Tax Increment Financing Redevelopment Plan & Project

Redevelopment Project Area No. 3

Prepared for

Village of Downs, Illinois

Prepared by

PGAV PLANNERS

August 10, 2015
Revised October 30, 2015

VILLAGE OF DOWNS, ILLINOIS

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ADDENDUM A

TIF Redevelopment Plan and Project
Redevelopment Project Area No. 3

Village of Downs, Illinois

October 30, 2015

This Addendum forms a part of and modifies the Tax Increment Financing ("TIF") Redevelopment Plan and Project (the "Plan") for the Redevelopment Project Area No. 3 (the "Project Area"), dated August 10, 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 August 21, 2015, and has been reviewed and recommended for approval by the Joint Review Board. The public hearing on the Plan is scheduled for November 5, 2015.

Since the Joint Review Board meeting, the Village President met with Tri Valley CUSD #3 and the Downs Fire Protection District officials to deliberate further on the proposed Plan. Based on these deliberations, the Village has decided to remove from the Project Area the land area designated for residential development south of I-74. This Addendum A addresses this change to the Plan.

B. Plan Revisions

1. The map Exhibits A, B, D and F have been changed to reflect the revised Project Area boundary.

2. Attachment A, Boundary Description, in the Appendix has been edited to reflect the boundary change.

3. Exhibit D, Existing Conditions map, has been modified to reflect a different eligibility factor for the portions of PINs 29-05-451-001 and 29-08-200-001 that were split by the boundary change.

4. Exhibit C, Summary of Blighting and Conservation Area Factors, was updated to reflect the removal of PIN 29-05-300-005 and the change in the eligibility factor that apply to PINs 29-05-451-001 and 29-08-200-001 that were split by the boundary change.

5. Exhibit E, Comparison of EAV Growth Rates (2009-2014), was updated to reflect the above described changes.

6. Exhibit G, Estimated Redevelopment Project Costs, was changed to increase "Taxing District Capital Costs" by $900,000, reduce "School District Increased Costs" by $3 million and reduce "Contingency" by $200,000, creating a net reduction of $2.3 in total estimated redevelopment project costs.

7. Exhibit H, EAV Trends (2009-2014), was updated to reflect the above described changes.

8. The narrative of the Plan was edited to reflect the above described changes.

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.

SECTION I

INTRODUCTION

Pursuant to the provisions of the Illinois "Tax Increment Allocation Redevelopment Act" (the "Act"), the Village proposes to designate a portion of the Village as a tax increment financing (TIF) redevelopment project area. The Act is found at 65 ILCS 5/11-74.4-1 *et. seq*.

With the use of TIF, it is the Village's goal to induce private investment in development and redevelopment projects. The area being considered for designation as a TIF area includes a number of larger vacant tracts, some of which are former quarries and others currently being farmed but suitable for business park type development fronting I-74. A small number of improved (built upon) parcels are included as well such as the former Kickapoo Union High School on Seminary Street and the former landscape nursery on U.S. Highway 150. The area is referred to herein as Redevelopment Project Area No. 3 (the "Project Area"). The boundaries of the Project Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. A **Boundary Description** is contained in the **Appendix** as **Attachment A**.

The Project Area contains approximately 459 acres, including street and highway rights-of-way (360 acres net of rights-of-way). There are a total of 46 parcels of real property, of which 22 have improvements thereon (e.g., buildings, parking areas, etc). Quantitatively, these improved parcels constitute a small portion of the Project Area, but a significant number of the buildings thereon exhibit signs of physical deterioration and some are dilapidated. Most of the vacant parcels, which constitute most of the Project Area, have characteristics that enable them to qualify as blighted as that term is defined in the Act. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the Project Area "on the whole" meets the eligibility requirements of the Act.

The Village may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Project Area. It is the intent of the Village to induce the investment of significant private capital in the Project Area, which will 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 prepared since the Redevelopment Plan will not result in the displacement of ten or more inhabited residential units.

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 Project Area, as well as other findings, evidence, and documentation required by the Act.

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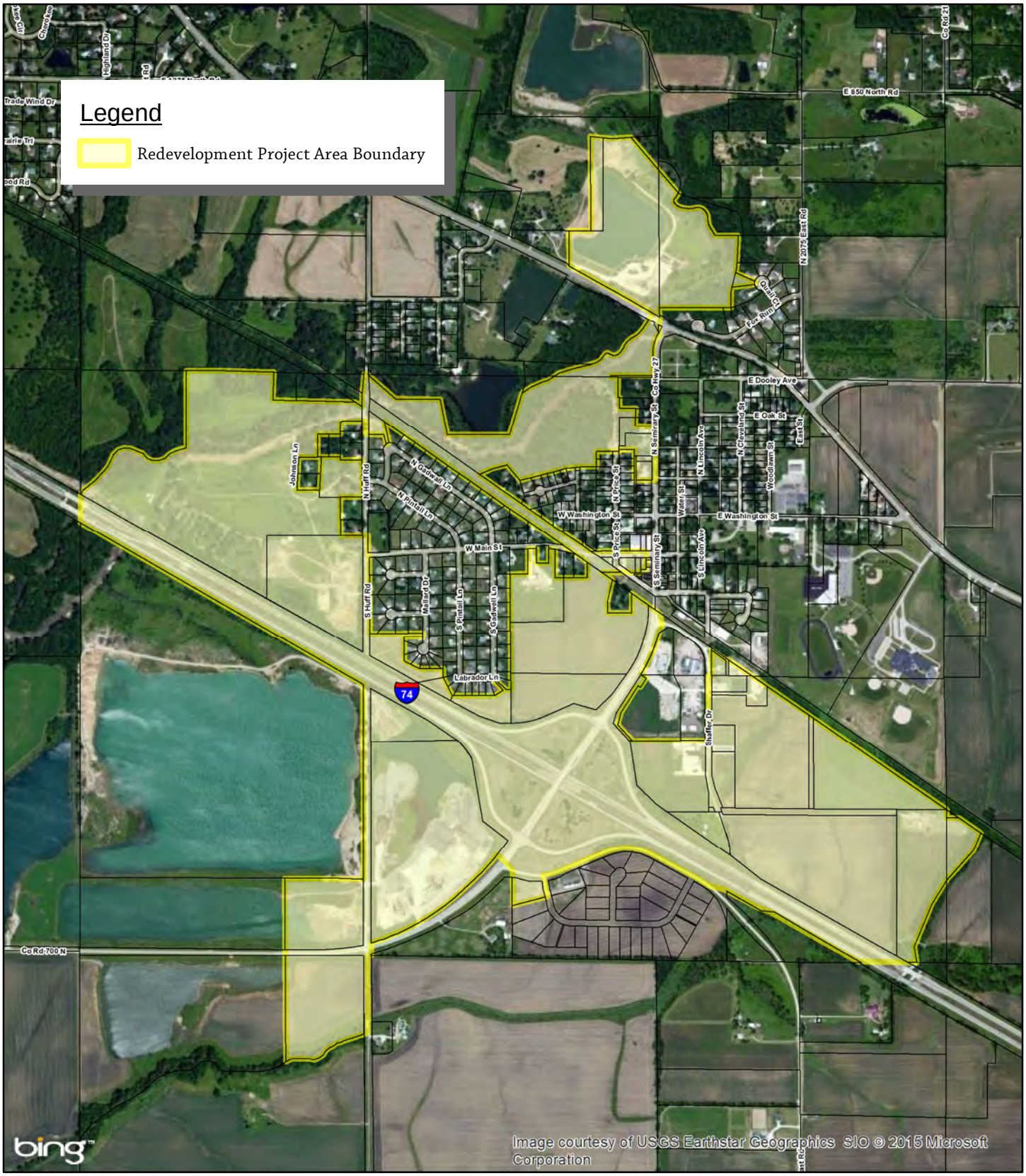

Exhibit A

Boundary Map

Redevelopment Project Area No. 3

0 600 1,200 2,400

Feet

N

August 2015

REVISED: October 30, 2015

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Background

The concept behind the tax increment financing 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.

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.

B. Summary of Findings

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

1. The Project 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 Project Area.

2. The Project Area exceeds the statutory minimum size of 1-1/2 acres.

3. The Project Area contains contiguous parcels of real property.

4. If this Plan is adopted and implemented by the Village, it is reasonable to say that all properties included in the Project Area would benefit substantially from being included in the Project 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 PROJECT 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 Project 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:" [1]

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."

[1] 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."

c. "**If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is 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) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(1) The area consists of one or more **unused quarries**, mines, or **strip mine ponds.**

(2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.

(3) The area, prior to its designation, is subject to

(i) **chronic flooding** that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or

(ii) **surface water that discharges** from all or a part of the area and **contributes to flooding** within the same watershed, **but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.**

(4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites**.**

(5) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

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 Project Area meets the eligibility requirements of the Act, the eligibility analysis took into account the following:

- Discussions with the Village President who is knowledgeable of Project Area conditions and history.
- On-site field examination of conditions within the Project 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.
- Property assessed value trend as determined from the McLean County real property tax assessment records.
- Certification from the Village's consulting engineer regarding chronic flooding of specific properties.
- A drainage study by the Village's consulting engineer that identifies storm water drainage/flooding problems within several watersheds that overlap the Project Area and provides a description of improvements that need to be incorporated in the TIF redevelopment program to help mitigate the watershed storm drainage/flooding problem.

