

**CITY OF NOKOMIS, ILLINOIS**

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**ORDINANCE NO. 2095**

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**AN ORDINANCE AMENDING ORDINANCE NO. 2024, ESTABLISHING THE NOKOMIS BUSINESS DISTRICT; APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN CONNECTION WITH THE ESTABLISHMENT OF SUCH BUSINESS DISTRICT**

**ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF NOKOMIS, ILLINOIS  
THIS 12<sup>th</sup> DAY OF DECEMBER, 2022**

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Published in pamphlet form by the authority of the City Council of the City of Nokomis, Montgomery County, Illinois, this 12 day of December, 2022.

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## CITY OF NOKOMIS, ILLINOIS

### ORDINANCE NO. 2095

#### **AN ORDINANCE AMENDING ORDINANCE NO. 2024, ESTABLISHING THE NOKOMIS BUSINESS DISTRICT; APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN CONNECTION WITH THE ESTABLISHMENT OF SUCH BUSINESS DISTRICT**

**WHEREAS**, the City of Nokomis, Montgomery County, Illinois (the "City") is an Illinois non-home rule municipal corporation pursuant to Article VII, § 8 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

**WHEREAS**, the City has the authority to designate an area as a Business District pursuant to the Business District Development and Redevelopment Act, authorized by Section 65 ILCS 5/11-74.3-1, *et seq.*, as amended (the "Act"), to share business district sales tax revenues generated by a redevelopment project in the proposed Business District to induce a developer's undertaking and performance of such project and to provide for public infrastructure within the Business District; and

**WHEREAS**, on May 23, 2016 the City of Nokomis approved Ordinance No. 2024 establishing and designating the Nokomis Business District, approving the Nokomis Business District Plan within the City of Nokomis, Illinois, and imposing business district taxes within the Nokomis Business District; and

**WHEREAS**, the City of Nokomis approved Ordinance No. 2031 amending the language of Ordinance 2024; and

**WHEREAS**, it is essential to the City's economic and social welfare that its business district continues to be developed, maintained, and/or revitalized by assuring opportunities for development and attracting sound and stable commercial growth; and

**WHEREAS**, in order to further encourage development and redevelopment within the Nokomis Business District, the City is considering amending the Plan by modifying certain activities and budgeted expenses, as well as amending the Business District boundary; and

**WHEREAS**, the City has received a plan from Moran Economic Development, LLC (the "Consultant") titled "Nokomis Amended Business District; Amended Business District Plan" (the "Amended Business District Plan") dated October 24, 2022, which sets forth an amended plan for the development and redevelopment of the Business District Area in the City of Nokomis; and

**WHEREAS**, the City on November 10, 2022 and November 14, 2022 published a notice of public hearing to be held with respect to the approval of the Amended Business District Plan and the designation of the Amended Business District, and the City held a public hearing as provided in such notice on November 28, 2022 at which members of the public were allowed to comment with respect to the provisions of the Amended Business District Plan; and

**WHEREAS**, the City now desires to approve the Amended Business District Plan, to authorize the imposition within the Amended Business District of certain taxes, and to make such other findings as necessary pursuant to the Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NOKOMIS, ILLINOIS, AS FOLLOWS:**

**Section 1. Incorporation of Recitals.** The City Council hereby finds that the recitals to this Ordinance are true, complete and correct and hereby incorporates them into this Ordinance.

**Section 2. Findings.** The City hereby makes the following findings as supported by the Amended Business District Plan:

(a) The Amended Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be developed without the adoption of the Amended Business District Development Plan;

(b) The Amended Business District Plan conforms to the comprehensive plan for the development of the City as a whole; and

(c) The Amended Business District is a blighted area due to the presence, individually and in combination, of several conditions representative of those outlined in the Act.

These include:

- Deterioration of Site Improvements
- Unsanitary or Unsafe Conditions

The Amended Business District is found to be eligible under the Act, as it represents a blighted portion of the City of Nokomis by reason of the existence of the deterioration of site improvements and the presence of unsanitary or unsafe conditions. These factors, in combination, constitute an economic or social liability to the City as well as a potential menace to public health, safety, morals, or welfare. Additionally, the property in the District would not be reasonably anticipated to be developed without the amendment of the Nokomis Business District and adoption of the Amended Business District Plan.

**Section 3. Approval of the Amended District Plan.** The Amended Business District Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved.

**Section 4. Establishment of the Amended Business District.** The Amended Business District is hereby established pursuant to the Amended Business District Plan and the Act. The boundaries of the Amended Business District are legally described in Appendix A of the Amended Business District Plan and depicted in Exhibit A of the Amended Business District Plan, which legal description and depiction are incorporated herein by this reference. The Amended Business District includes 335 parcels of developed property, rights-of-way, and undeveloped property in the City of Nokomis. The area proposed for addition (the "Amended Area") includes nine parcels of property, with the existing boundary area (the "Original Area")

containing 326 parcels. The City Council shall have and possess, without limitation, such powers with respect to the Amended Business District as authorized under the Act and the Amended Business District Plan. The legal description, parcel identification numbers and address list for the Amended Business District is attached hereto as **Exhibits B, C & D** and by this reference made a part hereof.

### **Section 5. Imposition of Business District Taxes.**

(a) A Business District Retailers' Occupation Tax is hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail within the Amended Business District at the rate of 1.0% of the gross receipts from such sales made in the course of such business; and a Business District Service Occupation Tax is hereby imposed upon all persons engaged, in the Amended Business District, in the business of making sales of services, at the rate of 1.0% of the selling price of all tangible personal property transferred by such serviceman as an incident to a sale of service. This "Business District Retailers' Occupation Tax" and this "Business District Service Occupation Tax" shall not be applicable to the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics, for human use.

(b) An amended occupation tax is hereby imposed upon all persons engaged in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate of 1.0% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Amended Business District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.

(c) The taxes imposed pursuant to (a) and (b) above shall be for the planning, execution and implementation of the Amended Business District Plan and to pay for business district project costs as set forth in the Amended Business District Plan, including payment of bonds, notes or other obligations (the "Obligations") issued to finance such business district project costs. These taxes shall be in full force and effect until the earlier of (i) payment of all Obligations in accordance with the Amended Business District Plan, or (ii) the Dissolution date (as such term is defined in the Business District Act) of the Amended Business District.

(d) The imposition of these Business District taxes is in accordance with the provisions of subsections (b), (c) and (d), respectively, of Section 11-74.3-6 of the Business District Act.

(e) The taxes imposed pursuant to (a) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Department of Revenue shall have full power to administer and enforce such provisions of this Ordinance. The taxes imposed pursuant to (b) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the City. The City shall have full power to administer and enforce such provisions of this Ordinance.

**Section 6. Business District Tax Allocation Fund.** The City has established the Nokomis Business District Tax Allocation Fund in the custody of the City Treasurer and each distribution of taxes imposed by this Ordinance to the City from the Department of Revenue shall be deposited in such fund for the purpose of paying or reimbursing business district project costs and obligations incurred in the payment of the costs.

**Section 7. Filing of Ordinance.** The City Clerk is hereby directed to file a certified copy of this Ordinance with the Department of Revenue on or before the 30th day of March, 2023.

**Section 8. Severability.** It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof, and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

**Section 9. Governing Law.** This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

**Section 10. Further Authorization.** The Mayor is hereby authorized and directed to execute and deliver for and on behalf of the City, and the City Clerk is hereby authorized and directed where appropriate to attest, all certificates, documents, agreements or other instruments, and the Mayor or his designated representative is hereby authorized and directed to take any and all actions, as may be necessary, desirable, convenient or proper to carry out and comply with the provisions of all agreements or contracts, necessary or reasonably incidental to the implementation of this Ordinance.

**Section 11. Repealer.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this Ordinance are hereby superseded.

**Section 12. Adoption.** This Ordinance shall be in full force and effect from and after its passage, approval and publication, if required, as provided by Act. The imposition of these Business District taxes shall take effect on the first day of July 2023.

