendix** provides **photographic evidence** of the conditions found on these properties and within the public rights-of-way.



**Exhibit B**  
**Existing Land Use\***  
Central City Redevelopment  
Project Area

**Legend**

- Redevelopment Project Area Boundary
- Single-Family Residential
- Two Family Residential
- Multi-Family Residential
- Mixed Use
- Commercial
- Industrial
- Public/Semi-Public/Institutional
- Public Parking
- Utility
- Vacant/Undeveloped Land

- 11 -

February 2015

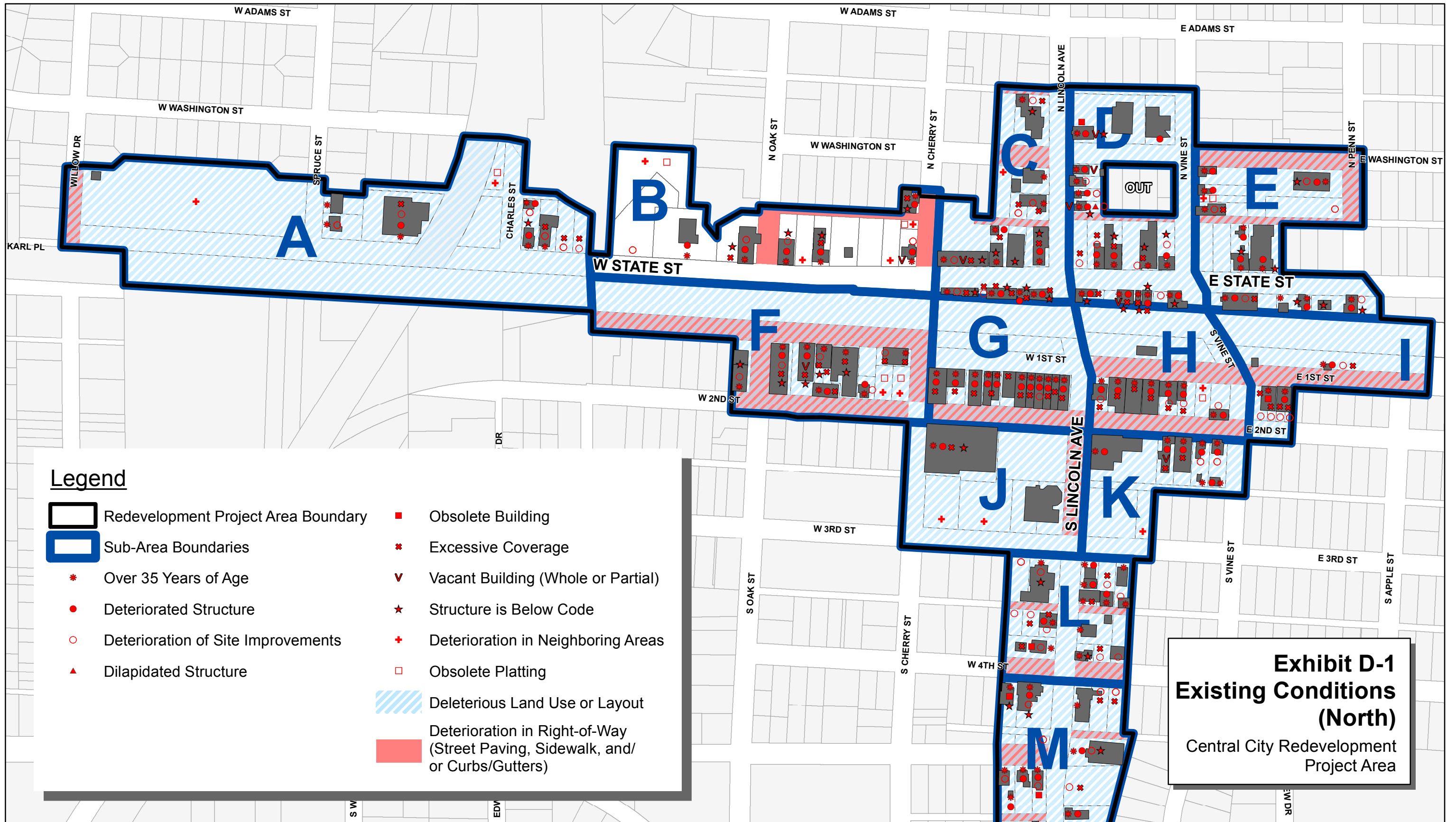


**Exhibit C**  
**SUMMARY OF BLIGHTING AND**  
**CONSERVATION AREA FACTORS**  
Central City Redevelopment Project Area  
City of O'Fallon, Illinois

	Total	%
No. of improved parcels	186	91%
No. of vacant parcels	18	9%
Total parcels	204	100%
No. of buildings	167	100%
No. of buildings 35 years or older	146	87%
No. housing units	74	
No. housing units occupied	70	
Sub-Area Count	19	100%
IMPROVED LAND FACTORS (3 or More):		
No. of deteriorated buildings	98	59%
No. of parcels with site improvements that are deteriorated	94	51%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	15	79%
No. of dilapidated buildings	1	1%
No. of obsolete buildings	16	10%
No. of structures below minimum code	50	30%
No. of buildings lacking ventilation, light or sanitation facilities	nd <sup>1</sup>	
No. of building with illegal uses	nd <sup>1</sup>	
Number of buildings with vacancies	13	8%
No. of parcels with excessive land coverage or overcrowding of structures	96	52%
Inadequate utilities (by Sub-Area)	0	0%
Deleterious land use or layout (by Sub-Area)	16	84%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete Platting	8	44%
Diversity of Ownership	nd <sup>1</sup>	
Tax Delinquencies	nd <sup>1</sup>	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	16	89%
Environmental Clean-up	nd <sup>1</sup>	
Declining or Sub-par EAV Growth	Yes	

<sup>1</sup> Not determined.

















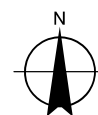
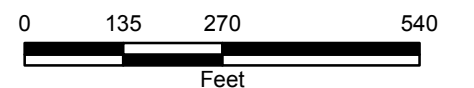
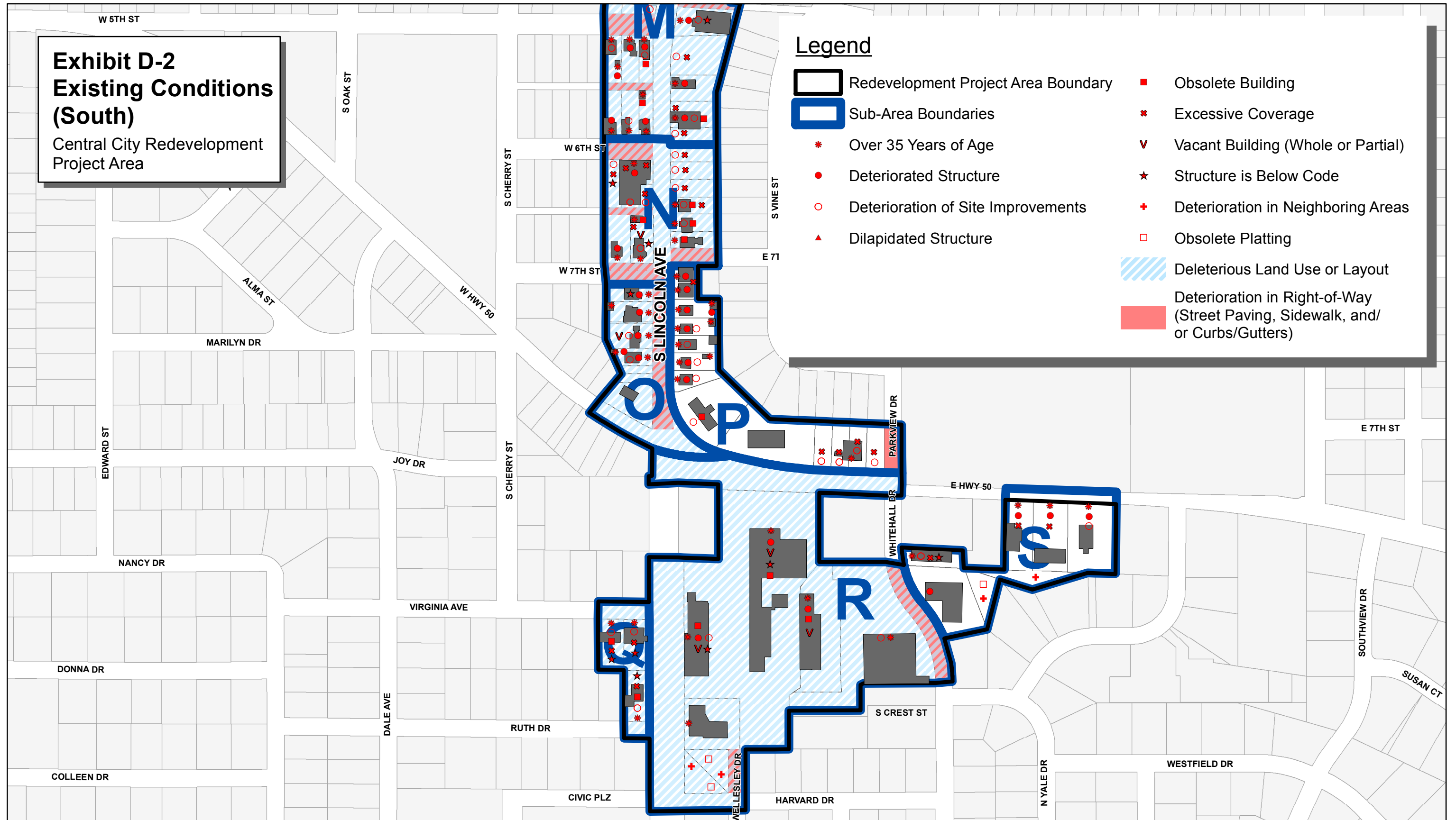


# Exhibit D-2 Existing Conditions (South)

Central City Redevelopment  
Project Area

## Legend

-  Redevelopment Project Area Boundary
-  Sub-Area Boundaries
-  Over 35 Years of Age
-  Deteriorated Structure
-  Deterioration of Site Improvements
-  Dilapidated Structure
-  Obsolete Building
-  Excessive Coverage
-  Vacant Building (Whole or Partial)
-  Structure is Below Code
-  Deterioration in Neighboring Areas
-  Obsolete Platting
-  Deleterious Land Use or Layout
-  Deterioration in Right-of-Way (Street Paving, Sidewalk, and/or Curbs/Gutters)



- a. Summary of Findings on Obsolete Buildings: While only 13 of the 167 buildings (8%) in the Area were determined to be obsolete, as defined in the TIF Act, there is a group of 3 buildings that comprise Southview Plaza that stand out. It is one of the largest developments within the Project Area. This shopping center development comprises a site of approximately 5.8 acres situated on two parcels. It consists of three buildings with a total floor area of approximately 61,400 square feet. The properties involved have frontage on both East Highway 50 and Lincoln Avenue at the southeast quadrant of the intersection of those two roadways.