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 Project Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the Project Area was commissioned by the Village. The result and documentation of this effort are summarized below.

D. Analysis of Conditions in the Project Area

PGAV staff conducted a parcel by parcel survey to document existing conditions in the Project Area on April 15, 2015. One of the outcomes of this survey was an inventory of existing land uses in the Project Area, which are illustrated on **Exhibit B - Existing Land Use**. This field work was supplemented with discussions with Village President, the Village's consulting engineer and analysis of property assessment data from McLean County. **Exhibit C – Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D – Existing Conditions** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Project 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 is considered present to a meaningful extent within the Project 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 21 buildings in the Project Area 14 (67%) were determined to be over 35 years old. The fact that these buildings were constructed over 35 years ago was determined from McLean County property assessment records.

b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 12 (57%) of the 21 buildings in the Project Area. The field survey of exterior building conditions in the Project 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 Project Area. Deteriorated site improvements were also found on 13 (59%) of the 22 improved parcels in the Project Area. Attachment B in the Appendix provides photographic evidence of the conditions found on these properties.

c. Summary of Findings Regarding Dilapidation: Five (5) of the 21 buildings in the Project Area are dilapidated and, in their current condition, unsafe for occupancy. This represents 24% of the buildings in the Project Area. While the number of dilapidated buildings is not a preponderance of the buildings located in the Project Area, the presence of these conditions detracts from the desirability of nearby properties. They are not concentrated in one portion of the Project Area, but located in different parts of the Project Area.

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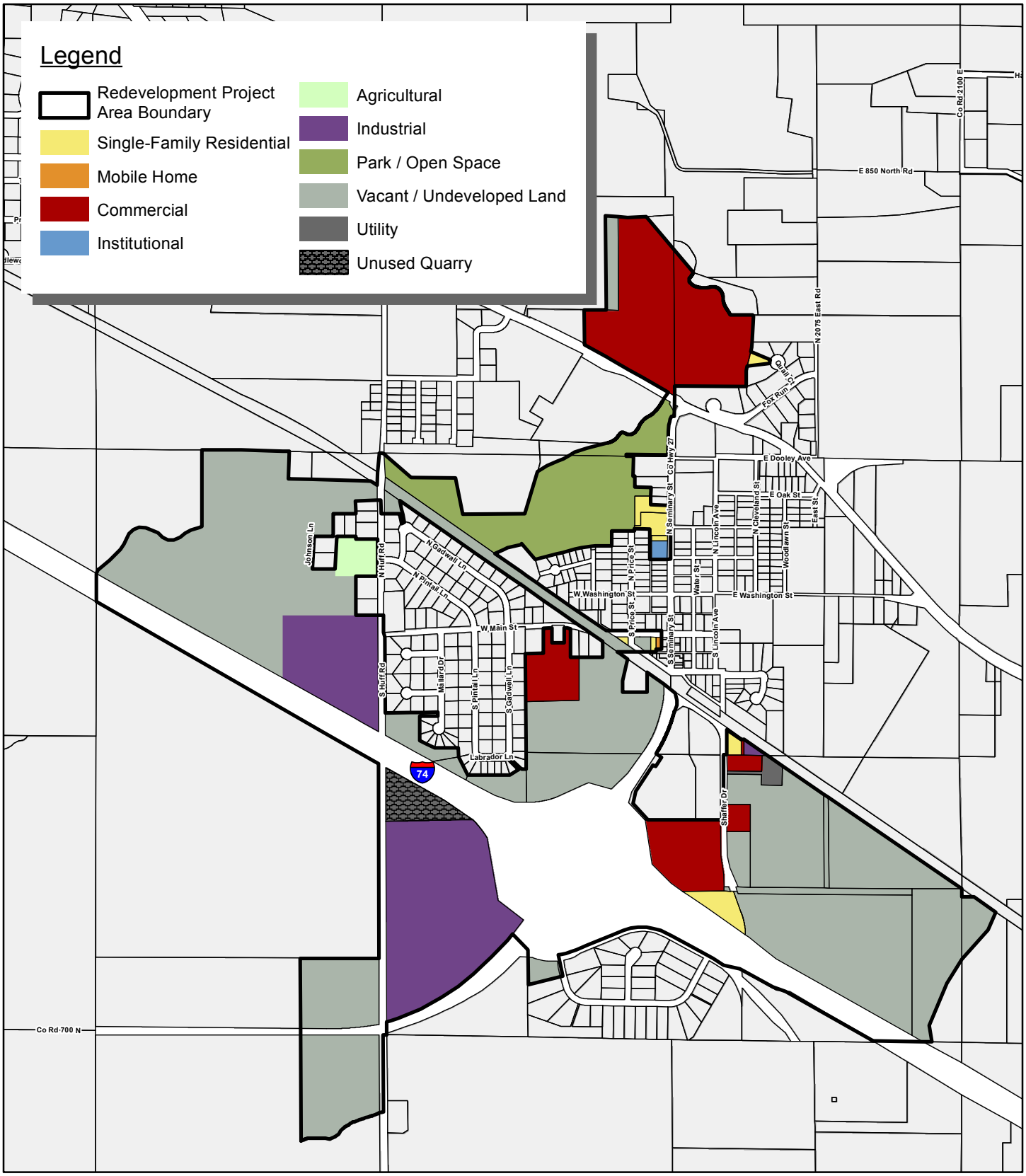

Exhibit B

Existing Land Use

Redevelopment Project Area No. 3

0 500 1,000 2,000

Feet

N

August 2015

REVISED: October 30, 2015

Exhibit C

SUMMARY OF BLIGHTING AND CONSERVATION AREA FACTORS

Redevelopment Project Area No. 3
Village of Downs, Illinois

	Total	%
No. of improved parcels	22	48%
No. of vacant parcels subject to 2 qualification factors	11	24%
No. of vacant parcels subject to 1 qualification factor	13	28%
Total parcels [1]	46	100%
No. of buildings	21	100%
No. of buildings 35 years or older	14	**67%**
No. housing units	8	
No. housing units occupied	7	
IMPROVED LAND FACTORS:		
No. of deteriorated buildings	12	**57%**
No. of parcels with site improvements that are deteriorated	13	**59%**
No. of dilapidated buildings	5	**24%**
No. of obsolete buildings	3	14%
No. of structures below minimum code	nd [2]	
No. of buildings lacking ventilation, light or sanitation facilities	nd [2]	
No. of building with illegal uses	nd [2]	
Number of buildings with vacancies	5	**24%**
No. of parcels with excessive land coverage or overcrowding of structures	3	14%
Inadequate utilities (by Sub-Area)	2	9%
Deleterious land use or layout (by Sub-Area)	4	18%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth	**Yes**	
VACANT LAND FACTORS (2 or More):		
Obsolete Platting	4	36%
Diversity of Ownership	nd [2]	
Tax Delinquencies	nd [2]	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	7	**64%**
Environmental Clean-up	nd [2]	
Declining or Sub-par EAV Growth	**Yes**	
VACANT LAND FACTORS (1 or More):		
Unused Quarry, Mines, Rail, etc.	**1**	
Blighted Before Vacant	nd [2]	
Chronic Flooding / Watershed Flooding	**11**	
Unused or Illegal Disposal Site	nd [2]	

[1] PIN 2905227008 is a large tract with three distinct uses of the property; two uses considered "improved" land and one use considered vacant land. These three uses are treated as separate parcels.

[2] Not determined.