Passed by the City Council of the City of Nokomis, Illinois on this 12 day of December, 2022 on the following vote:

YEAS: Commissioners Stauder, Gilern, Nash, Durbin + Mayor Holliday

NAYS: Ø

ABSENT: Ø

Mike Holliday  
Mike Holliday, Mayor

[SEAL]

ATTEST:

Renee Hill  
City Clerk

**EXHIBIT A  
AMENDED BUSINESS DISTRICT PLAN**

**EXHIBIT B**  
**AMENDED LEGAL DESCRIPTION**  
**LEGAL DESCRIPTION FOR NOKOMIS BUSINESS DISTRICT**

PART OF THE FOLLOWING SECTIONS: SECTIONS 14, 15, 22, AND 23, IN TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MONTGOMERY COUNTY, ILLINOIS; THAT PART OF THE ABOVE-DESCRIBED SECTIONS ALL BEING PART OF THE CITY OF NOKOMIS IN MONTGOMERY COUNTY, ILLINOIS, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SINGER AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 (EAST STATE STREET). FROM SAID POINT OF BEGINNING, THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF SOUTH BLUE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF A PUBLIC ALLEY IN MILLER AND YOUNG'S ADDITION TO THE CITY OF NOKOMIS, THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY ALSO BEING THE NORTH LINE OF MILLER AND YOUNG'S ADDITION TO THE CITY OF NOKOMIS; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON A NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPPS AVENUE; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID EAST RIGHT-OF-WAY LINE TO A POINT ON AN EASTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 865, PAGE 257, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT AND THE SOUTHEASTERLY LINE OF TRACT 1 OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 1341, PAGE 170, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER, TO THE SOUTHEASTERLY CORNER OF SAID TRACT 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 1 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH SPRUCE STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE TO EAST UNION STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH PINE STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF KINNEY STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN HARGRAVE'S ADDITION TO NOKOMIS TOWNSHIP, NOW IN THE CITY OF NOKOMIS; THENCE SOUTH APPROXIMATELY 450 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST APPROXIMATELY 155.5 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; SAID CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 3 IN SAID HARGRAVE'S ADDITION; THENCE SOUTH APPROXIMATELY 400 FEET ALONG THE EAST LINES OF LOTS 3, 4, 5, AND 6 IN SAID HARGRAVE'S ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WEST APPROXIMATELY 339 FEET ALONG THE SOUTH LINE OF SAID LOT 6 AND THE SOUTH LINE OF AN EAST-WEST FLAG PORTION OF LOT 6A IN SAID HARGRAVE'S ADDITION TO THE EAST LINE OF THE NORTH-SOUTH FLAG PORTION OF SAID LOT 6A; THENCE SOUTH APPROXIMATELY 486 FEET ALONG SAID EAST LINE OF LOT 6A TO THE SOUTHWEST CORNER THEREOF; THENCE WEST APPROXIMATELY 61 FEET ALONG THE SOUTH LINE OF SAID LOT 6A TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A FORMER 18 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF BLOCK 1 IN MILLER'S DIVISION OF BLOCKS 5, 6, 7, 18, 19, 20, 21, 22, AND PART OF BLOCKS 9 AND 17 IN RANDALL AND MILLER'S SUBDIVISION TO THE TOWN, NOW CITY OF NOKOMIS; THENCE CONTINUE WEST APPROXIMATELY 157 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF FORMER RANDALL STREET LYING EAST OF BLOCK 4 IN SAID MILLER'S DIVISION; THENCE SOUTH APPROXIMATELY 282.5 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF FORMER CHEROKEE STREET IN SAID MILLER'S DIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 718, PAGE 200, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE WEST APPROXIMATELY 84.5 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT AND A SOUTHERLY EXTENSION OF SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF EAST BERTOLINO AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF NORTH GIPSON STREET; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF NORTH GIPSON STREET TO THE NORTH RIGHT-OF-WAY LINE OF FORMER ROBERTS STREET IN SAID MILLER'S DIVISION TO THE TOWN, NOW CITY OF NOKOMIS; THENCE EAST TO THE EAST RIGHT-OF-WAY LINE OF GIPSON STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE AND A NORTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 (EAST STATE STREET), SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 ALSO BEING SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY TO A POINT ON A SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN ZEPP'S SUBDIVISION OF BLOCKS 61, 62, AND 75 OF P.C. HUGGINS AND TRUSTEES OF J.R. STANFORD'S ADDITION AND OUTLOTS TO THE CITY OF NOKOMIS; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 12 IN SAID ZEPP'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12 TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 682, PAGE 296, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE EAST APPROXIMATELY 175 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST LINE OF LOT 13 IN SAID ZEPP'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE OF LOT 13 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY APPROXIMATELY 433 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WESTERLY LINE OF LOT 5 IN SAID ZEPP'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A SOUTHEASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN DEED RECORD BOOK 124, PAGE 437, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE NORTHEASTERLY APPROXIMATELY 91.5 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWESTERLY APPROXIMATELY 184 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO THE NORTHEAST CORNER OF SAID LOT 5, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FRANKLIN STREET; THENCE SOUTHWESTERLY AND WESTERLY APPROXIMATELY 719 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 18 IN ZEPP'S SUBDIVISION; THENCE NORTHERLY APPROXIMATELY 612 FEET ALONG SAID SOUTHERLY EXTENSION AND WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE WESTERLY APPROXIMATELY 1,134 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 22 IN ZEPP'S SUBDIVISION, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE SOUTHERLY APPROXIMATELY 1,173 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF MONTGOMERY COUNTY ASSESSOR'S PARCEL WITH PIN 08-22-100-006, OWNED BY THE CITY OF NOKOMIS; THENCE WESTERLY APPROXIMATELY 1,363 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF MONTGOMERY COUNTY ASSESSOR'S PARCEL WITH PIN 08-22-100-004, OWNED BY THE CITY OF NOKOMIS; THENCE NORTHERLY APPROXIMATELY 667 FEET ALONG THE WESTERLY LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY APPROXIMATELY 1,331 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE



WESTERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE NORTHERLY APPROXIMATELY 538 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE EASTERLY APPROXIMATELY 26 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF BLOCK 76 IN THE HUGGINS AND TRUSTEES ADDITION AND OUTLOTS IN THE CITY OF NOKOMIS; THENCE NORTHERLY APPROXIMATELY 711 FEET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE EASTERLY APPROXIMATELY 814 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK TO THE EASTERLY RIGHT-OF-WAY LINE OF MEMORIAL PARK DRIVE; THENCE SOUTHERLY AND EASTERLY APPROXIMATELY 724 ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 7 IN WEAVERS AF ADDITION, SAID CORNER ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH WALNUT STREET; THENCE SOUTHEASTERLY APPROXIMATELY 1,062 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 11 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND A NORTHWESTERLY EXTENSION OF SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST WARREN STREET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 4 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE CONTINUE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND A NORTHWESTERLY EXTENSION OF SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY LINE OF A TRACT DESCRIBED IN DEED RECORD BOOK 960, PAGE 309, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE NORTHWESTERLY APPROXIMATELY 300 FEET ALONG SAID WESTERLY LINE; THENCE NORTHEASTERLY APPROXIMATELY 15 FEET ALONG SAID WESTERLY LINE; THENCE NORTHWESTERLY APPROXIMATELY 80 FEET ALONG SAID WESTERLY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF MADISON STREET; THENCE NORTH APPROXIMATELY 60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON STREET; THENCE EAST APPROXIMATELY 286 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTH SPRUCE STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON A WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON A NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST HAMILTON STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 3 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A SOUTHEASTERLY EXTENSION OF SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST WARREN STREET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 12 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE CONTINUE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF LOT 53 IN KETTLEKAMP'S ADDITION TO NOKOMIS; THENCE EAST ALONG SAID SOUTH LINE OF LOT 53 TO THE SOUTHEAST CORNER OF THEREOF, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH ELM STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 53; THENCE EAST APPROXIMATELY 50 FEET TO THE NORTHWEST CORNER OF LOT 72 IN SAID KETTLEKAMP'S ADDITION; THENCE EAST APPROXIMATELY 140 FEET ALONG THE NORTH LINE OF SAID LOT 72 TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT WIDE MID-BLOCK PUBLIC ALLEY AND ON A WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET TO THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SHORT STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 4.57 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 983, PAGE 240, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF SAID 4.57 ACRE TRACT AND AN EASTERLY EXTENSION OF SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF NORTH BLUE AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 (EAST STATE STREET); THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

**EXHIBIT C**  
**AMENDED PARCEL IDENTIFICATION LIST**

PARCEL ID LIST (AMENDED AREA)

08-22-100-004	08-22-276-006
08-22-100-005	08-22-276-007
08-22-100-006	08-22-276-008
08-22-201-002	08-22-276-009
08-22-276-004	

**EXHIBIT D  
AMENDED ADDRESS LIST**

ADDRESS LIST (AMENDED AREA)

900 W HAMILTON ST	NOKOMIS	62075	508 W FRANKLIN ST	NOKOMIS	62075
709 W HAMILTON ST	NOKOMIS	62075	520 W FRANKLIN ST	NOKOMIS	62075
205 N WALNUT ST	NOKOMIS	62075			

STATE OF ILLINOIS )  
COUNTY OF MONTGOMERY ) SS.  
CITY OF NOKOMIS )

**CERTIFICATE**

I certify that I am the duly appointed and acting City Clerk of the City of Nokomis, Montgomery County, Illinois, and, as such, am the keeper of records and seal thereof; that the foregoing is a true, complete, and correct copy of Ordinance No. 2094 of said City; that said Ordinance, which is

**AN ORDINANCE AMENDING ORDINANCE NO. 2024,  
ESTABLISHING THE NOKOMIS BUSINESS DISTRICT;  
APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE  
IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH  
BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN  
CONNECTION WITH THE ESTABLISHMENT OF SUCH  
BUSINESS DISTRICT.**

was passed by the City Council of the City of Nokomis, Montgomery County, Illinois, by yea and nay vote on the 12<sup>th</sup> day of December, 2022; that said Ordinance was approved by the Mayor on the \_\_\_ day of December, 2022; and that said Ordinance was then deposited in the office of the City Clerk of said City and filed therein; and that the same was recorded in the Record of Ordinances of said City.