According to St. Clair County Assessor records, this development was built in a timeframe between 1961 and 1964 (the western and the center buildings respectively) to 1975 (the eastern building). Thus, the oldest structures are now 54 and 51 years old and the newest is 40 years old. Again based on Assessor records, there appear to have been some improvements that were made in the 1980's that did not change the building configurations. By all retail (and even service) commercial standards this development is obsolete. While the age of the buildings is a contributing factor, certain other conditions discussed herein are really responsible for the lack of desirability of this property.

The design and layout of this shopping center was effectively obsolete at its time of construction. Even in the 1960's and 1970's the layout of this development would have been considered inappropriate for attracting and retaining retail tenants. The three buildings are arranged parallel to each other on generally a north/south axis perpendicular to East Highway 50. All three of the buildings (with the exception of the liquor store) have virtually no visibility to the two major fronting streets. In fact, the westernmost building that parallels Lincoln Avenue has its back wall fronting the street presenting a very unattractive façade to this major street, ensuring that none of its tenants can be seen from the street, and effectively blocking the view of the façade of the middle of the three buildings to the east. Parking fields for much of the development are in between the buildings and laid out in unconventional circulation patterns.

Until a few years ago when the buildings were given a light cosmetic refresh, this property presented a visually-dismal, deteriorating image. In 2005, PGAV evaluated this property at the request of the City for consideration of inclusion in a TIF redevelopment project area. The condition of buildings at that time would have met several of the "blighted area" criteria of the Illinois TIF Act. The vacancy rate was very high and tenants were complaining to the City about deficient property conditions (plumbing, HVAC, parking lots, etc.) that the property owner had been unresponsive to and/or unwilling to fix.

The more recent cosmetic refresh noted above (some of which had been started in 2005) has marginally improved the appearance of the property. However, the relatively minor improvements do nothing to correct the issues associated with the layout of the buildings and parking and the lack of visibility into the property for passing traffic. This lack of visibility is further exacerbated by the location of the outparcel uses at each of the bordering street corners that surround the center on the north, south, and east. As a result, not only does the arrangement of the three buildings comprising the center hamper the visibility of the tenant occupants, these outparcel uses further block visibility. In terms of contemporary retail development standards, the ability for tenant spaces (and their identifying façade signage) to be visible from bordering streets is critical to attracting quality retail tenants who will occupy the spaces for a long-term.

An additional indicator of obsolescence can be found in the basic design of the buildings and its effect on the desirability of the space within. Modern strip center retail spaces typically have a front to back dimension (depth) of approximately 70 feet. Only the southern end of the western building meets this criterion along with the space that is occupied by Dollar General. The remaining spaces have front to rear depths that measure approximately 60 feet (or slightly less) with a section of the center building measuring approximately 40 feet in depth. Thus this represents another factor that contributes to making this property undesirable for contemporary retail occupants.

As noted in the PGAV evaluation conducted in July of 2005, the existing configuration of the shopping center was obsolete by modern retail standards at that time and this condition continues today. The current composition of tenants in the occupied spaces is a demonstration of this obsolescence (and all three of the buildings have vacancies). Except for the Dollar General Store and Papa John's Pizza that are located in the center of the three buildings, no spaces are occupied by the types of national or regional retail tenants that would otherwise occupy contemporary retail space at this prominent location at the intersection of two high-traffic streets. Further evidence of the obsolescence of this center is the vacancies that presently exist in each of the three buildings and the fact that, over time, there has been ongoing turnover in tenancy and varying rates of vacancy in excess of typical retail center standards. On February 5, 2015, City staff surveyed the exterior of the three buildings and took note of the vacant tenant bays. Utilizing the building size data available from the St. Clair County Assessor, it was determined that approximately 21,065 square feet of tenant space in the 61,442 square foot shopping center was vacant (or 34%). This is a high rate of vacancy where the industry norm for a healthy shopping center is a vacancy rate of not more than 5% to 10%. Another indicator is the amount of space occupied by non-retail tenants (service and office-type businesses).



Unless the configuration of this development is changed through redevelopment, it is a virtually certainty that these factors will not change. This property will continue to attract what in retail terms are considered "C" and "D" level tenants who need the lower rents that are typical of these kinds of properties. Because this development cannot attract market retail rents, it is likely that the property owner will not invest in further improvements.

- b. Summary of Structures below Minimum Code: Due in part to the age of buildings in the Area, a relatively large number of them are known not to meet certain minimum code standards. As of January 1, 2015 the City has adopted the following codes:

- 2012 International Building Code (IBC)
- 2012 International Fire Prevention Code (IFC)
- 2012 International Mechanical Code (IMC)
- 2012 International Property Maintenance Code (IPMC)
- 2012 International Residential Code (IRC)
- 2012 International Existing Building Code (IEBC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 Illinois Energy Conservation Code
- 2011 National Electric Code (NEC)

The City also locally enforces the Illinois Accessibility Code. During the month of January 2015, the City's Building & Zoning Supervisor, along with the Assistant City Planner, conducted an exterior survey of the buildings within the Area. The Building & Zoning Supervisor noted the type of construction and approximate age of each building and made an assessment of lack of code compliance, or noted known non-compliance items based on familiarity with the property. The Assistant City Planner reviewed the properties and buildings thereon from a zoning regulations standpoint (e.g., building setbacks and building site coverage). They found that at least 50 of the 167 (30%) buildings in the Area did not meet specific code standards. The more common incidence of known non-compliance items included lack of ADA accessibility, lack of sprinklers where required, buildings exceeding lot coverage limits and buildings not meeting setback requirements. It should be noted that these findings were based on what was verifiable from exterior visual inspection or knowledge of the Building & Zoning Supervisor. Because the City has adopted relatively new codes, it is very likely that numerous other technical code deficiencies would exist. Thus, the presence of code deficiencies is most likely to be higher than that recorded in this report.

- c. Summary of Findings Regarding Deleterious Land Use or Layout: There exists incompatible land-use relationships throughout the area in large part due to the lack of buff-

er areas or screening between commercial area and adjoining residential areas. Also, as residential properties transitioned to commercial use, the remaining residential properties have been negatively impacted by lack of screening, exposed trash dumpsters and spillover on-street parking from business patrons. The described conditions do not represent sound mixed-use urban planning practices, but rather piecemeal property reuse & redevelopment encouraged by the practice of zoning major street corridors for commercial use when the principal existing land use was residential. In total, 16 of the 19 subareas (84%) had incidences of deleterious land use or layout.

Summary of Excessive Site Coverage: Over one-half of the properties in the Area have excessive land coverage. Excessive land coverage is characterized by a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas. Of the 186 improved parcels in the Area, 96 (52%) revealed evidence of excessive land coverage.

- d. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to the entire Area (vacant areas as well as improved areas in aggregate). The total equalized assessed valuation (EAV) for the Area has declined and not kept pace with the Consumer Price Index for four (4) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City are shown as **Exhibit E, Comparison of EAV Growth Rates (2008-2013)**. This trend in lagging EAV growth rates is distributed throughout the Area as illustrated on **Exhibit F, Annual EAV Change by Parcel (2008-2013)**.

## 2. Findings on Vacant Land

There are 18 vacant parcels located within the Area. The factors present with respect to these vacant parcels include deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; and the total EAV of the Area has declined and has not kept pace with the CPI for four (4) of the last five (5) years. Photos of the deteriorated buildings and site conditions are located in **Attachment C** in the **Appendix**.

### E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a **combination blighted area and conservation area**. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

## Exhibit E COMPARISON OF EAV GROWTH RATES (2008-2013)

Central City Redevelopment Project Area

Tax Year	EAV of Redevelopment Project Area	CPI *	Area Growth Rate Less Than CPI?
2008	\$ 6,970,280	215.303	
2009	\$ 6,677,311	214.537	
Annual Percent Change	-4.2%	-0.4%	YES
2010	\$ 6,646,379	218.056	
Annual Percent Change	-0.5%	1.6%	YES
2011	\$ 6,516,838	224.939	
Annual Percent Change	-1.9%	3.2%	YES
2012	\$ 7,574,468	229.594	
Annual Percent Change	16.2%	2.1%	NO
2013	\$ 7,384,996	232.957	
Annual Percent Change	-2.5%	1.5%	YES




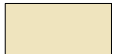



\* Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

- **Age** – Of the 167 buildings located in the Area, 146 (87%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – 59% of the buildings exhibit signs of deterioration as defined in the Act. Also, just over one-half of the improved parcels contain deteriorated site improvements such as sidewalks and parking lots. Within the street and alley rights-of-way there is a significant amount of deteriorated pavement (15 of the 19 subareas containing such streets). This is a high incidence of deterioration among buildings and site improvements.
- **Obsolete Buildings** – Southview Plaza represents a key group of properties in the Area exhibiting obsolescence and a high rate of vacancy.
- **Deleterious Land Use or Layout** – Many of the commercial land uses are incompatible with surrounding land uses.
- **Excessive Site Coverage** – This is a relatively common condition in older urban areas. Excessive coverage often contributes to lack of parking, loading areas and green space that can serve as buffers between incompatible land uses.

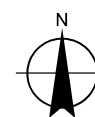


# Exhibit F Annual EAV Change by Parcel (2008-2013) Central City Redevelopment Project Area

## Legend

-  Redevelopment Project Area Boundary
-  Tax Exempt
-  EAV Growth Rate Less than CPI 1 out of Last 5 Years
-  EAV Growth Rate Less than CPI 2 out of Last 5 Years
-  EAV Growth Rate Less than CPI 3 out of Last 5 Years
-  EAV Growth Rate Less than CPI 4 out of Last 5 Years
-  EAV Growth Rate Less than CPI 5 out of Last 5 Years

0 250 500 1,000  
Feet





- **Sub-par EAV trends** – The Area's EAV has declined and failed to keep pace with inflation for four (4) out of the last five (5) years. This factor applies to both improved land and vacant land.
- **Deteriorated buildings or site improvements in neighboring areas** – The vacant parcels of property within the Area are negatively impacted by the deteriorated conditions of the adjacent and nearby properties.