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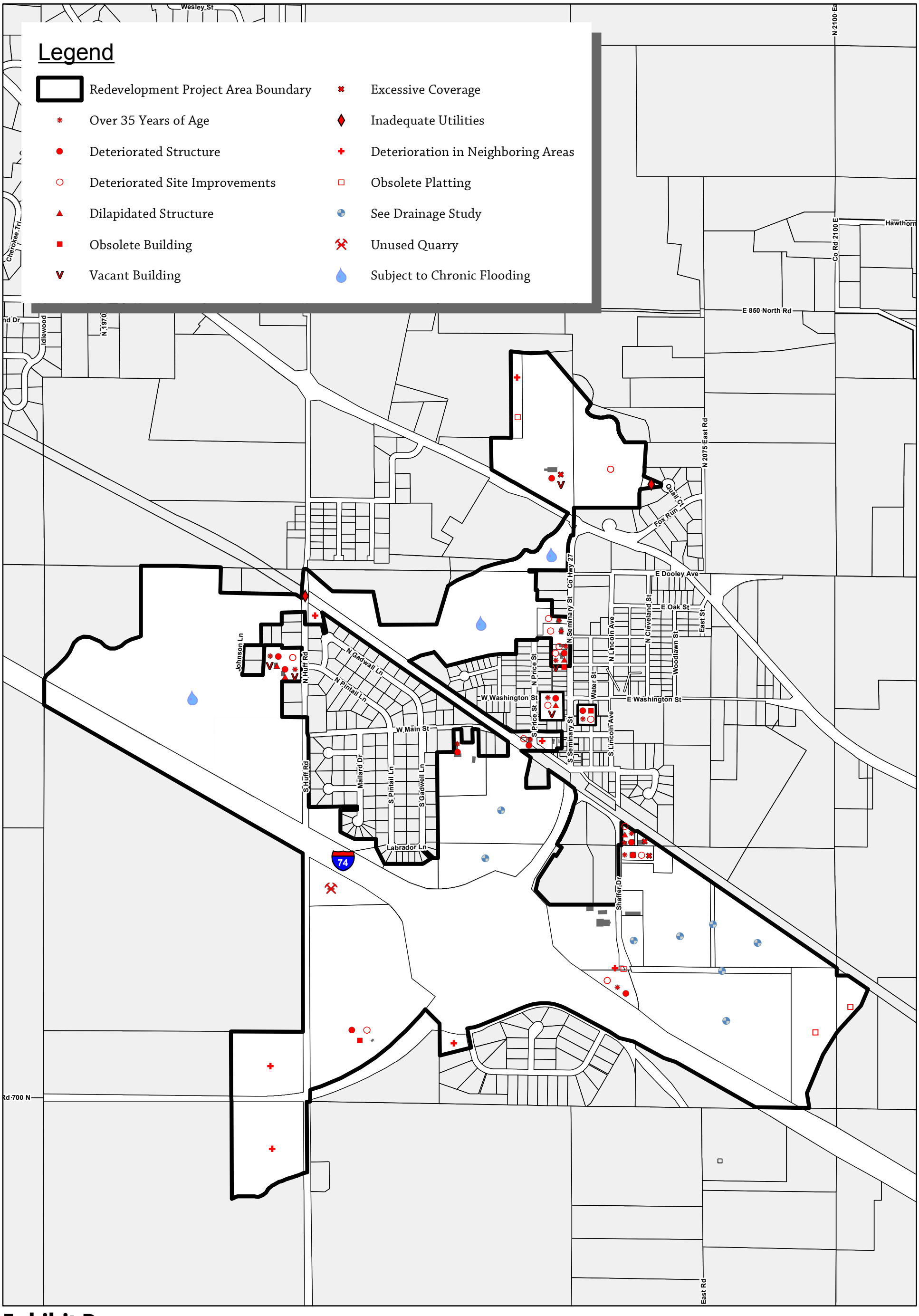

Exhibit D

Existing Conditions

Redevelopment Project Area No. 3

PGAV PLANNERS

Village of Downs
Growing Strong
Since 1902

August 2015
REVISED: October 30, 2015

d. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to Project Area as a whole and can be counted as a qualification factor with respect to improved areas as well as vacant areas. The total equalized assessed valuation (EAV) for the Project Area has not kept pace with the Consumer Price Index (CPI) for four (4) of the last five (5) calendar years. A comparison of EAV for the Project Area to the CPI**,** is shown in **Exhibit E, Comparison of EAV Growth Rates (2009-2014)**.

2. Findings on Vacant Land

Approximately 80% of the Project Area is comprised of "vacant" land, as defined by the Act (net of street and highway rights-of-way). As a result, the factors in the Act pertaining to improved areas do not apply. The Act recognizes that situations exist where vacant properties may need assistance in order to be developed and provides for that to occur.

a. Statutory Requirements

In order for vacant land to qualify as blighted, it must first be found to be "vacant" as defined in the Act. Vacant land is "any parcel or combination of parcels of real property without industrial, commercial and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area **or the parcel has been subdivided**;..." (65 ILCS 5/11-74.4-3(v)).

Exhibit E
COMPARISON OF EAV GROWTH RATES (2009-2014)
Redevelopment Project Area No. 3

Tax Year	EAV of Redevelopment Project Area	CPI*	Area Growth Rate Less Than CPI?
2009	$ 637,560	214.537	
2010	$ 647,957	218.056	
Annual Percent Change	1.6%	1.6%	YES
2011	$ 650,709	224.939	
Annual Percent Change	0.4%	3.2%	YES
2012	$ 649,959	229.594	
Annual Percent Change	-0.1%	2.1%	YES
2013	$ 649,233	232.957	
Annual Percent Change	-0.1%	1.5%	YES
2014	$ 652,780	236.736	
Annual Percent Change	0.5%	1.6%	YES

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

As vacant land, the property may qualify as blighted if the "sound growth of the taxing districts is impaired by **one of the following factors:** (1) **the area consists of one or more unused quarries, mines, or strip mine ponds**; (2) the area consists of unused rail yards, rail tracks, or railroad rights-of-way; (3) the area, prior to its designation, is (i) **subject to chronic flooding** that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency **or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding**...." [emphasis added]

For vacant areas that do not qualify under the above criteria, two out of six other factors must be found to exist to a meaningful extent within such vacant area. Those six factors are defined in the Act and included in Subsection B of this Section III.

b. Findings on Subdivision of Properties

All but one of the vacant parcels located within the Project Area have been used for commercial agricultural purposes within the last five years will be platted prior to the adoption of this Redevelopment Plan.

c. Findings on Vacant Areas Comprised of Unused Quarries

One of the vacant tracts has a large portion of its land area being covered with a strip mine pond. This parcels are identified on Exhibit B, Existing Land Use, and Exhibit D, Existing Conditions Map.

d. Findings on Vacant Areas Subject to Chronic Flooding

There are three parcels where all or a significant portion of them are subject to chronic flooding. Two of the parcels constitute passive natural area park owned by the Village. The other is a large parcel located on the west side of South Huff Road and on the north side of I-74. A portion of it serves as a disposal site for clean construction and demolition material (e.g., clean concrete, bricks, asphalt). A smaller portion of the parcel has two dilapidated barns. The majority of parcel is located within the 100-year flood hazard zone associated with Kickapoo Creek and is vacant.

The Village's consulting engineer has examined documentation with respect to flooding of these properties. A **certification of chronic flooding** by the engineer with respect to these properties is contained in the **Appendix** as **Attachment C**.

e. Findings on Vacant Areas with Respect to Flooding in Watersheds

The Act identifies that "surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding" is an eligible item to qualify an area as a blighted area. In a drainage study prepared by the Village's consulting engineer, it was documented that flooding can be lessened within two applicable watersheds by providing for storm water detention within the Project Area.[2] A copy of this **drainage study** is attached in the **Appendix** as **Attachment D**. This study identifies specific improvements that need to be incorporated as part of the redevelopment project within the Project Area to help alleviate these conditions.

f. Findings on Other Vacant Areas

For the 11 parcels constituting the balance of the vacant area, two factors are present to a meaningful extent. This includes the lagging EAV trend as documented in Exhibit E. The other factor is the presence of deteriorated structures or site improvements in neighboring areas with respect to seven (64%) of the 11 parcels subject to the two qualifying factors.

E. Summary of Eligibility Factors for the Project Area

The study found that the Project 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 Project Area:

- ***Age*** – Of the 21 buildings located in the Project Area, 14 (67%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a "conservation area").

- ***Deterioration*** – 57% of the buildings and 59% of the site non-building site improvements of improved lots exhibit signs of deterioration as defined in the Act. This is a high incidence of deterioration among buildings and site improvements.

- ***Dilapidation*** – Five of the 21 buildings in the Project Area are dilapidated. Their presence has a negative influence on other nearby properties, both within and outside the Project Area.

- ***Sub-par EAV trends*** – The growth in the Project Area's EAV has failed to keep pace with inflation for four (4) out of the last five (5) years. This factor applies to the entire Project Area and can be counted as a factor for both improved areas and vacant areas.

[2] *"Drainage Study of Select Watersheds"*, Village of Downs, Farnsworth Group, May 2015.

- ***Deteriorated buildings or site improvements in neighboring areas*** – Seven of the 11 vacant parcels that are subject to having a finding of two factors, are negatively impacted by the deteriorated conditions of the adjacent and nearby properties.

- ***Balance of vacant areas*** – The remaining vacant parcels qualify by virtue of consisting of unused strip mine ponds, chronic flooding, or contribute to flooding in a watershed but with proposed storm drainage improvements to be made in the Project Area will help alleviate such flooding problems.

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 Project Area. These findings were made considering the qualifying factors that are present to a meaningful extent and distributed throughout the Project Area. The qualifying conditions that exist in the Project Area are detrimental to the Project 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 Project Area. The Village Board 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 Redevelopment Project Area No. 3. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation area, blighted area, combination of conservation and blighted areas, or industrial park conservation 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 or 'industrial park conservation area', 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 Project Area are as shown in **Exhibit F**, **General Land Use Plan**. The key goal of this Plan is for the development of commercial uses in the vicinity of the 1-74 interchange. In certain instances an alternate land use is proposed. This applies to the current clean construction debris disposal site and the former landscape nursery property and adjoining land-locked parcel. The continuation of the disposal site may continue indefinitely and reestablishing a commercial use of the landscape nursery site (suitable for a floodplain location) is considered acceptable, but not the preferred use. In the event of re-use/redevelopment of either area, the alternate use is recommended.