I further certify said Ordinance provided by its terms that it should be published in pamphlet form; that the pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof, was prepared; that a copy of such Ordinance was posted in the Nokomis City Hall, commencing on the \_\_\_ day of December, 2022, to continue for at least ten (10) days thereafter; and that copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

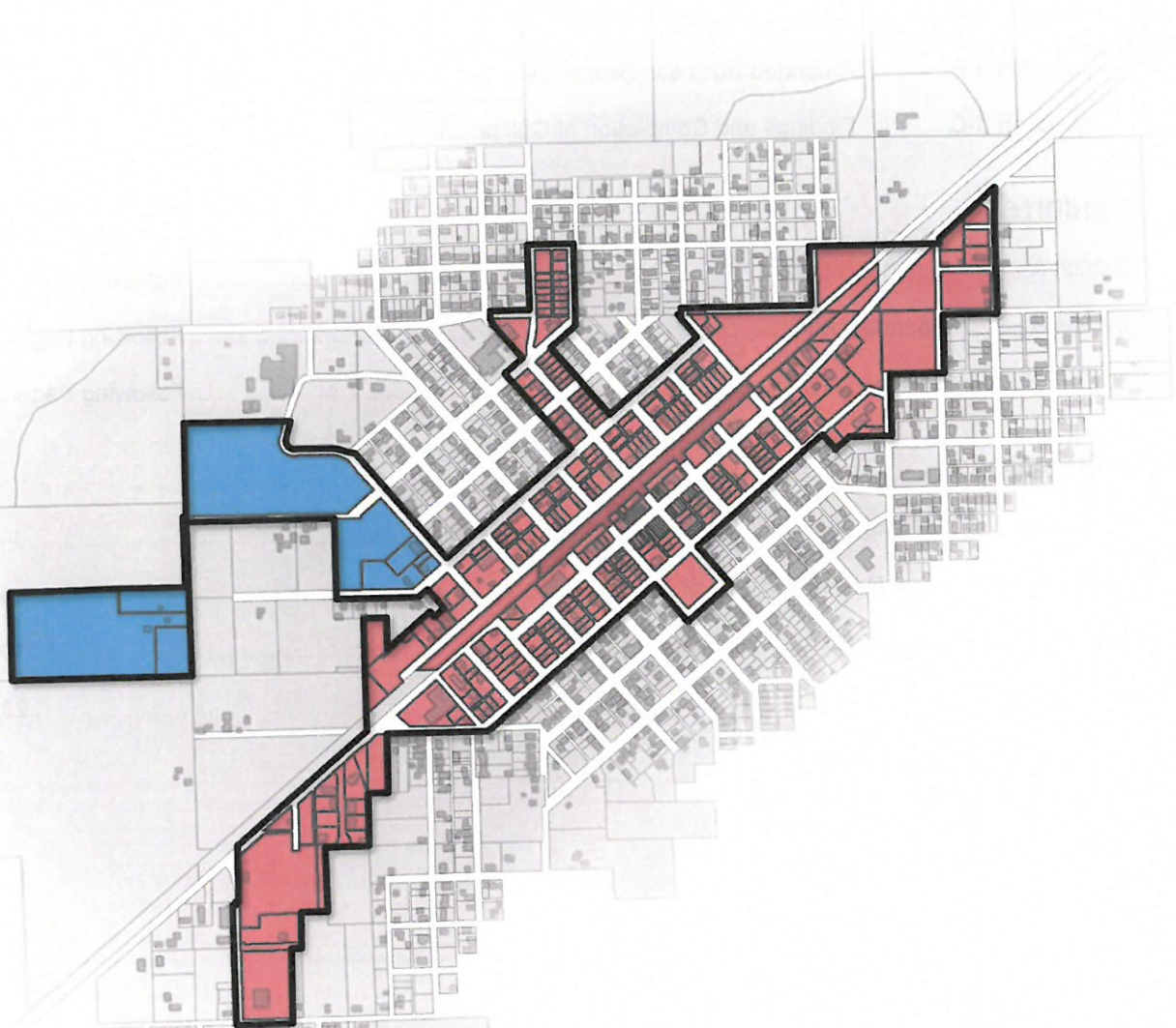
DATED at Nokomis, Illinois, this \_\_\_ day of December, 2022.

(SEAL)

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City Clerk

# BUSINESS DISTRICT AS AMENDED REDEVELOPMENT PLAN & PROJECT



The City of  
**NOKOMIS, IL**  
October 24, 2022



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## SECTION I. INTRODUCTION

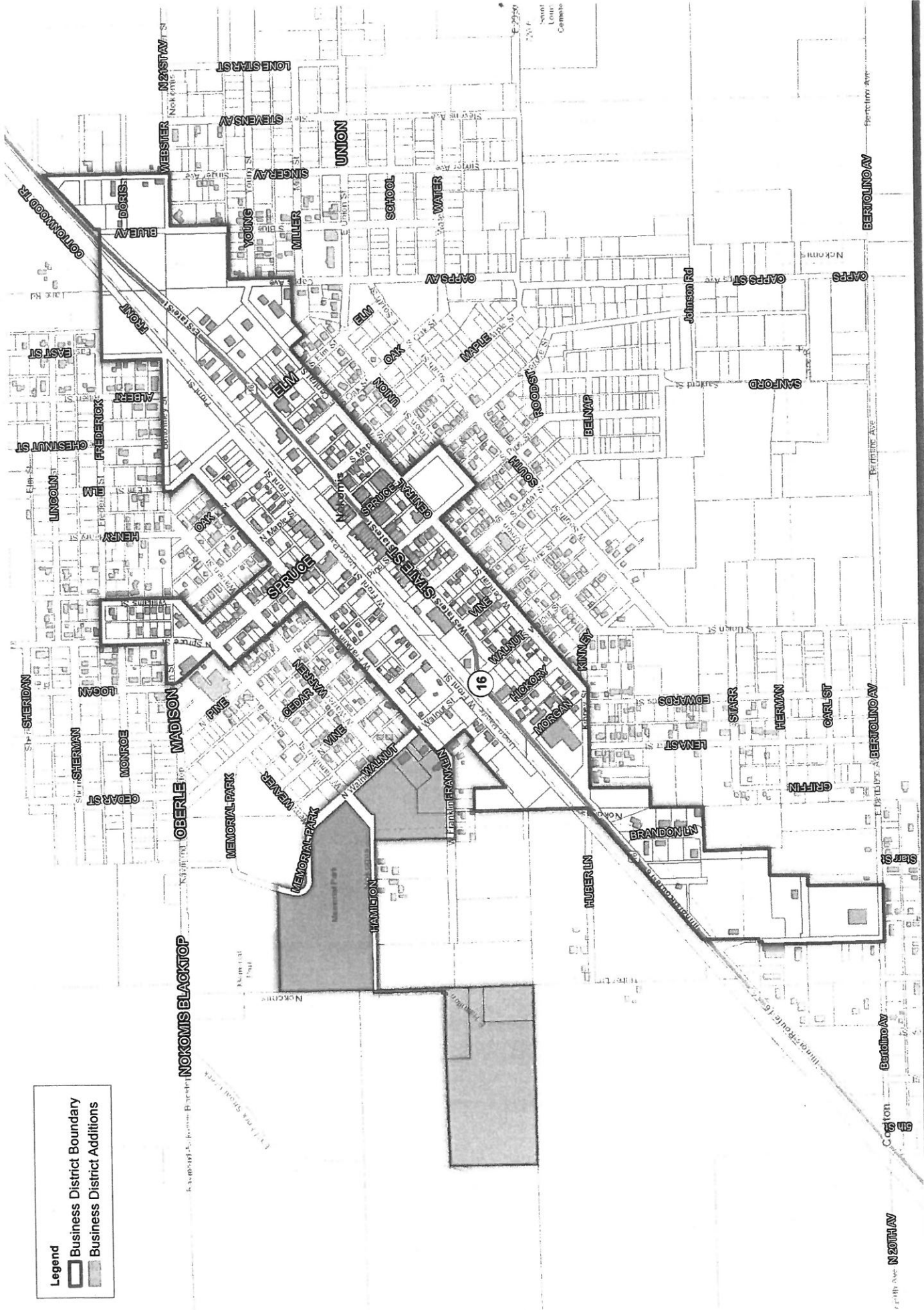
Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District a Business District Plan. Additionally, this portion of the Act has provisions for amending a redevelopment plan and project.

On May 23, 2016 the City of Nokomis (the “City”) passed Ordinance No. 2024 establishing the Nokomis Business District, approving a Business District Plan (the “Original Plan”), authorizing the imposition and collection of a sales tax within such Business District, and approving certain actions in connection with the establishment of such Business District. The City desires to amend the Redevelopment Project Area (“Original Area”) to include additional parcels of property to include the water treatment facility in order to utilize revenues to make necessary infrastructure upgrades and improvements.