This study finds that the Redevelopment Project Area contains conditions that qualify it as a combination blighted area and conservation area, as these terms are defined in the Act, and that these parcels will likely continue to exhibit blighted conditions or conditions that may lead to blight without a program to induce private and public investment for the redevelopment of the Area. These findings were made considering the qualifying factors that are present to a meaningful extent and distributed throughout the Area. The qualifying conditions that exist in the Redevelopment Project Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The various projects contemplated in this tax increment program will serve to reduce or eliminate these deficiencies and enhance the tax base of all overlapping taxing authorities.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

## SECTION IV

### REDEVELOPMENT PLAN

#### A. Introduction

This section presents the Redevelopment Plan and Project for the Central City Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation area, blighted area, or a combination of conservation and blighted area, a redevelopment plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a 'blighted area' or 'conservation area' or combination thereof and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

#### B. General Land Uses to Apply

The proposed general land uses to apply to the Area is presented on **Exhibit G**, entitled **General Land Use Plan**. Commercial development is proposed for properties zoned for commercial use. City Hall and associated public parking is designated as Institutional use. An alternate land use proposed is the residential/alternate use designations, which envisions the continuation of existing residential uses indefinitely, but if redeveloped, the alternate use is recommended. It is not the intent of this Plan to use TIF to assist with the conversion of individual residential structures into commercial or other uses. Instead, property assembly and redevelopment into unified development scheme, meeting current codes standards, is encouraged.

Also proposed is a "Mixed Use" category. This land use category envisions existing or future multi-story buildings with commercial, office or services uses on the first floor and residential, office or service uses on the upper floors. The goal with promoting this type of use is to encourage full use of existing multi-story buildings and to offer live/work lifestyle options in O'Fallon.

#### C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.

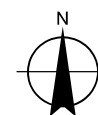
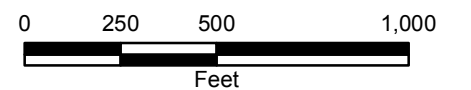
# Exhibit G

## General Land Use Plan

Central City Redevelopment  
Project Area



-  Redevelopment Project Area Boundary
  -  Residential
  -  Residential/Commercial Alternate
  -  Residential/Public Parking Alternate
  -  Residential/Commercial/Public Parking Alternate
  -  Mixed Use
  -  Commercial
  -  Public/Semi-Public
  -  Public Parking



2. Prevent the recurrence of blighting conditions.
3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

#### **D. Program Policies to Accomplish Objectives**

The City has determined that it is appropriate to provide limited financial incentives for private investment within the Area. It has been determined, through redevelopment strategies previously utilized by the City and communications between property owners and prospective developers and the City, that tax increment financing constitutes a key component of leveraging private investment within the Area. The City will incorporate appropriate provisions in any redevelopment agreement between the City and private investors to assure that redevelopment projects achieve the objectives stated herein and accomplish the various redevelopment projects described below.

#### **E. Redevelopment Projects**

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken, including a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

##### **1. Private Redevelopment Activities:**

- a. *Building repairs, renovation and retrofitting existing private buildings:* Improvements to existing private buildings is encouraged.
- b. *Demolition of existing buildings:* Demolition of existing buildings, particularly obsolete ones, is anticipated to advance private redevelopment projects.
- c. *Construction of private buildings:* Construction of new commercial and/or mixed use buildings is anticipated as part of private redevelopment projects.

## **2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment in the Area. These may include, but are not limited to, the following activities:

- a. *Land assembly and site preparation:* In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in the relocation of existing businesses, site preparation, building demolition, environmental remediation, and other steps to prepare sites for development.
- b. *Public works improvements:* Improvements to streets, alleys and sidewalks and installation of streetscape amenities such as landscaping, way finding signage, benches, trash receptacles, and other public space enhancements.
- c. *Marketing of properties and promoting development opportunities:* The City will help to promote the opportunities available for investment in the Area.
- d. *Public parking:* Construction of parking lots or structures to support future parking demand in the Project Area.
- e. *Other programs of financial assistance as may be provided by the City:* The Act defines eligible redevelopment project costs that are summarized in Section F below. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

## **3. Land Assembly & Displacement Certificate:**

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Area may be acquired by the City or private parties, as necessary, to implement a specific public or private redevelopment project. Such property assembly may include the displacement of inhabited housing units located in the Area (see below).

### ***Displacement Certificate:***

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units,

the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

**Relocation Assistance:**

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

**F. Estimated Redevelopment Project Costs**

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit H**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include public financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

**G. Description of Redevelopment Project Costs**

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit H**, subject to the definition of “redevelopment project costs” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project

costs” currently permitted by the Act. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

**Exhibit H**

**ESTIMATED REDEVELOPMENT PROJECT COSTS**

Central City Redevelopment Project Area  
City of O'Fallon, Illinois

<b>Description</b>	<b>Estimated Cost</b>
<b>A. Public Works or Improvements</b> <i>(Construction of streets, curb and gutters, utilities, and other public improvements)</i>	\$3,250,000
<b>B. Property Assembly</b> <i>(Acquisition of land and site preparation, including storm water detention)</i>	\$3,700,000
<b>C. Building Rehabilitation/Retrofit</b>	\$4,300,000
<b>D. Relocation costs</b>	\$200,000
<b>E. Taxing District Capital Costs</b>	\$100,000
<b>F. Job Training</b>	\$100,000
<b>G. Interest Costs Incurred by Developers</b> <i>(30% of interest costs)</i>	\$500,000
<b>H. Planning, Legal &amp; Professional Services</b>	\$500,000
<b>I. General Administration</b>	\$200,000
<b>J. Financing Costs</b>	See Note 3
<b>K. Contingency</b>	\$1,300,000
<b>Total Estimated Costs</b>	<b>\$14,150,000</b>

**Notes:**

1. All costs shown are in 2015 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

1. **Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan**, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
  - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
  - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.
  - c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, real or personal or interest therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation**, reconstruction or repair or remodeling of **existing public or private buildings, fixtures and leasehold improvements**; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either



- a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
  - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
5. **Cost of job training and retraining projects**, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses **related to the issuance of obligations** (see definition of “obligations” in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
  - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and

- b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
12. Unless explicitly stated in the Act, the cost of **construction of new privately owned buildings shall not be an eligible redevelopment project cost.**
13. **None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.** For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project

- Area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.
14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
- a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
  - b. contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

## SECTION V

### OTHER FINDINGS AND REQUIREMENTS

#### **A. Conformance with Comprehensive Plan**

Development projects proposed to be undertaken in implementing this Redevelopment Plan conform to the City of O'Fallon's 2006 Comprehensive Plan, which proposes mostly commercial uses for the Area, along with some office/service and institutional uses. A clarification made in this TIF Redevelopment Plan is that existing residential uses are envisioned to remain indefinitely, but if redeveloped, an alternate land use is recommended (e.g., commercial or public parking). The Redevelopment Plan also recommends a mixed use category which recognizes and further advances the Comprehensive Plan objective of preserving community character as it relates to downtown. This land use category envisions existing or future multi-story buildings in the downtown area with commercial, office or service uses on the first floor and residential, office or service uses on the upper floors. The goal with promoting this type of use is to encourage full use of existing multi-story buildings and to offer live/work lifestyle options in O'Fallon. In addition, all development in the Area will comply with applicable codes and ordinances.

#### **B. Area, on the Whole, not Subject to Growth and Development**

The Area, on the whole, has not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the Area, the lack of investment is evident in the stagnant EAV growth (see **Exhibit I, EAV Trends (2008-2013)**). In aggregate, the Area grew in value by 5.9% between 2008 and 2013, or an annualized rate of 1.2%. However, this somewhat anemic growth rate is not representative of the Area as a whole. Seven of the 204 parcels of real estate in the Area accounted for 97% of the EAV growth. When taking these seven anomalies out of the equation, the EAV growth in the Area was only 0.04% annually.

The above evidence presented on property values shows that the Area, as a whole, lacks the level of private investment necessary to make a material difference in the quality of the urban environment in this part of the City. Significant additional private investment will be needed to achieve a level of revitalization that is sustainable.

**Exhibit I**  
**EAV Trends (2008-2013)**  
Central City Redevelopment Project Area

	<b>EAV 2008</b>	<b>EAV 2013</b>	<b>Change</b>	<b>Percent</b>	<b>Annual Percent Rate</b>
Redevelopment Project Area	\$ 6,970,280	\$ 7,384,996	\$ 414,716	5.9%	1.2%
<i>Excluding top 7 parcels</i> <sup>1</sup>	\$ 6,093,774	\$ 6,105,921	\$ 12,147	0.2%	0.04%
CPI <sup>2</sup>	215.303	232.957	17.654	8.2%	1.6%

<sup>1</sup> Excluding 7 parcels within the Area that existed in 2008 and had a gain in EAV of over \$45,000 between 2008 and 2013.

<sup>2</sup> Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics.

**C. Would Not be Developed "but for" Tax Increment Financing**

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City's commitment to provide such municipal financial assistance. Even with public financial assistance, redevelopment projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the "but for" argument. These conditions discourage private investment and will likely worsen as buildings continue to age further. This was borne out in the City's attempts to attract developer interest in redeveloping portions of the proposed TIF Area. The City is now working with a property owner in the downtown area who has purchased some real estate and is trying to redevelop it into a quality mixed use project with restaurant/food service on the first floor and offices for his expanding business enterprise on the upper floors. This developer is seeking to close a financial gap in order to move forward with the project. The City has also been approached by a developer having an interest in redeveloping Southview Plaza. However, the project cannot take place without financial assistance to help reduce property assembly, building demolition and site preparation costs.

**D. Assessment of Financial Impact**

The City finds that the Plan and Redevelopment Projects proposed by this 2014 Amendment will not place significant additional demands on facilities or services for any local taxing body. Currently, police and fire services and facilities appear to be adequate for the foreseeable future.

In addition, the City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

#### **E. Estimated Date for Completion of the Redevelopment Projects**

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31<sup>st</sup> of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

#### **F. Most Recent Equalized Assessed Valuation**

The most recent total EAV for the Area has been estimated by the City to be \$7,384,996. A table with **Parcel Identification Numbers and 2013 EAV** is located in the **Appendix** as **Attachment D**. This is accompanied by maps showing the location of the parcels within the Redevelopment Project Area. The County Clerk of St. Clair County will verify the base EAV for each parcel after adoption of the City ordinances approving the Redevelopment Plan and establishing the Area.

#### **G. Redevelopment Valuation**

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by \$8 to \$10 million (2015 dollars) upon completion of the redevelopment projects.

#### **H. Source of Funds**

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or

other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

#### **I. Nature and Term of Obligations**

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for any other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

#### **J. Fair Employment Practices and Affirmative Action**

The City will ensure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance.