With respect to the long-vacant former Kickapoo Union High School property, either residential or commercial reuse is proposed. With the latter, a lower intensity type commercial use is recommended such as a bed and breakfast. Also, a mixed use may be suitable as well (e.g., residential upper floor and commercial use, such as offices, on the first floor).

C. Objectives

The objectives of the Redevelopment Plan are:

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

2. Prevent the recurrence of blighting conditions.

3. Enhance the real estate tax base for the Village 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 Project Area through the provision of financial assistance as permitted by the Act.

5. Provide for safe and efficient traffic circulation within the Project Area, particularly within the proposed commercial areas.

6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The Village has determined that it is appropriate to provide limited financial incentives for private investment within the Project Area. It has been determined, through redevelopment strategies previously utilized by the Village and communications between prospective developers and the Village, that tax increment financing constitutes a key component of leveraging private investment within the Project Area. The Village will incorporate appropriate provisions in any redevelopment agreement between the Village 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:

- Rehabilitation, renovation or remodeling of existing properties.
- Construction of private buildings and site improvements as part of redevelopment projects within the Area.

2. Public Redevelopment Activities:

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

    - Street and sidewalk improvements;
    - Utilities (sanitary and storm sewers, water, electric, etc.);
    - Land assembly and site preparation;
    - Job training;
    - Marketing of properties; and

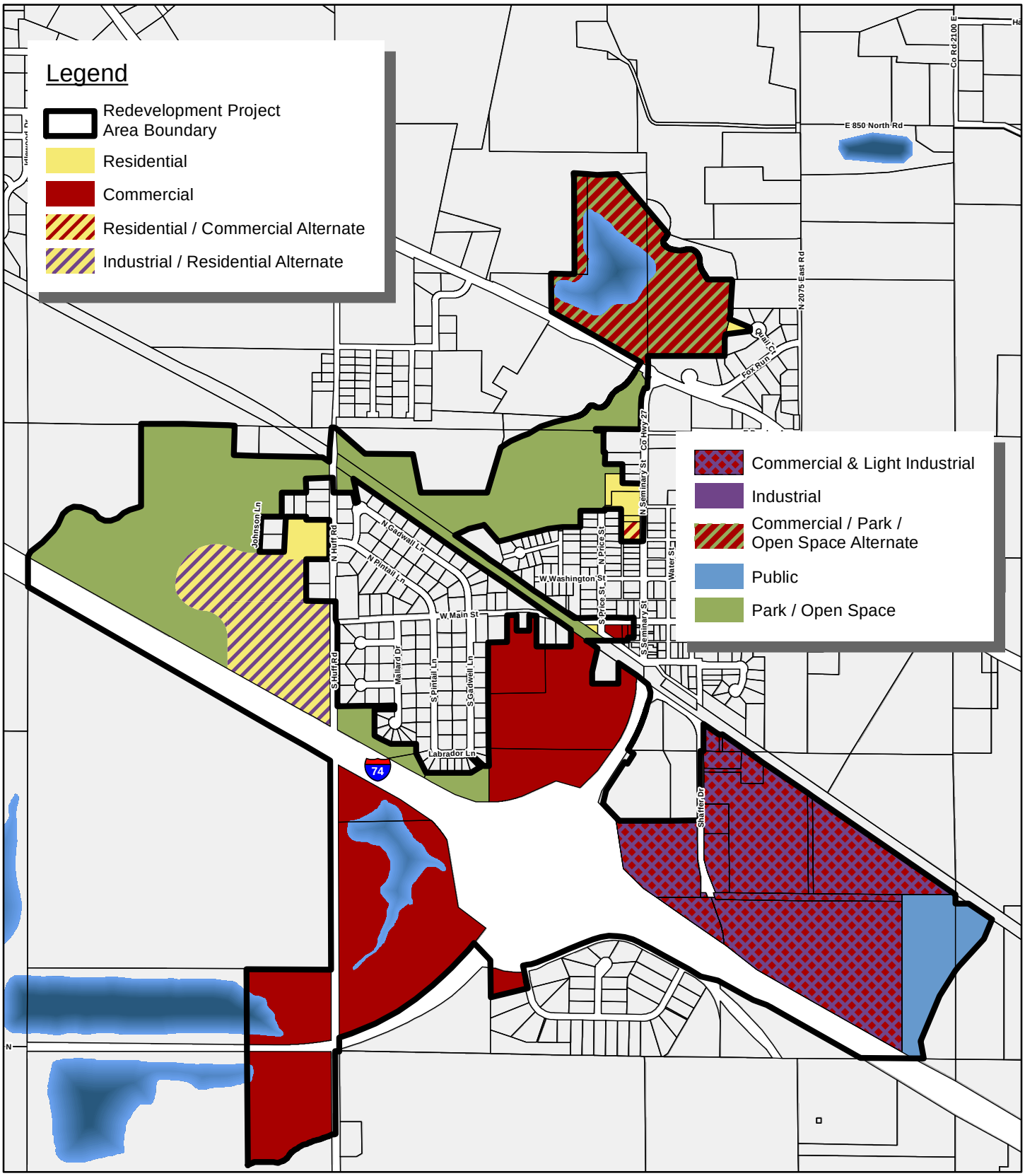

Exhibit F

General Land Use Plan

Redevelopment Project Area No. 3

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Feet

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August 2015

REVISED: October 30, 2015

- Other programs of financial assistance, as may be provided by the Village. The Village'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 Village and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Project Area may be acquired by the Village or private parties, as necessary, to implement a specific public or private redevelopment project.

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 Village, the Village hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit G**, 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 Village 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 Village 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 Village in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit F**, 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 **[bold typeface added for emphasis]**. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

Exhibit G

ESTIMATED REDEVELOPMENT PROJECT COSTS

Redevelopment Project Area No. 3
Village of Downs, Illinois

Description	Estimated Cost
A. Public Works or Improvements *(Improvement of streets, curb and gutters, utilities and other public improvements)*	$5,550,000
B. Property Assembly *(Acquisition of land, building demolition and site preparation)*	$2,000,000
C. Building Rehabilitation	$550,000
D. Relocation	$50,000
E. Taxing District Capital Costs	$1,000,000
F. Job Training	$500,000
G. School District Increased Costs *(Pursuant to paragraph (7.5) of subsection (q) of Section 11-74.4-3 of the TIF Act)*	$800,000
H. Interest Costs Incurred by Developers	$1,000,000
I. Planning, Legal and Professional Services	$500,000
J. General Administration	$300,000
K. Financing Costs	See Note 3
L. Contingency	$1,200,000
Total Estimated Costs	**$13,450,000**

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.

7.5 For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax increment financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit **school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act**, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

a. for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in gen-

eral State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;...

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 goals, objectives and development standards stated in the 2014 Village of Downs Strategic Development Plan, dated August 19, 2014. In addition, all development in the Project Area will comply with applicable codes and ordinances.

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

There has been very limited investment that would constitute as growth and development within the Project Area. The lack of investment in growth and development is indicative by the anemic EAV growth of the Project Area. **Exhibit H, EAV Trends (2009-2014)** provides a comparison of property value trends in the Project Area to the balance of the Village and the Consumer Price Index. When compared to a modest rate of inflation, the total value of Project Area falls far short. It is also less than half of the growth in value of the balance of the Village. Thus, it is quite apparent that the Project Area has not been subject to growth and investment by private enterprise that would result in property value increases.

Exhibit H
EAV Trends (2009-2014)
Redevelopment Project Area No. 3

	EAV 2009	EAV 2014	Change	Percent	Annual Percent Rate
Redevelopment Project Area	$ 637,560	$ 652,780	$ 15,220	2.4%	0.5%
Balance of Village	$ 16,565,131	$ 17,666,453	$ 1,101,322	6.6%	1.3%
CPI [1]	214.537	236.736	22.199	10.3%	2.0%

[1] 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 Village has found that the Project Area would not reasonably be developed without the use of tax increment revenues. The Village further commits that such incremental revenues will be utilized for the development and revitalization of the Project 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 Village's commitment to provide such municipal financial assistance, including in the form

of providing public infrastructure to support new private development. 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. This was borne out in the Village's attempts to attract developer interest in redeveloping portions of the proposed Project Area. The Village recently lost out on an opportunity for a new commercial development near the interchange when it became known to the prospect that TIF incentives would not be available in time for the site location decision. The Village is now working with another prospective developer who is seeking TIF assistance before moving forward with the project.

D. Assessment of Financial Impact

The Village 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. However, the Plan may directly result in a net increase in enrollment in the Tri-Valley School District, if residential development occurs as proposed in this Plan. To the extent residential development generates additional school aged population, the School District may be entitled to receive a portion of the tax increment generated by TIF-assisted housing units that create the net increase in new students (see 65 ILCS 11-74.4-3 (q) (7.5)). To cover this potential scenario, the Estimated Redevelopment Project Costs itemized in Exhibit G includes a line item amount of $800,000 million for increased School District costs.