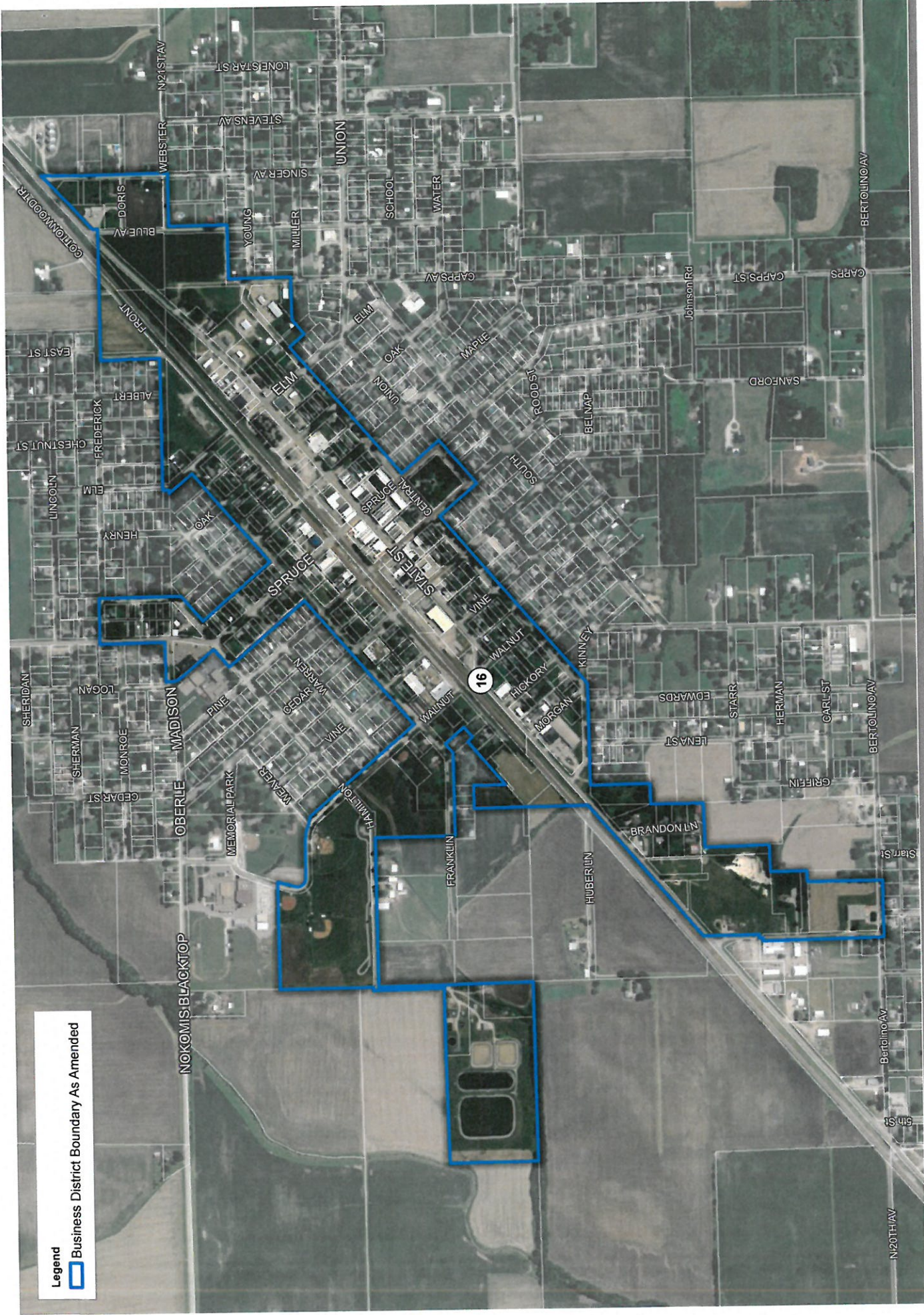
The proposed Nokomis Business District – As Amended encompasses 335 parcels of developed property, rights-of-way, and undeveloped property in the City of Nokomis. The area proposed for addition (the “Amended Area”) includes nine parcels of property, with the existing boundary area (the “Original Area”) containing 326 parcels. Generally, the Amended Area contains property on the western side of the City, including parcels on the northwest side of the intersection of Walnut Street and Franklin Street, north of Hamilton Street, and the City’s water treatment property. The Amended Area is shown in Exhibit A, with the amended boundary map shown in Exhibit B. The existing land use for the entire amended boundary area is shown in Exhibit C.

This Amended Business District Redevelopment Plan (the “Amended Plan”) includes the following:

Section II-A.	Blight Analysis of Amended Area
Section II-B.	Amended Business District Redevelopment Plan
Section III-C.	Findings and Completion of Obligations
Appendix A	Existing Business District Redevelopment Plan
Appendix B	Amended Boundary Legal Description
Appendix C	Parcel ID List of the Existing Area, as well as the Amended Area
Appendix D	Address List of the Existing Area, as well as the Amended Area







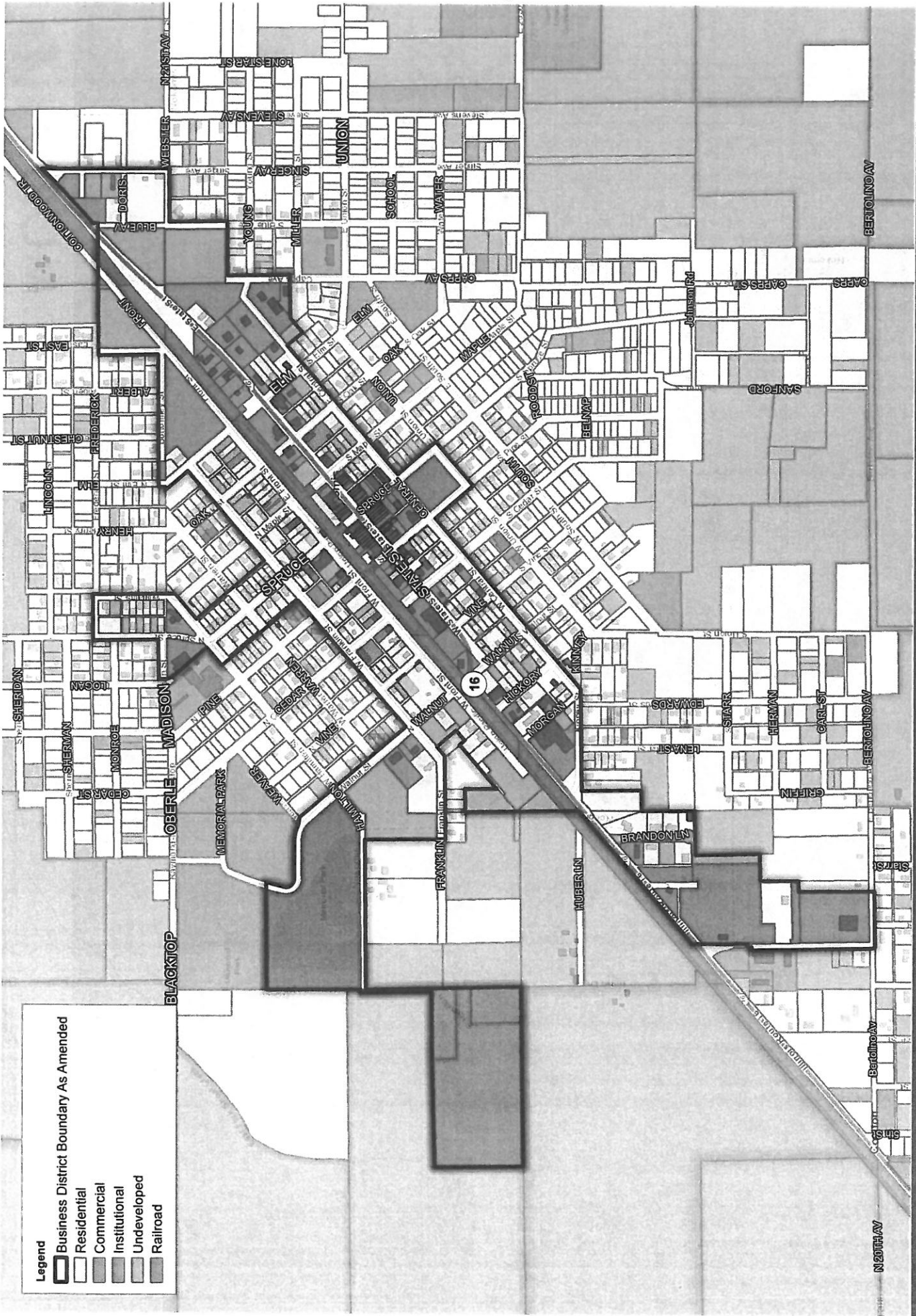
**Legend**  
 Business District Boundary As Amended



**MORAN**  
 ECONOMIC DEVELOPMENT

**EXHIBIT B - BOUNDARY MAP**  
**BUSINESS DISTRICT - AS AMENDED**  
 Nokomis, IL

0 0.1 0.2 0.4 0.6 0.8 Miles



**EXHIBIT C - EXISTING LAND USE  
BUSINESS DISTRICT - AS AMENDED**  
Nokomis, IL



## SECTION II. AMENDMENT TO BUSINESS DISTRICT REDEVELOPMENT PLAN

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*
- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*

- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District Costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a Business District after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*
- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*

- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

## **SECTION II-A. BLIGHT ANALYSIS OF AMENDED AREA**

### **A. Introduction**

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a Business District and a business district plan, as well as for amending such districts and plans. The City has deemed such action desirable in order to maximize the potential of the existing Business District program.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the Proposed Amended District Area (the "Amended District") are outlined on the following pages.