#### **K. Reviewing and Amending the TIF Plan**

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

# APPENDIX



**ATTACHMENT A**

**O'Fallon City Council Resolution No. 2014-47  
Central City Redevelopment Project Area**

**RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE  
DESIGNATION OF A PORTION OF THE CITY OF O'FALLON AS A  
REDEVELOPMENT PROJECT AREA  
AND  
TO INDUCE DEVELOPMENT INTEREST  
WITHIN SUCH AREA**

(Proposed Central City TIF Redevelopment Project Area)

**WHEREAS**, the City of O'Fallon (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

**WHEREAS**, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

**WHEREAS**, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "Central City Redevelopment Project Area"), which may be designated as a redevelopment project area, to qualify the area as a blighted area as defined in the Act and applied to vacant land, and other research necessary to document the lack of growth and development through private enterprise; and

**WHEREAS**, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally delineated on **Exhibit A** attached hereto, and that the actual redevelopment project area to be established may contain more or less land than that shown on Exhibit A; and

**WHEREAS**, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

**WHEREAS**, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

**WHEREAS**, it is the intent of the City to recover these expenditures from first proceeds of the TIF program, if established; and

**WHEREAS**, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

**WHEREAS**, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions and provides for the long-term sound growth of the community; and

**WHEREAS**, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

**WHEREAS**, at this time, none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of O'Fallon, Illinois as follows:

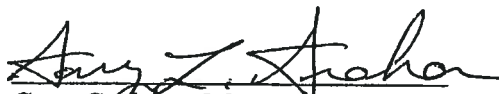
1. That the City Council has examined the proposed area and circumstances and at this time believes that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:


Ted Shekell  
Community Development Director  
City of O'Fallon  
255 South Lincoln Avenue  
O'Fallon, IL 62269  
Telephone: 618-624-4500 x 4



PASSED this 6th day of October 2014.

  
Gary Graham, Mayor

ATTEST:

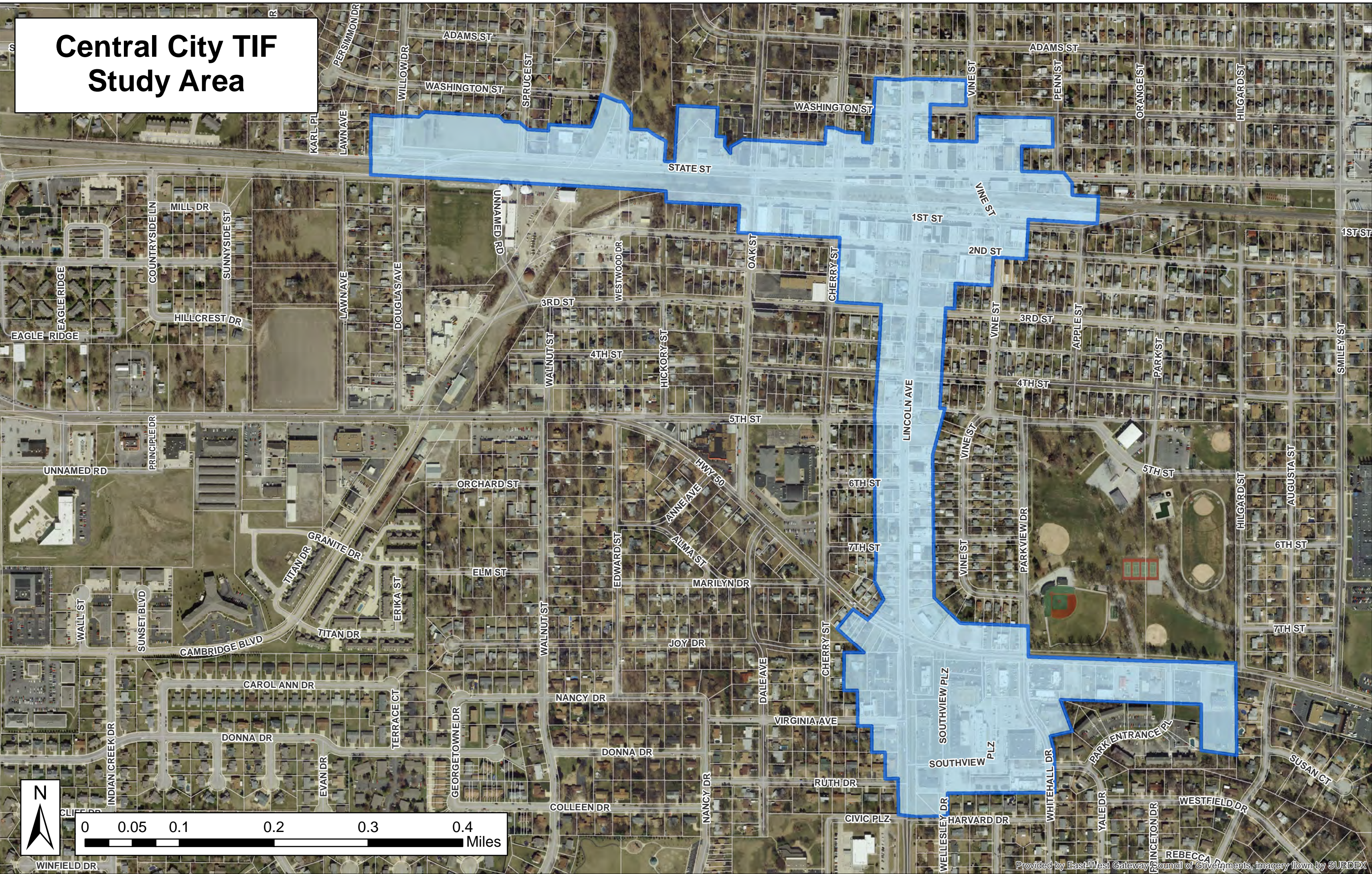
  
Philip A. Goodwin, City Clerk



Attachment: Exhibit A - Proposed Central City TIF Redevelopment Project Area



# Central City TIF Study Area





**ATTACHMENT B**

**Boundary Description  
Central City Redevelopment Project Area**



Central City TIF Legal  
**RGB Surveying** Project No. 15-0003

A tract of land being part of the Northeast Quarter of the Northwest Quarter in Section 30, part of the Northeast Quarter in Section 30, part of the Southeast Quarter of the Southeast Quarter in Section 30, part of the Northwest Quarter of the Northwest Quarter in Section 29, part of the Southwest Quarter of the Southwest Quarter in Section 29, part of the Northeast Quarter of the Northeast Quarter in Section 31, part of the Northwest Quarter of the Northwest Quarter in Section 32 all in Township 2 North, Range 7 West of the Third Principal Meridian, being entirely in the existing Corporate Limits of the City of O'Fallon, Illinois, and being more particularly described as follows:

Commencing at the Northeast corner of Lot 1 in "PRAIRIE LAWN" as shown on the plat thereof recorded in Plat Book "V" on page 44 in the Recorder of Deed's Office for St. Clair County, Illinois; thence Northerly, along the North prolongation of the East line of said "PRAIRIE LAWN", to a point of intersection with the South right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad, said point being the Point of Beginning;

From said Point of Beginning; thence continuing Northerly, on said North prolongation of the East line of said "PRAIRIE LAWN", 100 feet to a point on the Southerly right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad; thence Westerly on said North right of way line, 180.0 feet to a point on the West right of way line of Willow (50'w.) Drive as shown on the plat of "WESTBROOK" thereof recorded in Plat Book 58 on page 51 in said Recorder of Deed's Office, said point also being the Southeast corner of the "FOURTH ADDITION TO WESTBROOK" as shown on the plat thereof recorded in Plat Book 61 on page 57 in said Recorder of Deed's Office; thence Northerly on the East line of said "FOURTH ADDITION TO WESTBROOK", 229.6 feet to the Northeast corner of Lot 120 in said "FOURTH ADDITION TO WESTBROOK"; thence Easterly across said Willow (50'w.) Drive to the Northwest corner of Outlot A in aforementioned "WESTBROOK"; thence Easterly on the North line of said Outlot A, with a line that makes a clockwise angle of 90°00' with the East right of way line of said Willow (50'w.) Drive, 85.0 feet; thence Northeasterly with a line that makes a clockwise angle of 135°00' with the last described line, 42.42 feet; thence Easterly with a line that makes a counterclockwise angle of 135°00' with the last described line, 420.0 feet; thence Southeasterly with a line that makes a counterclockwise angle of 135°00' with the last described line, 42.42 feet; thence Easterly with a line that makes a clockwise angle of 135°00' with the last described line and its extension, 135.0 feet to a point on the East right of way line of Spruce (50'w.) Drive; thence Southerly on said East right of way line with a line that makes a clockwise angle of 270°00' with the last described line, 40.0' to the Southwest corner of Lot 3 in said "WESTBROOK"; thence Easterly with a line that makes a clockwise angle of 90°00' with the last described line, 115.0 feet to the Southeast corner of said Lot 3; ; thence Northerly on the East line of said Lot 3 with a line that makes a clockwise angle of 90°00' with the last described line, to a point on the Westerly prolongation of the South line of Lot 12 in "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION" as shown on the plat thereof recorded in Plat Book "B" on page 36 in said Recorder of Deed's Office; thence Easterly on said prolongation and the South line of Lots 12, 13, 14, 15, and 16 in said "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION", to a point on the West right of way line of the Belleville and O'Fallon (100'w.) Railroad; thence Northeasterly on said West right of way line with a curve to the left having a radius of 996.11 feet, to a point on the South right of way line of W. Washington (60'w.) Street, said point also being the Northeast corner of Lot 16 in "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION"; thence Easterly on the East prolongation of said South right of way line of W. Washington (60'w.) Street and its extension to a point on the East right of way line of Charles (60'w.) Street; thence Southerly on said East right of way line of Charles (60'w.) Street, to the Southwest corner of Lot 18 in said "TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION";