The Village 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 impediments are identified that increase demands for facilities or services in the future, the Village 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 31st of the year in which the payment to the Village 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 Project Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Project Area has been estimated by the Village to be $652,780. A table with **Parcel Identification Numbers and 2014 EAV** is located in the **Appendix** as **Attachment E**. This is accompanied by a map showing the location of the parcels within the Project Area. The County Clerk of McLean County will verify the base EAV for each parcel after adoption of the Village ordinances approving the Redevelopment Plan and establishing the Project Area.

G. Redevelopment Valuation

Contingent on the adoption of this Plan and commitment by the Village to the redevelopment program described herein, the Village anticipates that the private redevelopment investment in the Project Area will increase the EAV of the Project Area by $8.5 to $9 million (2015 dollars) upon completion of the redevelopment projects. It is expected that the valuation increase will be gradual and it may be towards the end of the term of the TIF district before the value range stated above is achieved, if at all.

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 Village. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Project 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 Village, 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, Illinois Business District taxes, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Project 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 Village 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 Project 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 Village will insure 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 Village shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A

Boundary Description
Redevelopment Project Area No. 3

DOWNS TIF No. 3 DESCRIPTION:

Beginning at a point on the North Line of the South Half of the South Half of the Southeast Quarter of said Section 5 lying 740 feet west of the East Line of Darling Subdivision according to the plat recorded March 11, 1968 as Document No. 68-1704. From said Point of Beginning, thence east, along said North Line to said East Line of Darling Subdivision; thence north along said East Line to the southerly Right of Way line of the Interstate 74; then northwesterly along said Right of Way Line to the intersection of said Right of Way line with the East Line of the Northwest Quarter of said Section 5; thence north, along said East Line to the intersection of Kickapoo Creek; thence northerly and easterly along said Centerline to the East Line of the West 30 Acres of the Northwest Quarter of the Northeast Quarter of said Section 5; thence north along said East Line of the West 30 Acres to the North Line of Section 5; thence east, along said North Line to the West Line of the property described as Exception No. 2: in Document recorded February 19, 2015 as Document No. 2015-00002705; thence south, along said West Line to the Southwest Corner of said property; thence east, along the South Line of said property to the Southwesterly Right of Way Line of the Norfolk and Southern Railroad; thence southeast, along said Right of Way Line to the East Right of Way Line of said N. Huff Road; thence north, along said Right of Way Line to the South Line of Davison's Homesite Subdivision also being the North Line of Section 5; thence east, along said North Line to the Northeast Corner of said Section 5; thence southeast 330 feet; thence easterly 410 feet; thence southeast 337.50 feet; thence east 570.00 feet; thence northeast 405 feet more or less to the centerline of Kickapoo Creek; thence northeast 102.79 feet along said centerline; thence northeast 105.31 feet along said centerline; thence northeast 58.86 feet along said centerline; thence northeast 120.80 feet along said centerline; thence northeast 125.56 feet along said centerline; thence northeast 182.45 feet along said centerline; thence northeast 38.42 feet along said centerline; thence northeast 204.60 feet along said centerline; thence northeast 180.86 feet along said centerline; thence northeast 290.70 feet along said centerline to the North Right of Way Line of U.S. Route 150; thence northwest 885 feet along said North Right of Way Line; thence north 266 feet more or less to the North Line of Lot 8 of the Subdivision of the Southwest Quarter of Section 33; thence east 196 feet along said North Line; thence north 873 feet to the North Line of Lot 3 of the Subdivision of the Southwest Quarter of Section 33; thence southeast 222.00 feet along said North Line to the Northeast Corner of said Lot 3; thence northeasterly 180.00 feet the North Line of Lot 2 of the Subdivision of the Southwest Quarter of Section 33; thence southeast 634.00 feet to the centerline of Kickapoo Creek; thence southeasterly 664 feet more or less along said centerline to the North Line of the Southwest Quarter of the Southeast Quarter of said Section 33; thence east along said North Line to the Northwest Corner of Indian Hills Subdivision; thence south along the West Line of said Indian Hills Subdivision to the Northwest Corner of Indian Hills Subdivision 2nd Addition; thence south 90.00 along the West Line of said 2nd Addition; thence southeast 195.00 feet more or less to the East Line of Lot 18 of said 2nd Addition; thence southwesterly along said East Line to the Southeast Corner of said Lot 18; thence southwest along the South Line of said Lot 18 to the West Line of said 2nd Addition; thence south along said West Line to the Northwest Corner of Lot 22 in said 2nd Addition; thence west along the north line of Lots 23 through 26 in said 2nd Addition to the Northwest Corner of said Lot 26; thence south along the West Line of said Lot 26 and the southerly extension thereof to the South Right of Way Line of U.S. Route 150; thence south to the West Right of Way Line of Seminary Street; thence south along said West Right of Way Line to the North Line of the South 15.5 feet of the East 383 feet of Lot 11 of the Subdivision of the Southwest Quarter of Section 33; thence south 15.5 feet; thence east to the Northwest Corner of the property described in Document No. 200R17005 in the McLean County Recorder's Office; thence

south along the West Line of said property to the Southwest Corner thereof; thence east 17.00 feet along the South Line of said property; thence south 100.00 feet; thence east 150.00 feet; thence south 162.00 feet; thence east 150.00 feet to the West Line of Seminary Street; thence south to the Northeast Corner of Lot 1 in Block 3 in the Original Town Survey of the Village of Downs; thence west along the North Line of said Lot 1 and the westerly extension thereof to the Southeast Corner of Lot 4 of Kickapoo Park Subdivision according to the plat recorded May 27, 1959 as Document No. 51546; thence north along the East Line of said Kickapoo Park Subdivision and the northerly extension thereof to the Southeast corner of the property described as Tract 3 in Quit Claim Deed dated January 5, 2009 as Document No. 2009-00000188 in said McLean County Recorder's Office; thence west along the North Line of said Tract 3 to the Northwest Corner thereof; thence south to the Northwest Corner of Lot 1 in Kickapoo Park Subdivision; thence west to the Northwest Corner of the property described in Warranty Deed recorded April 17, 2015 as Document No. 2015-00006471; thence south along the West Line of said property to the Northwest Corner of Lot 5 in Kickapoo Park Subdivision; thence west and southwesterly along the North Line of said Kickapoo Park Subdivision to the Northwest Corner thereof; thence northwesterly along the Northerly Line of the property described in Warranty Deed dated October 8, 2010 as Document No. 2010-00024674 in said McLean County Recorder's Office; thence southerly along the Westerly Line of said property to the Northerly Right of Way Line of Norfolk and Southern Railroad; thence southeasterly along said Right of Way Line to the Southwest Corner of Kickapoo Park 2nd Subdivision; thence east to the Southeast Corner of Lot 11 in Block 6 in the (Princeville) Original Town; thence south to the Southeast Corner of the North 106.5 feet of Lot 2 in Block 11 in the Village of Downs; thence west along the South Line of said North 106.5 feet to the West Line of said Lot 2; thence south to the Southeast Corner of Lot 3 in said Block 11; thence west along the South line of said Lot 3, Lot 4 and the westerly extension thereof to the Southerly Right of Way Line of the Norfolk and Southern Railroad; thence southeasterly along said Right of Way Line to the Northwest Corner of the property described in Warranty Deed recorded May 23, 1980 as Document No. 80-5154; thence south along the West Line of said property to the Southwest Corner thereof; thence east along the South Line of said property to the Southeast Corner thereof; thence north along the East Line of said property to the Southerly Right of Way Line of the Norfolk and Southern Railroad; thence southeasterly along said Right of Way Line to the intersection of said Right of Way Line with the northerly extension of the East Right of Way Line of County Highways 27 and 36; thence southerly along said East Right of Way Line to the Northwest Corner of Lot 4 in the Commissioner's Subdivision of Adam Waybright Estate also being the Northwest Corner of the property conveyed by Trustee's Deed dated May 1, 1996 as Document NO. 96-11847; thence southeast along the North Line of said property; thence southerly, westerly and easterly along the East Line of said property to the Southeast Corner of said property; thence east along the South Line of property conveyed in in Warranty Deed dated September 28, 1999 as Document No. 99-30165 to the Southwest Corner of the property conveyed in Warranty Deed dated March 2, 2007 as Document No. 2007-00005368; thence east along said South Line to the Southeast Corner of said property; thence north along the East Line of said property to a point lying 30.00 feet west of the Southwest Corner of the property conveyed in Quit Claim Deed dated October 21, 2013 as Document No. 2013-00026500; thence east 30.00 to the Southwest Corner of said property; thence north along the West Line of said property; thence southeast along the North Line of said property Northeast Corner of said property; thence easterly to the Southerly Right of Way Line of the Norfolk and Southern Railroad; thence southeasterly along said Right of Way Line to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 22 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois; thence south along the East Line of said Section 4 to a point 111.4 feet west of the Southerly Right of Way Line of the

Norfolk and Southern Railroad; thence east 111.4 feet to said Right of Way Line; thence southeasterly along said Right of Way line to the centerline of a ditch; thence southwest along said centerline to the South Line of said Section 4; thence west along said South Line to the Southwesterly Right of Way Line of Interstate 74; thence westerly along said Right of Way Line to the centerline of Township Road N 2075 East Road; thence northwesterly and southwesterly along said centerline to the Northeast Corner of Lot 1 in Cross Creek Plaza Phase I according to the plat recorded March 23, 2009 as Document No. 2009-08537; thence south along the East Line of said Lot 1 to the Southeast Corner thereof, thence west along the South Line of said Lot 1 to the Southwest Corner thereof; thence north along the West Line of said Lot 1 to the Northwest Corner of said Lot 1; thence northwest perpendicular to the West Right of Way Line of County Highway 36 to said West Right of Way Line; thence southerly along said Right of Way Line to a point on the East Line of the Southeast Quarter of Section 5; thence south along said East Line to the Northeast Corner of Section 8; thence south along the East Line of Section 8 to the centerline of Kickapoo Creek; thence southwesterly along said centerline to a point lying 775.00 feet West of said East Line of Section 8; thence North to the Point of Beginning.