### **B. Statutory Qualifications**

The definitions for qualifying the Amended Area as "blighted" are defined in the Act as follows:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.

### **C. Investigation and Analysis of Blighting Conditions**

In determining whether the Amended Area meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Research of documentation and property records made available through the Montgomery County Supervisor of Assessments.
- Discussions with local officials regarding the state of infrastructure and utilities in the Amended Area.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:
  - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
  - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.
  - That the exercise of the powers provided in Section 11 74.3 1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the area to be added to the District qualifies as eligible for business district designation.

### **D. The Proposed Amended Area**

The Amended Area encompasses nine parcels of property and rights-of-way in the City. Generally, the Amended Area contains property on the western side of the City, including parcels on the northwest side

of the intersection of Walnut Street and Franklin Street, north of Hamilton Street, and the City's water treatment property.

**E. Review of Findings & Qualifications of the District**

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area proposed for inclusion in the Original Area is a "Blighted Area", as defined prior.

There were conditions present in the Amended Area that, in combination, constitute an economic or social liability to the City as well as a potential menace to public health, safety, morals, or welfare. Deteriorated site improvements were present, including surface deterioration in the form of cracked and worn roadway surfacing and parking areas. Structural deterioration was also noted, primarily in the form of general wear due to the age of the structures. Additionally, there is potentially unsanitary or unsafe conditions present. The Amended Area includes the City's water treatment facility which is in need of replacement due to general age and its condition. Without an additional revenue stream to assist with the project the City will be unable to replace the aged facility, and the conditions will continue to worsen. The Illinois Environmental Protection Agency ("IEPA") has required the City to scope the sewer system and has levied fines due to the present conditions, and these fines and regulations would increase over time as the facility continues to age.

These conditions in combination create an economic liability to the City. If the conditions at the treatment facility worsen the infrastructure repairs will become more costly, and the fines from the IEPA will become more severe. While the proposed construction of a new facility is a costly measure, over time the costs associated with continued maintenance and repair of the existing facility will outweigh the costs associated with the proposed improvements. The present conditions also create a social liability, as services provided for residents and the other properties in the Redevelopment Project Area could be negatively impacted by the lack of an adequate treatment facility in the City.

The conditions also create an economic liability in terms of the relative growth of property values to that of the balance of the City. In order to meet the State of Illinois' benchmark for economic stagnation or decline in a Redevelopment Project Area, the Amended Area would have to have experienced lower annual equalized assessed value ("EAV") growth rates than the balance of the City (the City's total EAV minus that of the parcels in the Amended Area) for three of the last five years. This comparison is shown in Table A below.

TABLE A - PROJECT AREA & CITY BALANCE GROWTH RATES

YEAR	NOKOMIS <sup>1</sup>	PROJECT AREA <sup>2</sup>	CHANGE %	BALANCE <sup>3</sup>	CHANGE %
2021	\$18,425,507	\$156,160	4.81%	\$18,269,347	5.79%
2020	\$17,419,034	\$148,990	-8.99%	\$17,270,044	-5.66%
2019	\$18,468,974	\$163,700	6.24%	\$18,305,274	8.61%
2018	\$17,008,065	\$154,090	6.37%	\$16,853,975	7.24%
2017	\$15,861,251	\$144,860	2.82%	\$15,716,391	5.49%
2016	\$15,040,036	\$140,890		\$14,899,146	

<sup>1</sup>Total City Equalized Assessed Value (EAV). Source: Montgomery County Clerk

<sup>2</sup>Total EAV of the Parcels in the Amended Project Area. Source: Montgomery County Property Tax Search

<sup>3</sup>Total City EAV Minus the EAV of the Parcels in the Amended Project Area

Table A shows that the parcels in the Amended Area have been in stagnation compared to the rest of the City, having lower annual EAV growth rates annually dating back to 2016. This is an indication that the parcels represent an economic liability to the City.

The conditions in the Amended Area also create a potential menace to the public health, safety, morals, or welfare. Without the use of Business District Redevelopment Project funds, the replacement of the treatment plant is unlikely to happen, and should the conditions continue to worsen the lack of an adequate treatment plant serving the City could have significant repercussions on residents.

**F. Qualification Summary & Findings**

The Amended Area is found to be able to be considered “blighted” due to the presence of conditions representative of those outlined in the Act. These conditions, in combination, contribute to the Amended Area being an economic or social liability to the City. Additionally, the presence of these blighting factors creates a potential menace to the public health, safety, morals, or welfare.

Additional findings for the Proposed Amended Business District Area include:

- The Amended Area, on the whole, has not been subject to growth and development through private enterprise.
- The Amended Area would not reasonably be anticipated to be developed or redeveloped without the aid of being a part of a Business District Development or Redevelopment Plan.
- The Amended Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.



## **SECTION II-B. AMENDED BUSINESS DISTRICT REDEVELOPMENT PLAN**

The City of Nokomis, Illinois is considering the approval of the Amended Business District Plan in order to expand the existing District's ability as an important tool for the remediation of blighting conditions present in the City. In looking to achieve this end, the City will continue to adhere to certain objectives and policies outlined in the Original Plan. In addition to the Original Plan's goals and objectives, the following are some key projects for the Amended Business District Area as a whole:

- Recruitment of new commercial development and retail growth.
- Repair of the aged utilities and infrastructure throughout the Area.
- General street improvements, including maintenance and surface improvements.
- Sidewalk and pedestrian walkway construction, repair, and replacement.
- Streetscape improvements around downtown and other area roads, including lighting and banners to correspond with the existing improvements.
- Marketing of the City's Historic Downtown.
- Facilitate the expansion of existing commercial and retail developments in the City.
- Improvements to the City's water treatment facility.

## **SECTION II-C. FINDINGS AND COMPLETION OF OBLIGATIONS**

### **A. Formal Findings**

The City of Nokomis makes the following formal findings with respect to amending the Business District Plan:

The area to be added to the Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Amended Business District, in its entirety, is located within the City limits of Nokomis, Illinois.

The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business Districts provided in this Amended Plan is declared to be a public use essential to the public interest of the residents of the City of Nokomis, Illinois.

The Amended Business District Area is a blighted area; that, by reason of the existence of factors that, in combination, contribute to the Amended Area being an economic or social liability to the City. Additionally, the presence of these blighting factors creates a potential menace to the public health, safety, morals, or welfare.

The Amended Business District Area, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Amended Business District Development Plan.

The Amended Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Board.

### **B. Completion of Business District Projects / Retirement of Obligations**

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Original Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

# **APPENDIX A**

## **ORIGINAL BUSINESS DISTRICT REDEVELOPMENT PLAN**

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# **APPENDIX B**

## **AMENDED LEGAL DESCRIPTION**

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## APPENDIX B – AMENDED LEGAL DESCRIPTION