thence Easterly on the South line of said Lot 18, a distance of 90.5 feet to the Southeast corner of said Lot 18; thence Southeasterly with a curve to the left having a radius of 540.16 feet, to the Northeast corner of Lot 1 in said TIEDEMANN'S ADDITION to the TOWN of O'FALLON STATION"; thence Southerly on the East line of said Lot 1, to a point on the North right of way line of W. State (66'w.) Street; thence Easterly on said North right of way line, 59.5 feet to the Southwest corner of Lot 19 in the Northeast Quarter of Section 30 as shown on the plat thereof recorded in Book of Assessors Plats North 2 on page 22 in said Recorder of Deed's Office; thence Northerly on the West line of said Lot 19, a distance of 321.8 feet, more or less, to a point on the Westerly prolongation of the North line of Lot 1 in "NORTH O'FALLON" as shown on the plat thereof recorded in Book of Deeds "J-2" on page 558 in said Recorder of Deed's Office; thence Easterly on said Westerly prolongation and the North line of Lots 1, 2, and 3 in said "NORTH O'FALLON", 225 feet to the Northeast corner of said Lot 3 in "NORTH O'FALLON", said point also being on the West line of "WILLIAMSBURG SQUARE" as shown on the plat thereof recorded in Plat Book 63 on page 118 in said Recorder of Deed's Office; thence Southerly on said West line of "WILLIAMSBURG SQUARE", 160.7 feet to a corner of Lot 2 in said "WILLIAMSBURG SQUARE", said corner also being on the centerline of a 20'w. alley abandoned by City ordinance as recorded in Deed Book 1889 on page 385 in said Recorder of Deed's Office; thence Easterly on the perimeter of said Lot 2 with a line that makes a clockwise angle of 89°51' with the last described line, 50.0 feet; thence Southerly on said perimeter of Lot 2, with a line that makes a clockwise angle of 270°10' with the last described line, 51.80 feet; thence Southeasterly and leaving said perimeter with a line that makes a clockwise angle of 139°19'32" with the last described line, 52.5 feet; more or less, to a point on the West line of Lot 1 in said "WILLIAMSBURG SQUARE"; thence Northerly on said perimeter of Lot 1 with a line that makes a clockwise angle of 40°40'28" with the last described line, 38.48 feet; thence Northeasterly on said perimeter of Lot 1 with a line that makes a counterclockwise angle of 123°30'15" with the last described line, 78.71 feet, more or less, to the Northwest corner of Lot 38 in said "NORTH O'FALLON"; thence continuing Easterly on said perimeter of Lot 1 and the North line of said Lot 36, a distance of 50.0 feet to a point on the West right of way line of N. Oak (60'w.) Street; thence Northerly on said West right of way line, 20 feet, more or less, to a point on the Westerly prolongation of the South line of Lot 8 in said "NORTH O'FALLON"; thence Easterly on said prolongation and the South line of Lots 8 thru 14 in said "NORTH O'FALLON", 410 feet, more or less, to the Southwest corner of Lot 15 in "NORTH O'FALLON"; thence Northerly on the West line of said Lot 15, a distance of 70 feet to the Northwest corner of a tract of land conveyed to William and Patricia Donato as recorded in Deed Book 2504 on page 1061 in said Recorder of Deed's Office; thence Easterly on the North line of said Donato tract of land, 50 feet to a point on the West right of way line of N. Cherry (60'w.) Street; thence Southerly on said West right of way line, 20 feet, more or less, to a point on the Westerly prolongation of a line which is 50 feet North of and parallel with the South line of Lot 16 in said "NORTH O'FALLON"; thence Easterly on said prolongation and a line which is 50 feet North of and parallel with the South line of Lots 16 and 17 in said "NORTH O'FALLON", 160 feet, more or less, to a point on the East line of said Lot 17; thence Southerly on said East line, 50 feet to the Southeast corner of said Lot 17; thence Easterly on the South line of Lot 18 in said "NORTH O'FALLON", 50 feet, more or less, to the Southeast corner of said Lot 18; thence Northerly on the East line of said Lot 18, a distance of 150 feet, more or less, to the Northeast corner of said Lot 18; thence Northerly across W. Washington (60'w.) Street, 60 feet, more or less, to the Southwest corner of Lot 63 in "MACE'S FIRST ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 180 in said Recorder of Deed's Office; thence Northerly on the West line of said Lots 63, 62, 61, and a 20'w. alley, 170 feet, more or less, to the Southwest corner of Lot 66 in "MACE'S SECOND ADDITION" as shown on the plat thereof recorded in Plat Book "B" on page 53 in said Recorder of Deed's Office; thence Easterly on the South line of Lots 66, 65, and 64 in said "MACE'S SECOND ADDITION", 145.15 feet, more or less, to a point on the West right of way line of N. Lincoln (60'w.) Avenue; thence Easterly across N. Lincoln (60'w.) Avenue, 60 feet, more or less, to the Southwest corner of Lot 13 in "BOND'S SECOND ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page

112 in said Recorder of Deed's Office; thence Easterly on the South line of Lots 13 thru 18 in said "BOND'S SECOND ADDITION" and its prolongation across N. Vine (60'w.) Street, 360 feet, more or less, to a point on the East right of way line of said N. Vine (60'w.) Street; thence Southerly on said East right of way line, 160 feet, more or less, to a point where said right of way line intersects with the North right of way line of E. Washington (60'w.) Street, said point also being the Southwest corner of Lot 6 in "FUNK'S ASSESSMENT PLAT" as shown on the plat thereof recorded in Plat Book 47 on page 68 in said Recorder of Deed's Office; thence Easterly on the South line of Lot 6 and Lot 17 in said "FUNK'S ASSESSMENT PLAT" and its prolongation across N. Penn (60'w.) Street, 482 feet, more or less, to a point on the East right of way line of said N. Penn (60'w.) Street, said point also being the Southwest corner of Lot 75 in "PENN'S ADDITION" as shown on the plat thereof recorded in Book of Deeds "G" on page 1 in said Recorder of Deed's Office; thence Southerly on said East right of way line, across E. Washington (60'w.) Street, the West line of Lot 90 in said "PENN'S ADDITION", and across a 20'w. alley, 220 feet, more or less, to the Northwest corner of Lot 95 in said "PENN'S ADDITION"; thence Westerly across N. Penn (60'w.) Street and on the North line of Lots 94, 93, and 92 in said "PENN'S ADDITION", 232 feet, more or less to the Northwest corner of said Lot 92; thence Southerly on the West line of said Lot 92, a distance of 142 feet, more or less, to a point on the North right of way line of E. State (60'w.) Street, said point also being the Southwest corner of said Lot 92; thence Easterly on said North right of way line on the South line of said Lots 92 thru 94 and across said N. Penn (60'w.) Street, 232 feet, more or less, to the Southwest corner of said Lot 92; thence Southeasterly across E. State (60'w.) Street, to the Northeast corner of Lot 3 in "M BERNHARD'S SUBDIVISION of BLOCK B in the TOWN OF O'FALLON" as shown on the plat thereof recorded in Plat Book "C" on page 63 in said Recorder of Deed's Office; thence on the West line of said Lot 3, a distance of 65 feet, more or less, to a point on the North right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad, said point also being the Southeast corner of said Lot 3; thence Easterly on said North right of way line, to point of intersection with the Northerly prolongation of the East line of a tract of land conveyed to the City of O'Fallon in Deed Book 3223 on page 722 as recorded in said Recorder of Deed's Office; thence Southerly across said CSX (formerly B&O Southwestern) (100'w.) Railroad, said East line of City of O'Fallon tract of land, and across E. First (60'w.) Street, 208.41 feet, more or less, to a point on the South right of way line of said E. First (60'w.) Street, said point also being the Northeast corner of Lot 40 in Block 6 of the "ORIGINAL TOWN of O'FALLON" as shown on the plat thereof recorded in Book of Deeds "I-2" on page 564 in said Recorder of Deed's Office; thence Westerly on the North line of said Lot 49, across S. Apple (60'w.) Street, on the North line of Lots 39, 38, 37, 36, 35, and the East Half of 34 all in Block 5 in said "ORIGINAL TOWN of O'FALLON", 385 feet, more or less, to the Northeast corner of a tract of land conveyed to John Hillesheim in Document No. A01807844 as recorded in said Recorder of Deed's Office; thence Southerly on the East line of said Hillesheim tract of land and across E. Second (60'w.) Street, 160 feet to a point on the South right of way line of said E. Second (60'w.) Street; thence Westerly on said South right of way line, 125 feet, more or less, to the Northwest corner of Lot 59 in Block 8 in said "ORIGINAL TOWN of O'FALLON"; thence Southerly on the West line of said Lot 59 and across a 20'w. alley, 160 feet, more or less, to the to the Northwest corner of Lot 99 in Block 8 in said "ORIGINAL TOWN of O'FALLON"; thence Westerly across S. Vine (60'w.) Street and the North line of Lots 98, 97, 96, and 95 in Block 9 in said "ORIGINAL TOWN of O'FALLON", 260 feet, more or less, to the Northwest corner of said Lot 95; thence Southerly on the West line of said Lot 95 and across E. Third (60'w.) Street, 200 feet, more or less, to the Northeast corner of Lot 131 in Block 15 in said "ORIGINAL TOWN of O'FALLON"; thence Westerly on the North line of said Lot 131, a distance of 50 feet, more or less, to the Northwest corner of said Lot 131; Thence Southerly on the West line of said Lot 131, across a 20'w. alley, on the West line of Lot 138 in said Block 15, across E. Fourth (60'w.) Street, and on the West line of Lot 161 in Block 16 in said "ORIGINAL TOWN of O'FALLON", 500 feet, more or less, to the Southwest corner of said Lot 161; thence Southeasterly across a 20'w. alley, to the Northeast corner of Lot 1 in Block 1 in "LINCOLN HEIGHTS" as shown on the plat thereof recorded in Plat Book 27 on page 6 in said Recorder of Deed's Office;