Excepting therefrom the following;

Mallard Point Subdivision according to the plat recorded as Document No. 1996-00018714 (except Outlot A); Mallard Point II Subdivision Phase I according to the plat recorded as Document No. 1999-00012114 (except Outlot 23), Mallard Point II Subdivision Phase II according to the plat recorded as Document No. 2000-00005626 (except Outlot 46) and Mallard Point II Subdivision Phase III according to the plat recorded as Document No. 2001-00006845 (except Outlot 78); the property described in Warranty Deed recorded as Document No. 2013-00013541; the property described in Warranty Deed recorded as Document No. 2002R18468; the property described in Quit Claim Deed recorded as Document No. 2009-00030638; the property described in Warranty Deed recorded as Document No. 2007-00014955; the property described in Warranty Deed recorded as Document No. 2005-00033920; the property described in Warranty Deed recorded as Document No. 2007-00025731; the property described in Warranty Deed as Document No. 2006-00021941; the property described in Easement Document recorded as Document No. 2008-00010848; the property described in Warranty Deed as Document No. as 2006-00033666; Singley Subdivision to the Village of Downs according to plat recorded as Document No. 2000-00000812; the property described in Document No. 99-38960; the property described in Document No. 2007-00024146; the property described in Document No. 2004-00039696; the property described in Document No. 2004-00003075; the property described in Document No. 2006-00035333; the property described in Document No. 2011-26872 and the property shown on Plat Of Survey recorded as Document No. 2015-000043.

ATTACHMENT B

Existing Conditions Photos

On April 15th, 2015 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside Redevelopment Project Area No. 3 (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.

Dilapidated barns located on the property just west of Huff Road.

Above: The vacant nursery located at 20264 U.S. Highway 150 has a deteriorated roof and door.

Above: The vacant school located at 200 N. Seminary has deteriorated bricks and mortar.

Deterioration (Structures) (cont'd)

Left: Deteriorated and boarded up windows located at 200 N. Seminary.

Right: Concrete blocks used as stairs at the vacant school leading to an unsecured doorway.

Left: The tower at 200 N. Seminary is leaning.

Right: The interior of the vacant school looking thru the unsecured door.

Deterioration (Structures) (cont'd)

Above: Deteriorated soffit and fascia on 200 S. Price Street.

Above: A hole in the roof of 105 W. Main Street.

Above: Deteriorated siding and shingles on 105 W. Main Street.

Left: The rear entrance at 105 W. Main is unsecured and reveals extensive interior damage.

Right: The chimney on 105 W. Main Street pulled away from the home and collapsed.

Deterioration (Structures) (cont'd)

Left: A deteriorated mobile home located at 103 W. Main Street.

Right: The door of 107 Shaffer Drive is rusted and the window covering is broken.

Left & Below: 105 Shaffer Drive has deteriorated siding, shingles, chimney and foundation.

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

Deterioration (Site Improvements and Rights-of-Way)

The following pages contain pictures of deteriorated site improvements and right-of-way.

Left: The parking lot at 200 N. Seminary is severely deteriorated.

Right: The retaining wall between 302 & 304 N. Seminary is sagging and deteriorated.

Left: The driveway at 300 N. Seminary is deteriorated.

Deterioration (Site Improvements and Rights-of-Way) (cont'd)

Left: Cracked and crumbling concrete on a railroad bridge crossing over Huff Road.

Right: A deteriorated section of Huff Road.

Left: A deteriorated sidewalk located along Seminary Street.

ATTACHMENT C

Engineer Certification of Chronic Flooding

Farnsworth GROUP

2709 McGraw Drive
Bloomington, Illinois 61704
p 309.663.8435 f 309.663.1571

www.f-w.com | www.greennavigation.com

Mr. Mike Weber
PGAV Planners
Saint Louis Place
200 North Broadway, Suite 1000
St. Louis, MO 63102

Re: Village of Downs, Illinois
Statement of Existing Drainage

Mr. Weber:

On behalf of the Village of Downs, we offer the following letter and associated attachments to support the designation of a tax increment financing (TIF) district for the following parcels within the Village of Downs, McLean County, Illinois:

PIN 29-05-227-008
PIN 29-04-101-016
PIN 22-33-376-007

In our professional opinion, portions of the subject parcels are subject to flooding as a result of the adjacent Kickapoo Creek. These conditions adversely affect and impair the development of the properties. Evidence of these flooding conditions are provided as exhibits to this letter and are listed below.

Exhibit 1 – Location map showing subject properties and location of the Kickapoo Creek and approximate floodplain limits
Exhibit 2 – FEMA flood maps section showing the floodplain areas located within the subject properties
Exhibit 3 – Photographs of flooded conditions take June 8, 2015

Significant study and hydraulic modeling would be required to determine the extent of improvements required to alleviate or reduce the flooding of these areas.

Should you have any questions regarding this opinion, please do not hesitate to contact this office.

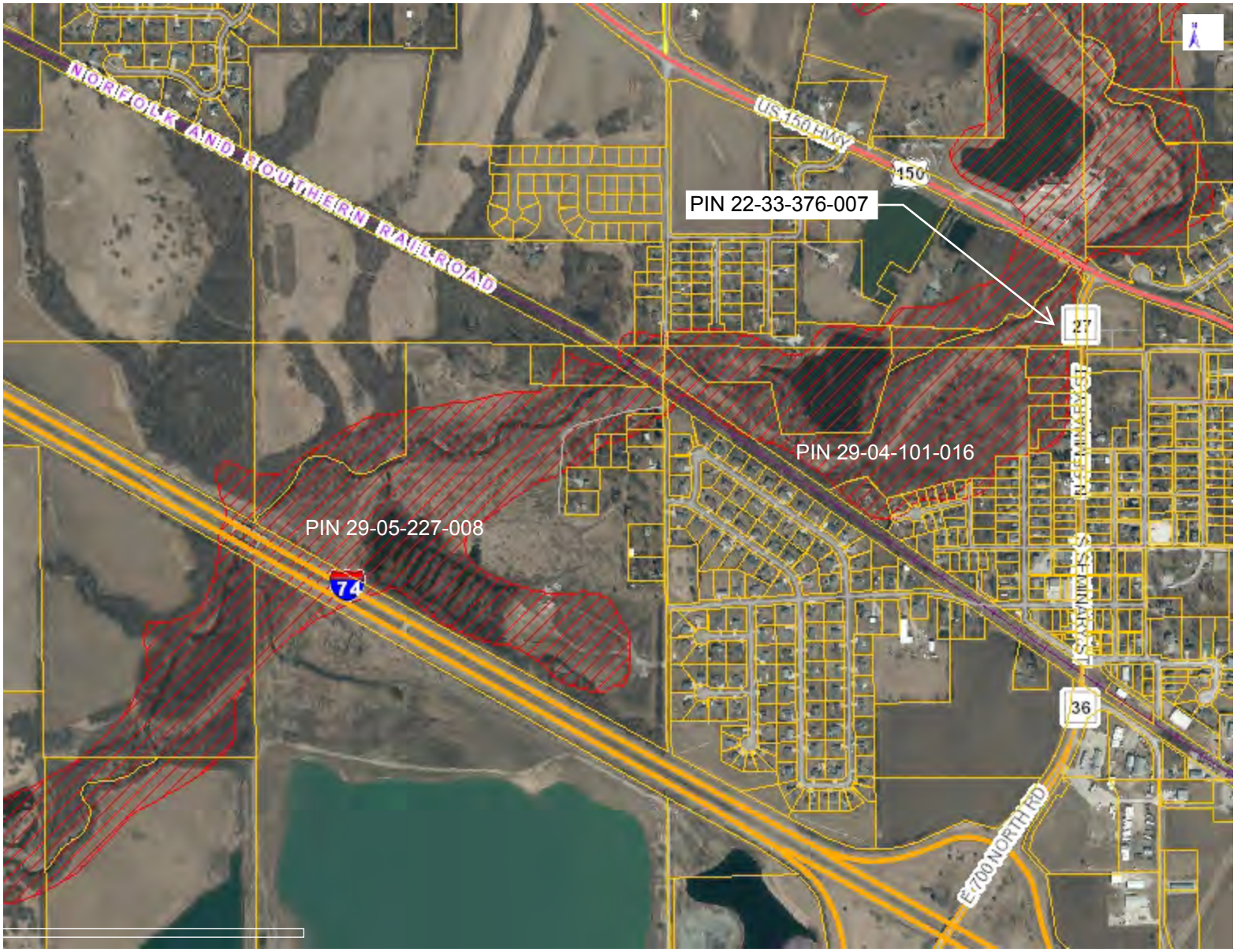
Sincerely,
FARNSWORTH GROUP, INC.