PART OF THE FOLLOWING SECTIONS: SECTIONS 14, 15, 22, AND 23, IN TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MONTGOMERY COUNTY, ILLINOIS; THAT PART OF THE ABOVE-DESCRIBED SECTIONS ALL BEING PART OF THE CITY OF NOKOMIS IN MONTGOMERY COUNTY, ILLINOIS, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SINGER AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 (EAST STATE STREET). FROM SAID POINT OF BEGINNING, THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF SOUTH BLUE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF A PUBLIC ALLEY IN MILLER AND YOUNG'S ADDITION TO THE CITY OF NOKOMIS, THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY ALSO BEING THE NORTH LINE OF MILLER AND YOUNG'S ADDITION TO THE CITY OF NOKOMIS; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON A NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPPS AVENUE; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID EAST RIGHT-OF-WAY LINE TO A POINT ON AN EASTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 865, PAGE 257, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT AND THE SOUTHEASTERLY LINE OF TRACT 1 OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 1341, PAGE 170, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER, TO THE SOUTHEASTERLY CORNER OF SAID TRACT 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 1 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH SPRUCE STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE TO EAST UNION STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH PINE STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF KINNEY STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN HARGRAVE'S ADDITION TO NOKOMIS TOWNSHIP, NOW IN THE CITY OF NOKOMIS; THENCE SOUTH APPROXIMATELY 450 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST APPROXIMATELY 155.5 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; SAID CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 3 IN SAID HARGRAVE'S ADDITION; THENCE SOUTH APPROXIMATELY 400 FEET ALONG THE EAST LINES OF LOTS 3, 4, 5, AND 6 IN SAID HARGRAVE'S ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WEST APPROXIMATELY 339 FEET ALONG THE SOUTH LINE OF SAID LOT 6 AND THE SOUTH LINE OF AN EAST-WEST FLAG PORTION OF LOT 6A IN SAID HARGRAVE'S ADDITION TO THE EAST LINE OF THE NORTH-SOUTH FLAG PORTION OF SAID LOT 6A; THENCE SOUTH APPROXIMATELY 486 FEET ALONG SAID EAST LINE OF LOT 6A TO THE SOUTHWEST CORNER THEREOF; THENCE WEST APPROXIMATELY 61 FEET ALONG THE SOUTH LINE OF SAID LOT 6A TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A FORMER 18 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF BLOCK 1 IN MILLER'S DIVISION OF BLOCKS 5, 6, 7, 18, 19, 20, 21, 22, AND PART OF BLOCKS 9 AND 17 IN RANDALL AND MILLER'S SUBDIVISION TO THE TOWN, NOW CITY OF NOKOMIS; THENCE CONTINUE WEST APPROXIMATELY 157 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF FORMER RANDALL STREET LYING EAST OF BLOCK 4 IN SAID MILLER'S DIVISION; THENCE SOUTH APPROXIMATELY 282.5 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF FORMER CHEROKEE STREET IN SAID MILLER'S DIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 718, PAGE 200, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE WEST APPROXIMATELY 84.5 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT AND A SOUTHERLY EXTENSION OF SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF EAST BERTOLINO AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF NORTH GIPSON STREET; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF NORTH GIPSON STREET TO THE NORTH RIGHT-OF-WAY LINE OF FORMER ROBERTS STREET IN SAID MILLER'S DIVISION TO THE TOWN, NOW CITY OF NOKOMIS; THENCE EAST TO THE EAST RIGHT-OF-WAY LINE OF GIPSON STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE AND A NORTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 (EAST STATE STREET), SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 ALSO BEING SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY TO A POINT ON A SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN ZEPP'S SUBDIVISION OF BLOCKS 61, 62, AND 75 OF P.C. HUGGINS AND TRUSTEES OF J.R. STANFORD'S ADDITION AND OUTLOTS TO THE CITY OF NOKOMIS; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 12 IN SAID ZEPP'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12 TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 682, PAGE 296, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE EAST APPROXIMATELY 175 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST LINE OF LOT 13 IN SAID ZEPP'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE OF LOT 13 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY APPROXIMATELY 433 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WESTERLY LINE OF LOT 5 IN SAID ZEPP'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A SOUTHEASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN DEED RECORD BOOK 124, PAGE 437, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE NORTHEASTERLY APPROXIMATELY 91.5 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWESTERLY APPROXIMATELY 184 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO THE NORTHEAST CORNER OF SAID LOT 5, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FRANKLIN STREET; THENCE SOUTHWESTERLY AND WESTERLY APPROXIMATELY 719 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 18 IN ZEPP'S SUBDIVISION; THENCE NORTHERLY APPROXIMATELY 612 FEET ALONG SAID SOUTHERLY EXTENSION AND WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE WESTERLY APPROXIMATELY 1,134 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 22 IN ZEPP'S SUBDIVISION, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE SOUTHERLY APPROXIMATELY 1,173 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF MONTGOMERY COUNTY ASSESSOR'S PARCEL WITH PIN 08-22-100-006, OWNED BY THE CITY OF NOKOMIS; THENCE WESTERLY APPROXIMATELY 1,363 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF MONTGOMERY COUNTY ASSESSOR'S PARCEL WITH PIN 08-22-100-004, OWNED BY THE CITY OF NOKOMIS; THENCE NORTHERLY APPROXIMATELY 667 FEET ALONG THE WESTERLY LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY APPROXIMATELY 1,331 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE NORTHERLY APPROXIMATELY 538 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE EASTERLY

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APPROXIMATELY 26 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF BLOCK 76 IN THE HUGGINS AND TRUSTEES ADDITION AND OUTLOTS IN THE CITY OF NOKOMIS; THENCE NORTHERLY APPROXIMATELY 711 FEET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE EASTERLY APPROXIMATELY 814 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK TO THE EASTERLY RIGHT-OF-WAY LINE OF MEMORIAL PARK DRIVE; THENCE SOUTHERLY AND EASTERLY APPROXIMATELY 724 ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 7 IN WEAVERS AF ADDITION, SAID CORNER ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH WALNUT STREET; THENCE SOUTHEASTERLY APPROXIMATELY 1,062 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 11 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND A NORTHWESTERLY EXTENSION OF SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST WARREN STREET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 4 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE CONTINUE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND A NORTHWESTERLY EXTENSION OF SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY LINE OF A TRACT DESCRIBED IN DEED RECORD BOOK 960, PAGE 309, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE NORTHWESTERLY APPROXIMATELY 300 FEET ALONG SAID WESTERLY LINE; THENCE NORTHEASTERLY APPROXIMATELY 15 FEET ALONG SAID WESTERLY LINE; THENCE NORTHWESTERLY APPROXIMATELY 80 FEET ALONG SAID WESTERLY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF MADISON STREET; THENCE NORTH APPROXIMATELY 60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON STREET; THENCE EAST APPROXIMATELY 286 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTH SPRUCE STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON A WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON A NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST HAMILTON STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 3 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A SOUTHEASTERLY EXTENSION OF SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST WARREN STREET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH MID-BLOCK PUBLIC ALLEY IN BLOCK 12 IN THE ORIGINAL TOWN, NOW CITY OF NOKOMIS; THENCE CONTINUE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ELM STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF LOT 53 IN KETTLEKAMP'S ADDITION TO NOKOMIS; THENCE EAST ALONG SAID SOUTH LINE OF LOT 53 TO THE SOUTHEAST CORNER OF THEREOF, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH ELM STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 53; THENCE EAST APPROXIMATELY 50 FEET TO THE NORTHWEST CORNER OF LOT 72 IN SAID KETTLEKAMP'S ADDITION; THENCE EAST APPROXIMATELY 140 FEET ALONG THE NORTH LINE OF SAID LOT 72 TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT WIDE MID-BLOCK PUBLIC ALLEY AND ON A WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET TO THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SHORT STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 4.57 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 983, PAGE 240, AS RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF SAID 4.57 ACRE TRACT AND AN EASTERLY EXTENSION OF SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF NORTH BLUE AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16 (EAST STATE STREET); THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.



# APPENDIX C

## PARCEL ID LIST

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APPENDIX C - PARCEL ID LIST (ORIGINAL AREA)