thence Southwesterly on the Southeast line of Lots 1, 3, 5, and 7 in Block 1 in said "LINCOLN HEIGHTS", 250.8 feet to the Southeast corner of said Lot 7; thence Southerly on the East line of Lots 9, 11, 13, 15, 17, 19, 21, 23, and 25 in Block 1 in said "LINCOLN HEIGHTS" and across E. Seventh (50'w.) Street, 500 feet to the Northeast corner of Lot 1 in Block 3 in "LINCOLN HEIGHTS"; thence Westerly on the North line of said Lot 1 in Block 3, a distance of 60 feet, more or less, to a point; thence Southerly and parallel to the East line of said Lot 1 in Block 3, a distance of 95 feet, more or less, to a point which is 5 feet perpendicular from the South line of Lot 3 in Block 3 of said "LINCOLN HEIGHTS"; thence Easterly parallel to and 5 feet perpendicular from said South line of Lot 3 in Block 3, a distance of 60 feet, more or less, to a point on the East line of said Lot 3 in Block 3; thence Southerly on said East line of said Lot 3 and the East line of Lots 5, 7, 9, and 11 all in Block 3 of said "LINCOLN HEIGHTS", 205 feet, more or less, to the Southeast corner of said Lot 11 in Block 3; thence Southeasterly on the Northeast line of Lots 13, 15, 17, and 19 all in Block 3 of said "LINCOLN HEIGHTS", 198.8 feet, more or less, to the Northeast corner of said Lot 19 in Block 3; thence Easterly on the North line of Lots 20, 21, 23, 25, 27, 29, and 31 all in Block 3 of said "LINCOLN HEIGHTS" and across Parkview (50'w.) Drive, 380.85 feet, more or less, to a point on the East right of way line of Parkview (50'w.) Drive; thence Southerly on said East right of way line and across FAU Rte 9166 (Formerly U.S. Route 50) (66'w.) Highway, 206.12 feet, more or less, to the South right of way line of said FAU Rte 9166 (Formerly U.S. Route 50) (66'w.) Highway; thence Westerly on said South right of way line, across Whitehall (50'w.) Drive and on the North line of Lot 1 in "SOUTHVIEW PLAZA COMMERCIAL CENTER" as shown on the plat thereof recorded in Document No. A02096249 in said Recorder of Deed's Office, 237.39, more or less, to the Northwest corner of said Lot 1; thence Southerly on the West line of said Lot 1, a distance of 200.05 feet to the Southwest corner of said Lot 1; thence Easterly on the South line of said Lot 1, a distance of 192.02 feet to the Southeast corner of said Lot 1, said point also being on the West right of way line of Whitehall (50'w.) Drive; thence Easterly across Whitehall (50'w.) Drive, 50 feet, more or less, to the Southwest corner of Lot "A" in "SOUTHVIEW GARDENS ANNEX" as shown on the plat thereof recorded in Plat Book 58 on page 81 in said Recorder of Deed's Office; thence Northerly with a curve to the right having a radius of 336.1 feet, 55.0 feet to the Northwest corner of said Lot "A"; thence Easterly on the North line of said Lot "A", 175.0 feet to the Northeast corner of said Lot "A"; thence Southerly on the East line of said Lot "A", 50.0 feet to the Southwest corner of said Lot "A", said point also being the Southwest corner of Lot 2 in "WHITEHALL CENTER" conveyed to MJR MBR O'Fallon IL Property, LLC as recorded in Document No. A02411913 in said Recorder of Deed's Office; thence Easterly on the South line of said Lot 2 in "WHITEHALL CENTER", 122.85 feet, more or less, to the Southeast corner of said Lot 2; thence Northerly on the East line of said Lot 2, a distance of 200.0 feet, to the South right of way line of Old U.S. Route 50 (66'w.) Highway; thence Easterly on said South right of way line, 319.6 feet, more or less, to the Northwest corner of Lot "C" in said "SOUTHVIEW GARDENS ANNEX"; thence Southerly on the West line of said Lot "C", 200.0 feet to the Southwest corner of said Lot "C"; thence Westerly on the South line of said Lot "C", 74.5 feet, more or less, to the Northeast corner of a tract of land conveyed to Magna Trust Co., Trust #01-90-W077-00 as recorded in Deed Book 2896 on page 343 in said Recorder of Deed's Office; thence Southwesterly with a line that makes a clockwise angle of 158°22'21" with the last described line, 180.38 feet; thence Northwesterly with a line that makes a counterclockwise angle of 139°56'12" with the last described line, 94.29 feet, more or less, to the most Northern corner of Lot 35 in said "SOUTHVIEW GARDENS ANNEX"; thence Southwesterly with a line that makes a clockwise angle of 83°54'21" with the last described line, 142.15 feet, more or less, to the Northeast corner of Lot 39 in said "SOUTHVIEW GARDENS ANNEX"; thence Southwesterly on the Northwest line of said Lot 39, a distance of 126.0 feet, more or less, to the Northwest corner of said Lot 39, said point also being on the East right of way line of Whitehall (50'w.) Drive; thence Southerly on said East right of way line with a curve to the right having a radius of 339.13 feet, 144.7 feet, more or less to a point of tangency; thence continuing on said East right of way line to where said line intersects with the Easterly prolongation of the South line of Lot 3 in aforementioned "SOUTHVIEW PLAZA COMMERCIAL CENTER"; thence

Westerly on said prolongation and the South line of said Lot 3, a distance of 257.00 feet; thence Southwesterly on said South line, 9.49 feet; thence Southerly on said South line, 74.83 feet; thence Westerly on said South line, 206.42 feet to the Southwest corner of said Lot 3, said corner also being the Northwest corner of a tract of land conveyed to Barbara Keck as recorded in Deed Book 2969 on page 1731 in said Recorder of Deed's Office; thence Southerly on the West line of said Barbara Keck tract of land and the West line of a tract of land conveyed to H P Partners, LLC as recorded in Document No. A02404437 in said Recorder of Deed's Office, 110.0 feet, more or less, to a point on the North line of Lot 141 in "SOUTHVIEW GARDENS FOURTH ADDITION" as shown on the plat thereof recorded in Plat Book 58 on page 63 in said Recorder of Deed's Office; thence Westerly on the North line of Lot 141 and Lot 142 in said "SOUTHVIEW GARDENS FOURTH ADDITION", to the Northwest corner of said Lot 142; thence Southerly on the West line of said Lot 142 and across Harvard (50'w.) Drive, 175.00 feet to the Northwest corner of Lot 109 in "SOUTHVIEW GARDENS THIRD ADDITION" as shown on the plat thereof recorded in Plat Book 56 on page 42 in said Recorder of Deed's Office; thence Westerly across Wellesley (50'w.) Drive, the North line of Lot 100 in said "SOUTHVIEW GARDENS THIRD ADDITION" and its Westerly prolongation across S. Lincoln (100'w.) Avenue, 275 feet, more or less, to a point on the West right of way line of said S. Lincoln (100'w.) Avenue; thence Northerly on said West right of way line, to a point where said West right of way line intersects with the South right of way line of Ruth (50'w.) Drive; thence Westerly on said West right of way line 73.5 feet to the Northwest corner of Lot 53 in "ASBURY PARK" as shown on the plat thereof recorded in Plat Book 52 on page 14 in said Recorder of Deed's Office; thence Northerly across Ruth (50'w.) Drive and on the West line of Lot 28 in said "ASBURY PARK", 197.25 feet to the Southeast corner of Lot 26 in said "ASBURY PARK"; thence Westerly on the South line of said Lot 26, a distance of 73.5 feet to the Southwest corner of said Lot 26; thence Northerly on the West line of said Lot 26 and its prolongation across Virginia (50'w.) Avenue, 197.25 feet to the North right of way line of said Virginia (50'w.) Avenue; thence Easterly on said North right of way line, 147.0 feet to the West right of way line of S. Lincoln (100'w.) Avenue; thence Northerly on said West right of way line, to a point where said West right of way line intersects with the West prolongation of the South line of two tracts of land conveyed to the Bank of O'Fallon as recorded in Deed Book 1636 on page 198 and Deed Book 3351 on page 2177 in said Recorder of Deed's Office; thence Easterly on said prolongation and the South line of said Bank of O'Fallon tracts of land, 200 feet, more or less, to the Southeast corner of said Bank of O'Fallon tract of land; thence Northerly on the East line of said Bank of O'Fallon tract of land, 215 feet to the Northeast corner of said Bank of O'Fallon tract of land; thence Westerly on the North line of said Bank of O'Fallon tract of land and its Westerly prolongation, 200 feet, more or less, to a point on the West right of way line of S. Lincoln Avenue; ; thence Northerly on said West right of way line, to a point on the South line of Lot 8 in Block 2 of "SUNSET TERRACE" as shown on the plat thereof recorded in Plat Book 29 on page 58 in said Recorder of Deed's Office; thence Easterly on said South line, to the Southeast corner of said Lot 8; thence Northerly on the East line of said Lot 8, a distance of 77.5 feet to a point of curve; thence Northwesterly with a curve to the left having a radius of 20 feet to a point being on the Southwest right of way line of FAU Rte 9166 (Formerly U.S. Route 50) (50'w.) Highway; thence Northwesterly on said Southwest right of way line with a curve to the right, on the Northeast line of Lots 8, 7, 6, and 5 in said Block 2 of "SUNSET TERRACE", to a point where said Southwest right of way line intersects with the Southwesterly prolongation of the Northwest line of Lot 10 in Block 1 of said "SUNSET TERRACE"; thence Northeasterly on said prolongation and said Northwest line, 144.4 feet, more or less, to the Northwest corner of said Lot 10; thence Northwesterly on the Southwest line of Lots 9 and 8 in Block 1 of said "SUNSET TERRACE", 109.7 feet to the Northwest corner of said Lot 8 in Block 1; thence Northerly on the West line of Lots 7, 6, and 5 in Block 1 of said "SUNSET TERRACE", 160.0 feet to the Northwest corner of Lot 5 in said Block 1, said corner also being on the South right of way line of W. Seventh (60'w.) Street; thence Northerly across said W. Seventh (60'w.) Street, 60 feet, more or less, to the Southwest corner of Lot 30 in Block 3 of "ATKINSON'S 2<sup>ND</sup> ADDITION" as shown on the plat thereof recorded in Plat Book "K" on page 41 in said Recorder of Deed's Office; thence

Northerly on the West line of said Lot 30, across a 20'w. alley, on the West line of Lot 19 in said Block 3, across W. Sixth (60'w.) Street, on the west line of Lot 14 in Block 1 of ATKINSON'S ADDITION" as shown on the plat thereof recorded in Plat Book "I" on page 23 in said Recorder of Deed's Office, across a 20'w. alley, and on the West line of Lot 3 in said Block 1, a distance of 660 feet to the Northwest corner of said Lot 3; thence Northerly across W. Fifth (60'w.) Street, to the Southwest corner of a tract of land conveyed to the City of O'Fallon as recorded in Deed Book 1118 on page 331 in said Recorder of Deed's Office and being part of Lot C in "FELDMANN'S & HOFFMANN'S ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 157 in said Recorder of Deed's Office; thence Northerly on the West line of said City of O'Fallon tract of land, 32.5 feet, more or less, to the Northwest corner of said City of O'Fallon tract of land; thence Northerly across a 20' w. Alley, 20 feet, more or less, to the Southwest corner of Lot 15 in said "FELDMANN'S & HOFFMANN'S ADDITION"; thence Northerly on the West line of said Lot 15, across W. Fourth (60'w.) Street, on the West line of Lot 10 in said "FELDMANN'S & HOFFMANN'S ADDITION", across a 20' w. Alley, on the West line of Lot 3 in said "FELDMANN'S & HOFFMANN'S ADDITION", 500 feet, more or less, to the Northwest corner of said Lot 3, said point also being on the South right of way line of W. Third (60'w.) Street; thence Westerly on said South right of way line and on the North line of Lots 4, 5, 6, and across Lot B in said "FELDMANN'S & HOFFMANN'S ADDITION", across Block G in "DEPPE ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 151 in said Recorder of Deed's Office, and across Cherry (60'w.) Street, 308.2 feet, more or less, to a point on the West right of way line of said Cherry (60'w.) Street, said point also being the Northeast corner of Lot 1 in said "DEPPE ADDITION"; thence Northerly on said West right of way line, across W. Third (60'w.) Street, on the East line of Block I in "PART of DEPPE ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 231 in said Recorder of Deed's Office, on the East line of Part of Block G Reserved in the aforementioned "ORIGINAL TOWN of O'FALLON", across a 20' w. Alley, and on the East line of Lot 76 in Block 11 of said "ORIGINAL TOWN of O'FALLON", 360 feet, more or less, to the Northeast corner of said Lot 76, said point also being on the South right of way line of W. Second (60'w.) Street; thence Westerly on the North line of Lots 76 thru 83 in Block 11 of said "ORIGINAL TOWN of O'FALLON", across S. Oak (60'w.) Street, and on the North Line of Lot 84 in Block 12 of said "ORIGINAL TOWN of O'FALLON", a distance of 510 feet, more or less, to the Northwest corner of said Lot 84; thence Northerly across W. Second (60'w.) Street and on the West line of Lot 7 in Block 1 in said "ORIGINAL TOWN of O'FALLON", 210 feet, more or less, to the Northwest corner of said Lot 7; thence Westerly on the North line of Lots 6, 5, 4, 3, 2, and 1 in Block 1 and the North line of Block H Reserved all in said "ORIGINAL TOWN of O'FALLON", to the Northwest corner of said Block H Reserved in "ORIGINAL TOWN of O'FALLON", said point also being on the East line of a tract of land conveyed to the City of O'Fallon as recorded in Document No. A01783176 in said Recorder of Deed's Office; thence Northerly on said East line, 58.1 feet, more or less, to the Northeast corner of said City of O'Fallon tract of land, said corner also being on the South right of way line of the CSX (formerly B&O Southwestern) (100'w.) Railroad; thence Westerly on said South right of way line, to the Point of Beginning.