Shawn R. Maurer, PE
Senior Engineer

SHAWN R. MAURER
062.061702
LICENSED
PROFESSIONAL
ENGINEER
EXP 11/30/15
STATE OF ILLINOIS

CC: Village of Downs

McLean County Regional GIS Consortium



Legend

- Parcels
- Condo_Improve
- Interstates
- US_Highways
- State_Highways
- County_Highways
- Minor_Arterial
- Major_Collector
- Minor_Collector
- Local_Road_Street
- Railroad
- Flood_Zones
  - 0.2 PCT ANNUAL CHANCE FLOO
  - A
  - AE
- County

0 0.24 0.5 Miles

1: 15,224

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Printed: 6/9/2015 2:52:17 PM

Notes

DOWNS TIF
EXHIBIT 1

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or flood plain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or flood plain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross-sections and interpolated between cross-sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

In the State of Illinois, any portion of a stream or watercourse that lies within the **floodway fringe** of a studied (AE) stream may have a state regulated floodway. The FIRM may not depict these state regulated floodways.

Floodways restricted by anthropogenic features such as bridges and culverts are drawn to reflect natural conditions and may not agree with the model computed widths listed in the Floodway Data table in the Flood Insurance Study report.

Multiple **topographic sources** may have been used in the delineation of Special Flood Hazard Areas. See Flood Insurance Study report for details on source resolution and geographic extent.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov, or contact the National Geodetic Survey at the following address:

NGS Information Services, NOAA, N/NGS12
National Geodetic Survey SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey. Digital orthoimagery with a spatial resolution of 0.5 meter ground sample distance were photogrammetrically compiled from aerial photography acquired during the leaf-off period of spring 2005.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The Special Flood Hazard Areas and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital version of this map. The FEMA Map Service Center may also be reached by fax at 1-800-358-9620 and its website at www.msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at www.fema.gov/business/nfip.

PANEL INDEX

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INFLUENCE BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the Base Flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are generally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4807000m N — 1000-meter Universal Transverse Mercator grid values, zone 16
- 1568000 FT — 5000-foot grid ticks: Illinois State Plane East Coordinate System, 3776 zone (FIPSZONE 1201) Transverse Mercator
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
FEBRUARY 9, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
July 16, 2008 - to incorporate previously issued Letters of Map Revision, to update street names, to change Special Flood Hazard Areas, to update corporate limits

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000
1000 0 2000 4000 FEET
500 0 500 1200 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0550E

FIRM
FLOOD INSURANCE RATE MAP
MCLEAN COUNTY, ILLINOIS
AND INCORPORATED AREAS

PANEL 550 OF 825
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DOWNS, VILLAGE OF	171072	0550	E
MCLEAN, COUNTY OF	170931	0550	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
17113C0550E
MAP REVISED
JULY 16, 2008

Federal Emergency Management Agency

necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or flood plain management.

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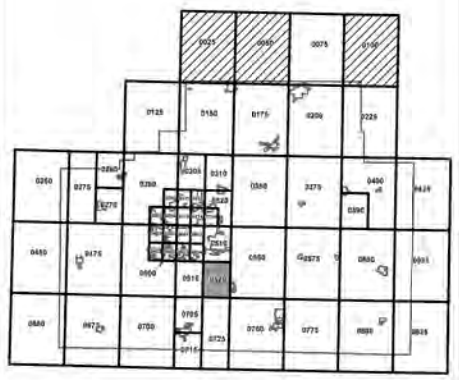
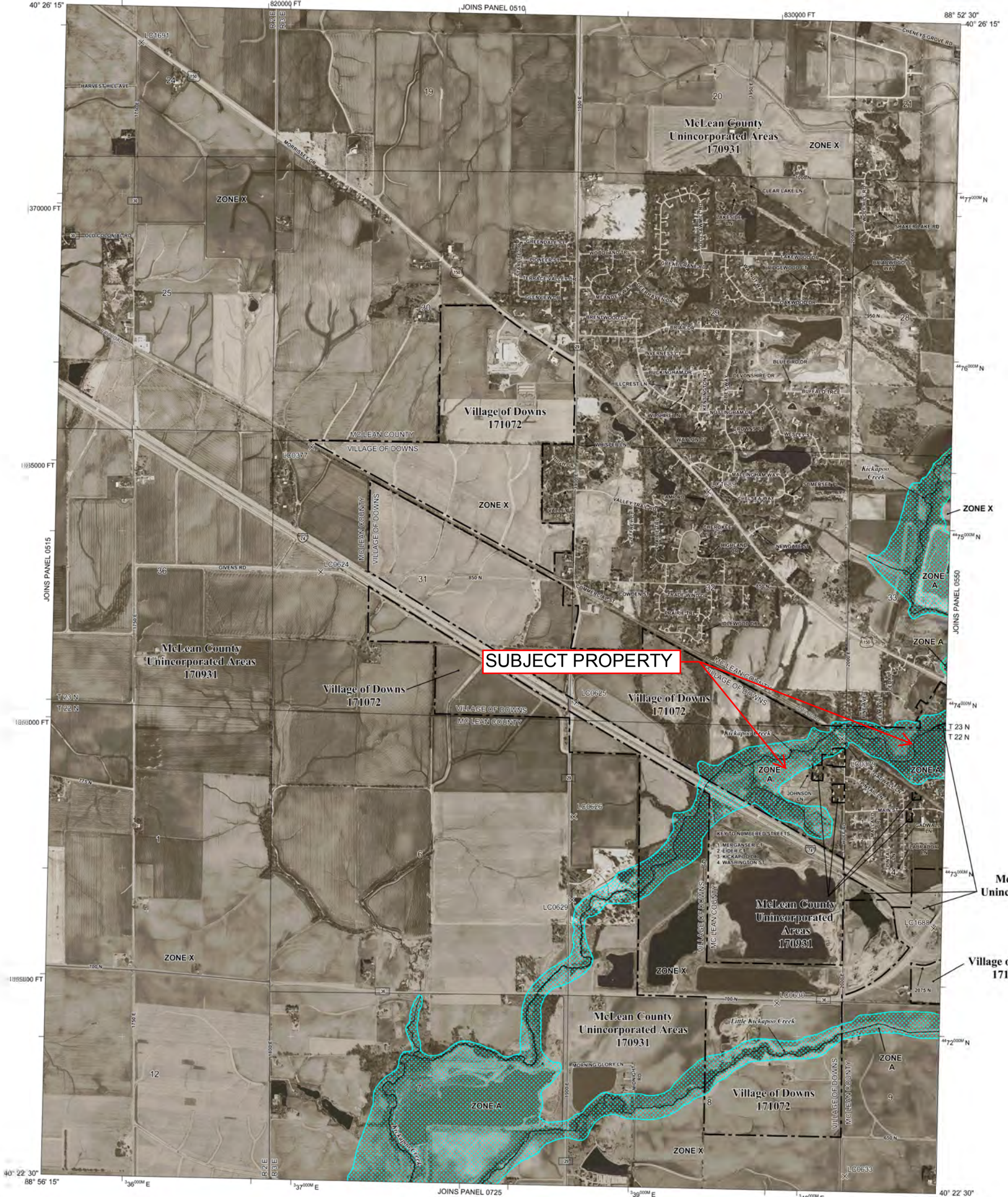
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at www.fema.gov/business/nfip/.