08-14-358-001	08-22-283-007	08-23-103-002	08-23-116-001	08-23-133-029	08-23-158-008
08-14-358-002	08-22-283-008	08-23-103-003	08-23-116-002	08-23-133-032	08-23-158-009
08-14-358-003	08-22-283-009	08-23-103-004	08-23-116-003	08-23-151-001	08-23-158-010
08-14-358-004	08-22-283-010	08-23-103-005	08-23-116-004	08-23-152-001	08-23-158-011
08-14-358-005	08-22-284-004	08-23-103-006	08-23-116-005	08-23-152-004	08-23-158-012
08-14-358-006	08-22-284-005	08-23-108-008	08-23-116-006	08-23-152-005	08-23-158-013
08-14-358-007	08-22-284-007	08-23-108-009	08-23-116-012	08-23-152-006	08-23-158-014
08-14-358-008	08-22-285-001	08-23-108-010	08-23-116-013	08-23-152-007	08-23-158-015
08-14-358-009	08-22-285-002	08-23-108-011	08-23-117-004	08-23-152-008	08-23-158-016
08-14-358-010	08-22-285-005	08-23-109-001	08-23-117-009	08-23-152-009	08-23-158-017
08-14-358-011	08-22-285-006	08-23-109-002	08-23-117-010	08-23-152-010	08-23-158-018
08-14-358-012	08-22-401-002	08-23-109-003	08-23-126-002	08-23-152-011	08-23-159-001
08-14-358-013	08-22-403-001	08-23-109-004	08-23-126-003	08-23-153-001	08-23-159-002
08-14-358-014	08-22-403-005	08-23-109-005	08-23-126-004	08-23-154-001	08-23-159-005
08-14-358-015	08-22-403-006	08-23-109-006	08-23-127-009	08-23-154-002	08-23-159-008
08-14-361-008	08-22-403-009	08-23-112-001	08-23-128-001	08-23-154-003	08-23-159-009
08-14-384-001	08-22-403-011	08-23-112-002	08-23-128-002	08-23-154-004	08-23-159-010
08-14-385-001	08-22-403-012	08-23-112-003	08-23-128-003	08-23-154-005	08-23-159-011
08-14-386-001	08-22-404-001	08-23-112-004	08-23-128-004	08-23-154-006	08-23-159-013
08-14-453-001	08-22-404-004	08-23-112-005	08-23-128-005	08-23-155-001	08-23-159-014
08-14-455-004	08-22-404-005	08-23-112-007	08-23-128-006	08-23-155-004	08-23-159-018
08-14-455-005	08-22-404-006	08-23-112-008	08-23-128-007	08-23-155-009	08-23-159-019
08-14-455-007	08-22-426-001	08-23-112-009	08-23-128-008	08-23-155-011	08-23-159-020
08-14-455-008	08-22-426-002	08-23-112-010	08-23-128-009	08-23-155-012	08-23-159-021
08-14-457-002	08-22-426-003	08-23-112-011	08-23-128-010	08-23-155-013	08-23-159-022
08-14-458-001	08-22-427-002	08-23-113-001	08-23-129-001	08-23-155-014	08-23-159-025
08-14-504-001	08-22-427-003	08-23-113-002	08-23-129-002	08-23-155-015	08-23-159-026
08-22-230-010	08-22-427-004	08-23-113-003	08-23-129-003	08-23-155-016	08-23-160-001
08-22-234-007	08-22-427-007	08-23-113-004	08-23-129-004	08-23-155-017	08-23-160-004
08-22-279-004	08-22-427-008	08-23-113-005	08-23-129-005	08-23-155-018	08-23-160-005
08-22-279-007	08-22-427-009	08-23-113-006	08-23-129-006	08-23-155-019	08-23-160-006
08-22-279-013	08-22-427-010	08-23-113-007	08-23-129-012	08-23-156-001	08-23-160-009
08-22-279-014	08-22-427-011	08-23-113-008	08-23-129-013	08-23-156-002	08-23-160-010
08-22-279-018	08-22-427-012	08-23-113-009	08-23-130-001	08-23-156-003	08-23-160-011
08-22-279-021	08-22-427-013	08-23-113-010	08-23-130-002	08-23-156-004	08-23-160-014
08-22-279-022	08-22-427-014	08-23-114-001	08-23-130-003	08-23-156-005	08-23-160-015
08-22-279-023	08-22-428-001	08-23-114-004	08-23-130-004	08-23-156-006	08-23-160-019
08-22-279-024	08-22-428-002	08-23-114-005	08-23-130-005	08-23-156-007	08-23-160-020
08-22-280-004	08-22-428-003	08-23-114-007	08-23-130-008	08-23-156-008	08-23-160-021
08-22-280-005	08-22-428-004	08-23-114-008	08-23-130-009	08-23-157-005	08-23-160-022
08-22-280-013	08-22-428-005	08-23-114-009	08-23-130-010	08-23-157-006	08-23-160-023
08-22-280-014	08-22-430-018	08-23-114-010	08-23-131-004	08-23-157-007	08-23-160-024
08-22-281-001	08-22-430-018	08-23-114-013	08-23-131-005	08-23-157-008	08-23-160-025
08-22-281-002	08-22-454-012	08-23-114-014	08-23-131-007	08-23-157-009	08-23-160-026
08-22-281-003	08-22-454-012	08-23-115-001	08-23-131-008	08-23-157-010	08-23-160-027
08-22-281-004	08-22-454-015	08-23-115-002	08-23-131-009	08-23-157-011	08-23-160-028
08-22-281-005	08-22-454-016	08-23-115-003	08-23-131-011	08-23-157-012	08-23-160-029
08-22-281-010	08-22-454-017	08-23-115-004	08-23-131-012	08-23-157-013	08-23-160-030
08-22-281-011	08-22-504-003	08-23-115-005	08-23-131-014	08-23-157-014	08-23-164-001
08-22-282-003	08-23-101-001	08-23-115-006	08-23-131-015	08-23-158-003	08-23-201-001
08-22-283-003	08-23-102-001	08-23-115-007	08-23-131-016	08-23-158-004	08-23-504-001
08-22-283-004	08-23-102-002	08-23-115-008	08-23-131-017	08-23-158-005	08-23-504-002
08-22-283-005	08-23-102-003	08-23-115-009	08-23-131-018	08-23-158-006	
08-22-283-006	08-23-103-001	08-23-115-010	08-23-133-026	08-23-158-007	

APPENDIX C - PARCEL ID LIST (AMENDED AREA)

08-22-100-004	08-22-276-006
08-22-100-005	08-22-276-007
08-22-100-006	08-22-276-008
08-22-201-002	08-22-276-009
08-22-276-004	

# APPENDIX D

## ADDRESS LIST

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APPENDIX D - ADDRESS LIST (ORIGINAL AREA)

1 GIPSON ST	NOKOMIS	62075	110 S CEDAR ST	NOKOMIS	62075
10 BRANDON LN	NOKOMIS	62075	110 S MAPLE ST	NOKOMIS	62075
100 E STATE ST	NOKOMIS	62075	110 W STATE ST	NOKOMIS	62075
100 HICKORY ST	NOKOMIS	62075	111 MORGAN ST	NOKOMIS	62075
100 N SPRUCE ST	NOKOMIS	62075	111 N WALNUT ST	NOKOMIS	62075
100 S OAK ST	NOKOMIS	62075	111 S CEDAR ST	NOKOMIS	62075
100 S PINE ST	NOKOMIS	62075	111 S ELM ST	NOKOMIS	62075
100 S VINE ST	NOKOMIS	62075	111 S MAPLE ST	NOKOMIS	62075
100 W CENTRAL ST	NOKOMIS	62075	111 S OAK ST	NOKOMIS	62075
100 W FRONT ST	NOKOMIS	62075	111 S PINE ST	NOKOMIS	62075
100 W STATE ST	NOKOMIS	62075	111 S VINE ST	NOKOMIS	62075
101 E STATE ST	NOKOMIS	62075	112 S MAPLE ST	NOKOMIS	62075
101 HICKORY ST	NOKOMIS	62075	112 S PINE ST	NOKOMIS	62075
101 W STATE ST	NOKOMIS	62075	112 S VINE ST	NOKOMIS	62075
102 N OAK ST	NOKOMIS	62075	112 W STATE ST	NOKOMIS	62075
102 S PINE ST	NOKOMIS	62075	113 E FRONT ST	NOKOMIS	62075
102 S WALNUT ST	NOKOMIS	62075	113 W STATE ST	NOKOMIS	62075
103 E STATE ST	NOKOMIS	62075	114 E STATE ST	NOKOMIS	62075
103 S VINE ST	NOKOMIS	62075	114 N MAPLE ST	NOKOMIS	62075
103 W STATE ST	NOKOMIS	62075	114 N OAK ST	NOKOMIS	62075
104 S PINE ST	NOKOMIS	62075	114 N VINE ST	NOKOMIS	62075
104 S VINE ST	NOKOMIS	62075	114 S PINE ST	NOKOMIS	62075
104 W STATE ST	NOKOMIS	62075	114 W STATE ST	NOKOMIS	62075
105 E STATE ST	NOKOMIS	62075	115 E FRONT ST	NOKOMIS	62075
105 MORGAN ST	NOKOMIS	62075	115 E HAMILTON ST	NOKOMIS	62075
105 S VINE ST	NOKOMIS	62075	115 HICKORY ST	NOKOMIS	62075
105 W STATE ST	NOKOMIS	62075	115 N CEDAR ST	NOKOMIS	62075
106 E STATE ST	NOKOMIS	62075	115 N PINE ST	NOKOMIS	62075
106 HICKORY ST	NOKOMIS	62075	115 N VINE ST	NOKOMIS	62075
106 W STATE ST	NOKOMIS	62075	115 S ELM ST	NOKOMIS	62075
107 E STATE ST	NOKOMIS	62075	115 S OAK ST	NOKOMIS	62075
107 HICKORY ST	NOKOMIS	62075	115 S SPRUCE ST	NOKOMIS	62075
107 S OAK ST	NOKOMIS	62075	115 W STATE ST	NOKOMIS	62075
107 S SPRUCE ST	NOKOMIS	62075	116 E STATE ST	NOKOMIS	62075
107 W STATE ST	NOKOMIS	62075	116 N CEDAR ST	NOKOMIS	62075
108 S PINE ST	NOKOMIS	62075	116 N OAK ST	NOKOMIS	62075
108 S VINE ST	NOKOMIS	62075	116 S CEDAR ST	NOKOMIS	62075
108 W STATE ST	NOKOMIS	62075	116 S MAPLE ST	NOKOMIS	62075
109 W STATE ST	NOKOMIS	62075	116 S SPRUCE ST	NOKOMIS	62075
110 E STATE ST	NOKOMIS	62075	116 S VINE ST	NOKOMIS	62075
110 N MAPLE ST	NOKOMIS	62075	116 S WALNUT ST	NOKOMIS	62075

APPENDIX D - ADDRESS LIST (ORIGINAL AREA, CONT.)