Less and excepting Lots 3 thru 6 in "BOND'S SECOND ADDITION" as shown on the plat thereof recorded in Plat Book "A" on page 112 in said Recorder of Deed's Office;

**ATTACHMENT C**

**Existing Conditions Photos**



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

On October 13th-15th, 2014 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Central City Redevelopment Project Area (the "Area"). The following pages contain a series of photographs taken on these dates, which PGAV PLANNERS believes to be representative of the exterior conditions of the Area.

## Deterioration (Structures)

The following pages contain pictures of structures exhibiting structural deterioration.



Above: The rear of the eastern building located at Southview Plaza is in need of tuck-pointing.



Above: Water damage to the rear of the eastern building at Southview Plaza.



Above: A missing downspout at Southview Plaza.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Structures) (cont'd)



Left: Significant voids on mortar joints on the rear wall of this building in Southview Plaza.



Right: The concrete block columns at Southview Plaza are dislodged.



Left & Right: Deteriorated shingles on a building at Southview Plaza.



Left: The wood trim at 318 E. Highway 50 is rotted.



Right: The shingles on 310 E. Highway 50 are in need of replacement.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Structures) (cont'd)



Above: Sagging gutters on 510 S. Lincoln Avenue.



Above: the brick wall located at 502 S. Lincoln Avenue is in need of tuck-pointing.



Above: Rotted wood siding on 304 S. Lincoln Avenue.

Below: Deteriorated asphalt siding on 304 S. Lincoln Avenue.



Left: 119 E. Second Street has deteriorated shingles, siding, windows and chimney.



Right: A deteriorated brick wall located at 127 E. First Street.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Structures) (cont'd)



Left: The rear brick wall on 127 E. First Street is bowing outward.



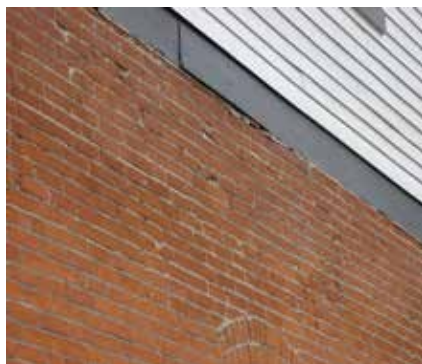
Right: 113 E. First Street is in need of tuck-pointing.



Right: 133 W. First Street has boarded up windows and is in need of tuck-pointing.



Above & Right: Sections of 111 W. Second are in need of tuck-pointing.



Above: Sections of 104 S. Cherry are in need of tuck-pointing and are deteriorated.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Structures) (cont'd)



Left: The rear wall at 101 W. First Street is deteriorated.

Right: A deteriorated brick wall at 226 W. State Street.



Left: A rotted wood column on the front porch of 202 W. State Street.

Right: The brick wall at 102 W. State Street is in need of tuck-pointing.



Left: Rust and algae on the enclosed soffit at 109 N. Penn Street.

Right: The brick walls at 220 E. State Street are in need of tuck-pointing.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Structures) (cont'd)



Above: The brick wall at 2 S. Lincoln Avenue is deteriorated.



Above: Another example of the deteriorated brick wall at 2 S. Lincoln.



Above: Rotted wood siding at 126 E. State Street.

Below: Rotted wood siding at 112 N. Lincoln Avenue.



Below: The wood siding and window frame at 112 N. Lincoln Avenue are deteriorated.



Below: 118 E. Washington Street is in need of tuck-pointing.



Left: The chimney on 229 E. State Street is deteriorated.

Right: Deteriorated siding at 301 E. State Street.





# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Site Improvements)

The following pages contain pictures of deteriorated site improvements.



Left: A deteriorated rear parking lot located at Southview Plaza.



Right: A deteriorated rear loading area located at Southview Plaza.



Left: The parking lot at 101 Virginia has severe alligator cracking.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Site Improvements) (cont'd)

Right: A deteriorated wood fence located at 720 South Lincoln Highway.



Right: The sidewalk at 714 S. Lincoln Avenue is deteriorated.



Below: The parking lot at 31 S. Lincoln Avenue is deteriorated.



Left: A deteriorated shed and fence located at 210 W. State Street.

Below: A deteriorated gravel driveway located at 708 S. Lincoln



Above: A deteriorated parking lot located at 117 N. Lincoln Avenue. Note: un-screened dumpsters.

Left: A deteriorated front parking lot at 102 W. Washington Street.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Right-of-Way)

The following pages contain pictures of deterioration in public right-of-way (Sidewalk, street pavement and/or curb and gutters).



Left: Deteriorated curbing along Lincoln Avenue. Note: standing water due to inadequate storm drainage.



Right: A deteriorated handicap ramp located at the intersection of Lincoln and Third.



Left: The intersection of W. Fifth Street and Lincoln Avenue has deteriorated pavement and standing water due to inadequate storm drainage.



Right: A deteriorated sidewalk along Lincoln Avenue.



Left: A deteriorated alleyway running between Lincoln Avenue and Cherry Street.



Right: Deteriorated curbing along S. Lincoln Avenue.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Deterioration (Right-of-Way) (cont'd)



Left & Right:  
The pavement of  
Whitehall Road is  
deteriorated.



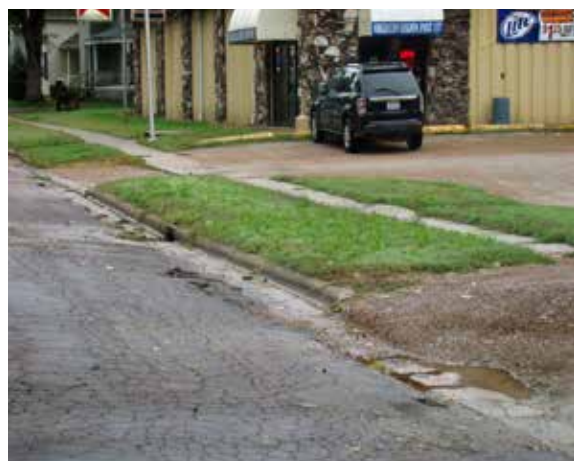
Left: Deteriorated  
pavements on W.  
First Street.



Right: Deteriorated  
curbing along  
W. Second Street



Left: The concrete  
pavement along E.  
Second Street has  
severe cracking.



Right: E Wash-  
ington Street has  
deteriorated pave-  
ment and gutters.



## PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

### Deterioration (Right-of-Way) (cont'd)



Left: The pavement along N. Cherry Street is deteriorated.



Right: This alley running between Lincoln Avenue and Cherry Street is deteriorated.

### Deleterious Land Use or Layout

The following pages contain pictures depicting incompatible land use relationships.



Left & Right: un-screened dumpsters, trash and a trailer located at Southview Plaza.



Left: An un-screened dumpster, and shipping pallets behind 60 Whitehall Drive.



Right: An un-screened dumpster behind 110 E. Highway 50.

## PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

### Deleterious Land Use or Layout (cont'd)



Left: Trailers, abandoned vehicles and debris stored on 510 S. Lincoln.



Right: An un-screened dumpster behind 502 S. Lincoln Avenue.



Left: An un-screened dumpster behind 400 S. Lincoln Avenue.



Right: Trailers, tires and other equipment on 107 W. Sixth Street.



Left: An un-screened dumpster behind 113 E. First Street.



Right: An un-screened dumpster behind 125 W. First Street.



## PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

### Deleterious Land Use or Layout (cont'd)



Left: An un-screened dumpster behind 102 W. State Street.

### Excessive Coverage

The following pages contain pictures of parcels of inadequate size or shape for their current uses.



Left: The entire lot for 510 S. Lincoln is covered in parking lot. Note: drivers must back out onto S. Lincoln Avenue.



Right: The entire lot at 502 S. Lincoln Avenue is covered with a parking lot.



Left: The entire lot for 114 N. Cherry has been paved.



Right: 307 S. Lincoln has a parking lot that requires drivers to back out onto the street.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central City Redevelopment Project Area

O'Fallon, Illinois

## Excessive Coverage (cont'd)



Left: The entire lot for 403 S.. Lincoln has been paved.

Right: 101 W. Fifth Street has a parking lot that requires drivers to back out onto the street.



Left: 633 S. Lincoln is a residential conversion, including a former garage converted to a hair salon.

Right: The entire lot for 102 S. Vine has been paved.



**ATTACHMENT D**

**Parcel Identification Numbers,  
Property Owner and 2013 EAV**



**Property Identification Number (PIN) List & 2013 EAV**  
**Central City Redevelopment Project Area**  
**City of O'Fallon, Illinois**

Locator No.	Parcel ID No. (PIN)	2013 EAV
1	04300207013	\$ 23,985
2	04300208004	\$ 25,770
3	04300208005	\$ 29,892
4	04300208019	\$ 123,700
5	04300501012	\$ -
6	04300209001	\$ 10,630
7	04300210001	\$ 43,126
8	04300210002	\$ 29,682
9	04300210003	\$ 6,280
10	04300210004	\$ 5,350
11	04300500002	\$ -
12	04300223030	\$ 5,352
13	04300223037	\$ 8,820
14	04300223038	\$ 63,631
15	04300223036	\$ 88,278
16	04300224010	\$ 91,361
17	04300224011	\$ 3,405
18	04300224012	\$ 53,483
19	04300224022	\$ 47,251
20	04300224021	\$ 4,608
21	04300224017	\$ 3,138
22	04300224023	\$ 1,352
23	04300224024	\$ 22,393
24	04300224009	\$ 20,490
25	04300401001	\$ 428
26	04300401002	\$ 919
27	04300222020	\$ 7,083
28	04300222023	\$ 79,617
29	04300225006	\$ 3,517
30	04300225008	\$ 30,724
31	04300225009	\$ 1,302
32	04300225010	\$ 21,224
33	04300225019	\$ 159,072
34	04300225014	\$ 44,757
35	04300225015	\$ 101,140
36	04300225020	\$ 33,671
37	04300401003	\$ 29,680
38	04300401004	\$ 470
39	04300401005	\$ 22,353
40	04300401006	\$ 589
41	04300401007	\$ 796
42	04300401010	\$ 1,793
43	04290120008	\$ 28,820
44	04290120009	\$ 7,300

45	04290121001	\$	34,397
46	04290121002	\$	26,556
47	04290121003	\$	23,630
48	04290121004	\$	6,829
49	04290121010	\$	7,289
50	04290121011	\$	25,212
51	04290121012	\$	20,913
52	04290121019	\$	7,340
53	04290121016	\$	28,174
54	04290300009	\$	39,683
55	04290300010	\$	1,101
56	04290300003	\$	16,981
57	04290300004	\$	6,183
58	04290300005	\$	15,429
59	04290300008	\$	21,736
60	04290122009	\$	34,528
61	04290122010	\$	20,404
62	04290122011	\$	768
63	04290122012	\$	31,419
64	04290122027	\$	18,241
65	04290122028	\$	6,285
66	04290122029	\$	4,846
67	04290122030	\$	4,846
68	04290122052	\$	34,091
69	04290122050	\$	78,501
70	04290122033	\$	3,295
71	04290301011	\$	73,745
72	04290301004	\$	28,470
73	04290301005	\$	19,738
74	04290301006	\$	6,467
75	04300434001	\$	18,258
76	04290336001	\$	89,232
77	04290337001	\$	26,140
78	04300402010	\$	57,893
79	04300403018	\$	55,954
80	04300403016	\$	44,475
81	04300403005	\$	4,559
82	04300403006	\$	28,340
83	04300403007	\$	1,253
84	04300403017	\$	55,969
85	04300403010	\$	5,164
86	04300403011	\$	17,208
87	04300403012	\$	1,612
88	04300403014	\$	5,973
89	04300403013	\$	30,586
90	04300403015	\$	5,971
91	04300404001	\$	118,883
92	04300404002	\$	44,464
93	04300404003	\$	35,034
94	04300404004	\$	75,601

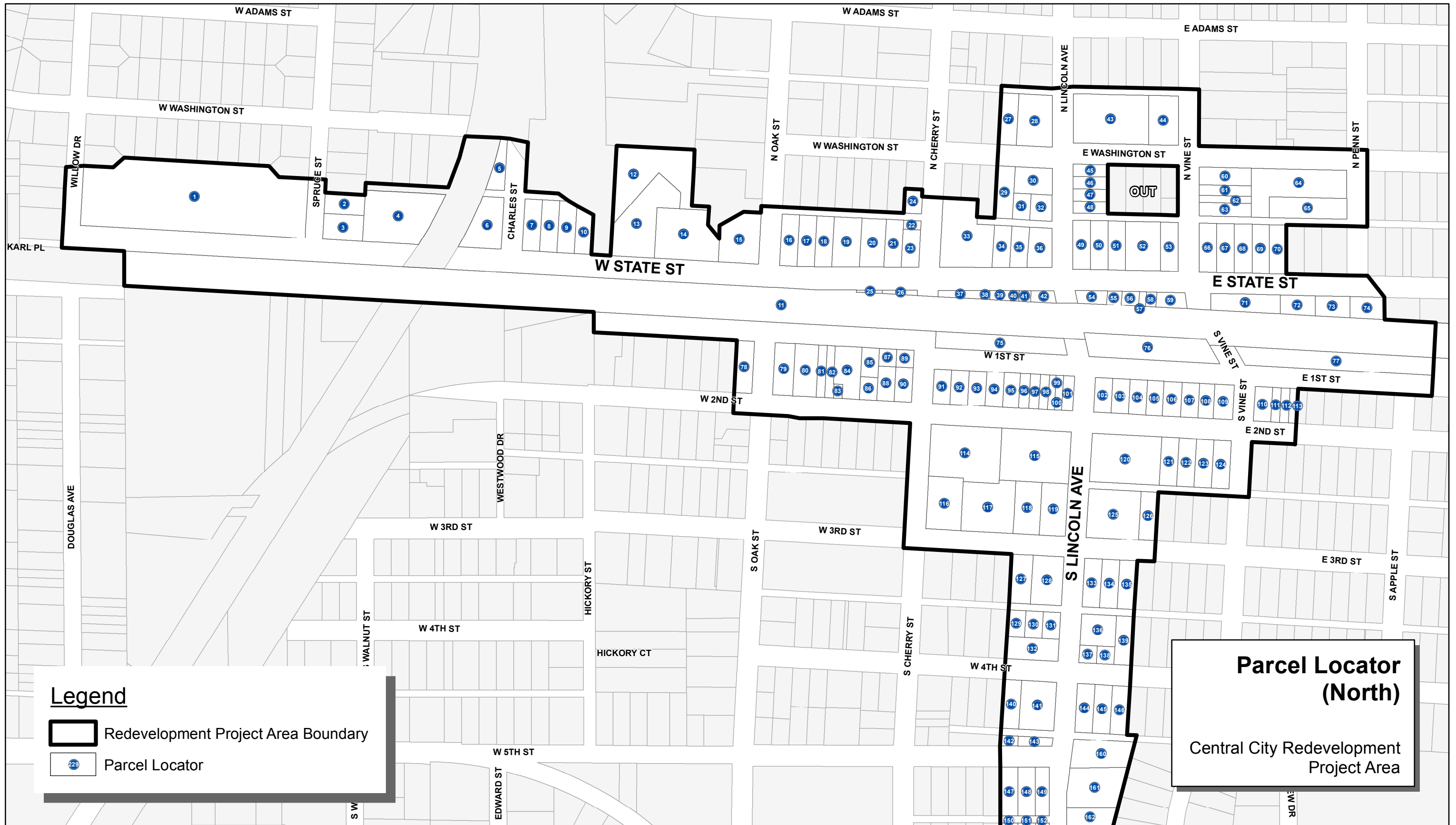
95	04300404005	\$	42,154
96	04300404013	\$	33,909
97	04300404008	\$	34,222
98	04300404015	\$	34,025
99	04300404016	\$	33,605
100	04300404017	\$	2,547
101	04300404012	\$	64,222
102	04290304001	\$	41,737
103	04290304002	\$	34,833
104	04290304003	\$	52,427
105	04290304010	\$	29,333
106	04290304013	\$	36,059
107	04290304006	\$	32,265
108	04290304007	\$	5,348
109	04290304012	\$	41,087
110	04290305001	\$	19,754
111	04290305002	\$	3,119
112	04290305003	\$	3,119
113	04290305004	\$	12,454
114	04300408023	\$	127,947
115	04300408031	\$	32,612
116	04300408025	\$	6,935
117	04300408026	\$	9,561
118	04300408029	\$	5,391
119	04300408028	\$	7,702
120 & 125	04290308020	\$	207,552
121	04290308005	\$	29,701
122	04290308006	\$	33,814
123	04290308007	\$	32,201
124	04290308008	\$	35,176
126	04290308015	\$	11,047
127	04300415007	\$	7,864
128	04300415025	\$	69,555
129	04300415016	\$	964
130	04300415017	\$	964
131	04300415018	\$	34,830
132	04300415022	\$	44,603
133	04290314001	\$	84,153
134	04290314002	\$	29,404
135	04290314003	\$	18,782
136	04290314019	\$	32,511
137	04290314011	\$	30,486
138	04290314012	\$	3,424
139	04290314013	\$	49,519
140	04300417009	\$	15,493
141 & 143	04300417017	\$	26,793
142	04300417016	\$	723
144	04290320001	\$	103,444



145	04290320002	\$	10,745
146	04290320003	\$	10,640
147	04300430006	\$	24,481
148	04300430007	\$	25,906
149	04300430008	\$	16,880
150	04300430014	\$	34,398
151	04300430015	\$	21,017
152	04300430016	\$	36,719
153	04300431006	\$	4,083
154	04300431007	\$	42,205
155	04300431008	\$	1,303
156	04300431009	\$	1,631
157	04300431010	\$	1,514
158	04300431020	\$	22,515
159	04300431021	\$	54,098
160	04290320035	\$	133,731
161	04290320036	\$	30,172
162	04290320037	\$	33,885
163	04290320038	\$	39,962
164	04290320015	\$	3,107
165	04290320016	\$	3,105
166	04290320017	\$	4,698
167	04290320018	\$	3,103
168	04290320019	\$	24,584
169	04290320020	\$	25,082
170	04290320021	\$	24,166
171	04300432010	\$	32,370
172	04300432011	\$	39,373
173	04300432012	\$	230
174	04300432023	\$	22,199
175	04300432022	\$	30,262
176	04300432017	\$	6,032
177	04300432018	\$	7,063
178	04300432019	\$	64,042
179*	04290326034	\$	68,400
180	04290326003	\$	29,117
181	04290326004	\$	29,600
182	04290326005	\$	35,105
183	04290326006	\$	29,023
184	04290326007	\$	27,243
185	04290326010	\$	168,731
186	04290326033	\$	115,410
187	04290326017	\$	22,675
188	04290326018	\$	22,244
189	04290326019	\$	75,500
190	04290326020	\$	23,405
191	04310206011	\$	18,241
192	04310206012	\$	42,659
193	04310206020	\$	31,455
194	04320100028	\$	611,268

195	04320101011	\$	141,386
196	04320101012	\$	265,917
197	04320100005	\$	109,478
198	04320102022	\$	94,447
199	04320102002	\$	21,835
200	04320102026	\$	6,662
201*	04320102029	\$	7,861
202	04320102017	\$	43,646
203	4320102018	\$	123,960
204	04320102004	\$	78,159
<b>TOTAL</b>		<b>\$</b>	<b>7,384,996</b>

\* Value of parcels apportioned based on the amount of land and buildings located within the TIF Redevelopment Project Area boundaries.

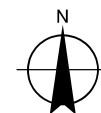
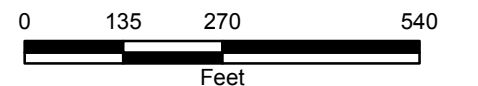


### Legend

- Redevelopment Project Area Boundary
- 225 Parcel Locator

**Parcel Locator  
(North)**

Central City Redevelopment  
Project Area







# Parcel Locator (South)

Central City Redevelopment  
Project Area

## Legend

-  Redevelopment Project Area Boundary
-  Parcel Locator