116 W FRONT ST	NOKOMIS	62075	123 E FRONT ST	NOKOMIS	62075
116 W STATE ST	NOKOMIS	62075	123 MORGAN ST	NOKOMIS	62075
117 E STATE ST	NOKOMIS	62075	123 N MAPLE ST	NOKOMIS	62075
117 N MAPLE ST	NOKOMIS	62075	123 N PINE ST	NOKOMIS	62075
117 N SPRUCE ST	NOKOMIS	62075	123 S SPRUCE ST	NOKOMIS	62075
117 S SPRUCE ST	NOKOMIS	62075	124 W FRONT ST	NOKOMIS	62075
118 E STATE ST	NOKOMIS	62075	124 W STATE ST	NOKOMIS	62075
118 HICKORY ST	NOKOMIS	62075	125 S WALNUT ST	NOKOMIS	62075
118 MORGAN ST	NOKOMIS	62075	125 W STATE ST	NOKOMIS	62075
118 N SPRUCE ST	NOKOMIS	62075	132 S WALNUT ST	NOKOMIS	62075
118 N VINE ST	NOKOMIS	62075	133 S WALNUT ST	NOKOMIS	62075
118 S PINE ST	NOKOMIS	62075	136 S WALNUT ST	NOKOMIS	62075
118 S SPRUCE ST	NOKOMIS	62075	200 E STATE ST	NOKOMIS	62075
118 W STATE ST	NOKOMIS	62075	200 N ELM ST	NOKOMIS	62075
119 N SPRUCE ST	NOKOMIS	62075	200 S MAPLE ST	NOKOMIS	62075
119 S CEDAR ST	NOKOMIS	62075	200 W FRONT ST	NOKOMIS	62075
119 S MAPLE ST	NOKOMIS	62075	201 N SPRUCE ST	NOKOMIS	62075
119 S OAK ST	NOKOMIS	62075	201 S SPRUCE ST	NOKOMIS	62075
119 S VINE ST	NOKOMIS	62075	202 N SPRUCE ST	NOKOMIS	62075
120 E STATE ST	NOKOMIS	62075	203 N OAK ST	NOKOMIS	62075
120 S CEDAR ST	NOKOMIS	62075	204 N ELM ST	NOKOMIS	62075
120 S WALNUT ST	NOKOMIS	62075	204 N PINE ST	NOKOMIS	62075
121 DORRIS ST	NOKOMIS	62075	205 W STATE ST	NOKOMIS	62075
121 E FRONT ST	NOKOMIS	62075	206 N SPRUCE ST	NOKOMIS	62075
121 N SPRUCE ST	NOKOMIS	62075	207 W STATE ST	NOKOMIS	62075
121 N VINE ST	NOKOMIS	62075	209 N SPRUCE ST	NOKOMIS	62075
121 S CEDAR ST	NOKOMIS	62075	209 S ELM ST	NOKOMIS	62075
121 S PINE ST	NOKOMIS	62075	210 N SPRUCE ST	NOKOMIS	62075
121 S SPRUCE ST	NOKOMIS	62075	210 W FRONT ST	NOKOMIS	62075
121 W STATE ST	NOKOMIS	62075	210 W STATE ST	NOKOMIS	62075
122 E STATE ST	NOKOMIS	62075	211 E FRONT ST	NOKOMIS	62075
122 N CEDAR ST	NOKOMIS	62075	211 N MAPLE ST	NOKOMIS	62075
122 N MAPLE ST	NOKOMIS	62075	211 W STATE ST	NOKOMIS	62075
122 N SPRUCE ST	NOKOMIS	62075	21161 COTTONWOOD TRL	NOKOMIS	62075
122 N VINE ST	NOKOMIS	62075	212 N SPRUCE ST	NOKOMIS	62075
122 N WALNUT ST	NOKOMIS	62075	214 N BLUE AVE	NOKOMIS	62075
122 S ELM ST	NOKOMIS	62075	214 W FRONT ST	NOKOMIS	62075
122 S MAPLE ST	NOKOMIS	62075	214 W STATE ST	NOKOMIS	62075
122 S PINE ST	NOKOMIS	62075	215 E CENTRAL ST	NOKOMIS	62075
122 S VINE ST	NOKOMIS	62075	215 E FRONT ST	NOKOMIS	62075
122 W STATE ST	NOKOMIS	62075	215 N SPRUCE ST	NOKOMIS	62075



APPENDIX D - ADDRESS LIST (ORIGINAL AREA, CONT.)

215 S WALNUT ST	NOKOMIS	62075	408 E STATE ST	NOKOMIS	62075
218 N SPRUCE ST	NOKOMIS	62075	409 E STATE ST	NOKOMIS	62075
218 SINGER ST	NOKOMIS	62075	410 E STATE ST	NOKOMIS	62075
218 W FRONT ST	NOKOMIS	62075	411 WILLIAMS ST	NOKOMIS	62075
219 E FRONT ST	NOKOMIS	62075	413 E CENTRAL ST	NOKOMIS	62075
22 S CEDAR ST	NOKOMIS	62075	413 E STATE ST	NOKOMIS	62075
220 N SPRUCE ST	NOKOMIS	62075	414 E STATE ST	NOKOMIS	62075
220 W STATE ST	NOKOMIS	62075	415 E STATE ST	NOKOMIS	62075
221 W STATE ST	NOKOMIS	62075	415 N SPRUCE ST	NOKOMIS	62075
222 E FRANKLIN ST	NOKOMIS	62075	415 WILLIAMS ST	NOKOMIS	62075
223 E FRONT ST	NOKOMIS	62075	417 W STATE ST	NOKOMIS	62075
223 N SPRUCE ST	NOKOMIS	62075	418 E STATE ST	NOKOMIS	62075
24049 N 23RD AVE	NOKOMIS	62075	420 E CENTRAL ST	NOKOMIS	62075
300 N SPRUCE ST	NOKOMIS	62075	420 W STATE ST	NOKOMIS	62075
301 E CENTRAL ST	NOKOMIS	62075	421 W STATE ST	NOKOMIS	62075
301 E STATE ST	NOKOMIS	62075	425 WILLIAMS ST	NOKOMIS	62075
301 N SPRUCE ST	NOKOMIS	62075	437 WILLIAMS ST	NOKOMIS	62075
301 W STATE ST	NOKOMIS	62075	497 E BERTOLINO AVE	NOKOMIS	62075
302 W FRONT ST	NOKOMIS	62075	5 BRANDON LN	NOKOMIS	62075
304 N SPRUCE ST	NOKOMIS	62075	500 N SPRUCE ST	NOKOMIS	62075
305 N SPRUCE ST	NOKOMIS	62075	506 N SPRUCE ST	NOKOMIS	62075
307 E FRONT ST	NOKOMIS	62075	513 W FRANKLIN ST	NOKOMIS	62075
308 N SPRUCE ST	NOKOMIS	62075	514 N SPRUCE ST	NOKOMIS	62075
309 N SPRUCE ST	NOKOMIS	62075	520 W CENTRAL ST	NOKOMIS	62075
310 W FRONT ST	NOKOMIS	62075	520 W FRONT ST	NOKOMIS	62075
313 E STATE ST	NOKOMIS	62075	528 W FRONT ST	NOKOMIS	62075
314 N SPRUCE ST	NOKOMIS	62075	530 W FRONT ST	NOKOMIS	62075
314 W FRONT ST	NOKOMIS	62075	547 S SPRUCE ST	NOKOMIS	62075
315 E FRONT ST	NOKOMIS	62075	6 BRANDON LN	NOKOMIS	62075
316 E STATE ST	NOKOMIS	62075	600 N SPRUCE ST	NOKOMIS	62075
318 N SPRUCE ST	NOKOMIS	62075	604 N GIPSON ST	NOKOMIS	62075
319 W FRONT ST	NOKOMIS	62075	612 W CENTRAL ST	NOKOMIS	62075
320 W CENTRAL ST	NOKOMIS	62075	618 W CENTRAL ST	NOKOMIS	62075
320 W FRONT ST	NOKOMIS	62075	621 WEBSTER ST	NOKOMIS	62075
322 E FRANKLIN ST	NOKOMIS	62075	641 W FRANKLIN ST	NOKOMIS	62075
322 N SPRUCE ST	NOKOMIS	62075	700 W CENTRAL ST	NOKOMIS	62075
323 N SPRUCE ST	NOKOMIS	62075	700 W STATE ST	NOKOMIS	62075
324 EDWARDS ST	NOKOMIS	62075	725 W HAMILTON ST	NOKOMIS	62075
4 BRANDON LN	NOKOMIS	62075	726 S UNION ST	NOKOMIS	62075
403 WILLIAMS ST	NOKOMIS	62075	9 BRANDON LN	NOKOMIS	62075
407 WILLIAMS ST	NOKOMIS	62075	927 E UNION ST	NOKOMIS	62075

APPENDIX D - ADDRESS LIST (AMENDED AREA)

900 W HAMILTON ST	NOKOMIS	62075	508 W FRANKLIN ST	NOKOMIS	62075
709 W HAMILTON ST	NOKOMIS	62075	520 W FRANKLIN ST	NOKOMIS	62075
205 N WALNUT ST	NOKOMIS	62075			