PANEL INDEX



DOWNS TIF EXHIBIT 2
PAGE 1 OF 2



FLOOD INSURANCE RATE MAP

BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 5000 mN — 1000-meter Universal Transverse Mercator grid values, zone 16
- 1565000 FT — 5000-foot grid tick: Illinois State Plane East Coordinate System, 3776 zone (FIPSZONE 1201) Transverse Mercator
- DX5510 X — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
FEBRUARY 9, 2011

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
July 16, 2008 - to incorporate previously issued Letters of Map Revision, to update road names, to change Special Flood Hazard Areas, to update corporate limits

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0520E

FIRM
FLOOD INSURANCE RATE MAP
MCLEAN COUNTY, ILLINOIS
AND INCORPORATED AREAS

PANEL 520 OF 825
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DOWNS, VILLAGE OF	171072	0520	E
MCLEAN, COUNTY OF	170931	0520	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
17113C0520E
MAP REVISED

EXHIBIT 3 – PICTURES OF FLOODED CONDITIONS FROM JUNE 8, 2015

Picture 1 - Huff Road looking north at railroad viaduct

Picture 2- Huff Road looking west at PIN 29-05-227-008

Picture 3 - Huff Road bridge looking south at viaduct

Picture 4- Huff Road bridge looking east at Kickapoo Creek

Picture 5- West entrance to Kickapoo Park

ATTACHMENT D

Drainage Study of Select Watersheds

Farnsworth GROUP

DRAINAGE STUDY OF SELECT WATERSHEDS

FOR

Village of Downs

Downs, Illinois

Project No.: 015MUN0070.00

August, 2015

Owner: Village of Downs
Downs, IL

TABLE OF CONTENTS

LIST OF EXHIBITS

LIST OF APPENDICES

I. INTRODUCTION

A. Site Development

A redevelopment project to expand to the Tax Increment Financing District (TIF) in Downs, Illinois is currently under consideration. The TIF 3 study area being proposed is located in portions of Section 4, Township 24 North, Range 3 East of the 4th PM in Downs, Illinois. The existing land use is agriculture. The proposed land use is presented in Exhibit 3-Prelininary Detention Calculations. A general location map of the Village and the study area boundary is presented in Exhibit 1-TIF 3 Boundary.

This map shows the limits of the TIF 3 boundary located on the south side of the Village. Runoff drains un-detained into well defined existing channels within the boundary and is then delivered southerly to the north right-of-way of Interstate 74 where it is conveyed to the Little Kickapoo Creek at the southeast corner of the TIF 3 boundary. Upstream of the study area runoff flows overland into swales with portions of the surface water being collected in surface inlets that are connected to existing field tiles. The field tile network within the study area outlets just north of a 24-inch diameter pipe culvert under the railroad (See Exhibit 2-Field Tile Network). The field tile network is old and continues to fail creating an ongoing maintenance cost for the Village. Existing development upstream of the TIF 3 boundary has no current detention improvements.

Exhibit 4-Soil Survey Data indicates a variety of soil types throughout the boundary with several series exhibiting high ponding potential with erodible slopes. Crop roots from current land use serve to hold the surface soils in place as runoff sheet flows un-detained into existing drainage channels. Drainage channels are experiencing erosion in portions of the study area.

The plan for the redevelopment project is to improve the local drainage and erosion within the TIF boundary by constructing three detention basins. The northwest detention basin (NW Basin) will serve TIF 3 Area 1 and will provide detention for a 42 acre watershed. The center detention basin (CTR Basin) serves a watershed of 150 acres and the southeast detention basin (SE Basin) serves a watershed of 45 acres. The CTR and SE basins will provide detention for TIF 3 Area 2. These detention basins will serve to control the surface runoff, remove channelized flow and provide local detention for the proposed changes in land use within the TIF boundary. The basins and stormwater conveyance constructed within the TIF 3 area will also provide better conveyance of the upstream flows discharging into the TIF 3 area, thus improving runoff conditions offsite.

B. Methodology

Preliminary stormwater detention calculations were performed in accordance with the current Village requirements for stormwater management for the three basins.

The Soil Conservation Service (SCS) Hydrograph Method was used as the design formula to calculate runoff volumes and hydrographs for the 3-yr and 100-yr design storm events. Peak flow from the existing condition 3-yr storm event was used for each basin to determine the allowable release rate from each of the three watersheds. Storage volumes and other proposed hydraulic characteristics were designed based on hydrographs generated for a 100-yr rainfall event under developed conditions. Haestad Method's PondPack computer software was utilized to compute runoff and storage volumes by creating inflow and outflow hydrographs for proposed conditions. PondPack also routes the runoff through the proposed detention facilities, utilizing the level-pool routing technique.

II. DISCUSSION

The current and future building expansion will envelop most of the site with perimeter areas to be used for roadways, storm sewers, parking lots and detention basins. The southeast and southwest corners of the site are the lowest in elevation and offers a storm sewer outlet near the southeast corner.

Detention storage volume opportunities have been taken advantage of around the north, west and south sides of the site with storm sewers directed to outlet in the basin in the southeast corner. Flood routes have been directed to detention basin areas and are ultimately controlled by the overflow elevation.

A. Allowable Release Rate, Time of Concentration and CN values

Allowable Release Rate

As stated above, the design criteria calls for a maximum allowable release rate equal to the peak discharge from a 3-yr storm.

Time of Concentration

The calculated time of concentration used to develop the proposed hydrograph for the 3-yr and 100-yr storm events was greater than the maximum allowed by the modeling software. Flow paths for each basin are considerable in length with limited exposure to impervious surfaces. Formal design of the detention basins will require a more detailed approach to the development of the T_c.

Curve Number

A weighted curve number has been determined that includes impervious areas from future expansion shown on Exhibit 1. CN's used in the calculation were coincident with existing and future land use specific to each watershed. This provides a more realistic approach to the runoff than simply assuming a CN for all areas.

B. Detention Basins

Exhibit 1 summarizes the existing and proposed conditions considered for development of the 3-yr and 100-yr hydrograph for these ponds:

The PondPack computer model was used to evaluate detention pond sizes, outlet control structures and hydrograph routings through the basins.

Once the inflow hydrograph is created using the proposed conditions data above, the required volume can be estimated using the Outflow Hydrograph Estimator.

The NW basin will discharge to an existing drainage swale and flow onto private property where the CTR and SE basins will discharge onto State right-of-way. These basins will require permitting from IDOT and shall be designed to satisfy the Village and state requirements.

Low flows shall be connected to existing field tiles where possible and authorized. Erosion control methods shall be employed at the outlets to these basins to dissipate discharge velocities before flowing onto adjacent lands.

Below is a summary of the results from the computer model routing of the 100-yr developed conditions inflow hydrograph:

	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Elevation (ft)	Peak Storage (ac-ft)
NW Basin	72	16.6	772.0	7.7
CTR Basin	251	59.5	776.3	29.8
SE Basin	35	12.1	767.2	3.1

III. CONCLUSIONS

The two sub-watersheds examined in this study include most of the original Village, which was developed long before the storm drainage management practices of today. This area of the town drains into a network of small diameter field tiles. During heavy rain events, the tiles become surcharged, causing temporary flooding conditions. Also, we understand they continually fail causing ongoing maintenance cost for the Village.

It is recommended that the current storm drainage conveyance system in this area of the Village be upgraded to prevent these periodic flooding conditions. However, improving such conveyance will increase downstream runoff that will need to be controlled in a manner consistent with the Village's storm drainage regulations. The proposed storm drainage basins proposed herein are sized to accommodate the flows of the respective watersheds, including the vacant portions thereof to be developed inside TIF 3.

Based on the foregoing, I hereby certify that the these detention basins will serve to control the surface runoff and eliminate channelized flow within the vacant portions of the TIF 3 area located within the sub-watersheds, plus accommodate increased flows from a large portion of the original Village as storm drainage conveyance is upgraded in this section of town.

FARNSWORTH GROUP, INC.

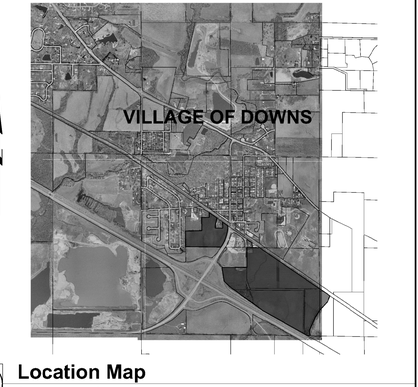
Jeffrey M. Gastel

Jeffrey M. Gastel, PE
Engineering Manager
License Expires: 11-30-2015

2 **Proposed TIF Boundary**
Scale: 1"=200'

TIF 3 BOUNDARY

FLOOD PLAIN



1 **Location Map**
Scale: Not to Scale

Farnsworth
GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 653-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date:	Description:

PROJECT:
Village of Downs

Downs TIF 3 Study

Downs, Illinois

Date:	05-26-15
Design/Drawn:	JMG
Reviewed:	-
Book No.: -	Field: -
Project No.:	015MUN0070.00

SHEET TITLE:

TIF 3 Boundary

SHEET NUMBER:

Exhibit 1

File No.: -

0 100 250 500 1000

EXISTING SEWERS
EXISTING MANHOLES

NEW YORK CENTRAL RAILROAD

KICKAPOO DRIVE

WEST STREET

PRICE STREET

SEMINARY AVENUE

KICKAPOO STREET

MAIN STREET

FRANKLIN STREET

GROVE STREET

GARFIELD STREET

OAK STREET

DOOLEY AVENUE

LINCOLN AVENUE

CLEVELAND AVENUE

WOODLAND AVENUE

EAST STREET

WASHINGTON STREET

S.A. ROUTE 5

U.S. ROUTE 150

S.A. ROUTE 21A

PROPOSED I-74

ABANDONED HIGH SCHOOL

ELEMENTARY SCHOOL

IMHOFF TANK

NEW HIGH SCHOOL BLDG.

FL.789.2

FL.787.8

FL.785.0

FL.784.9

FL.775.3

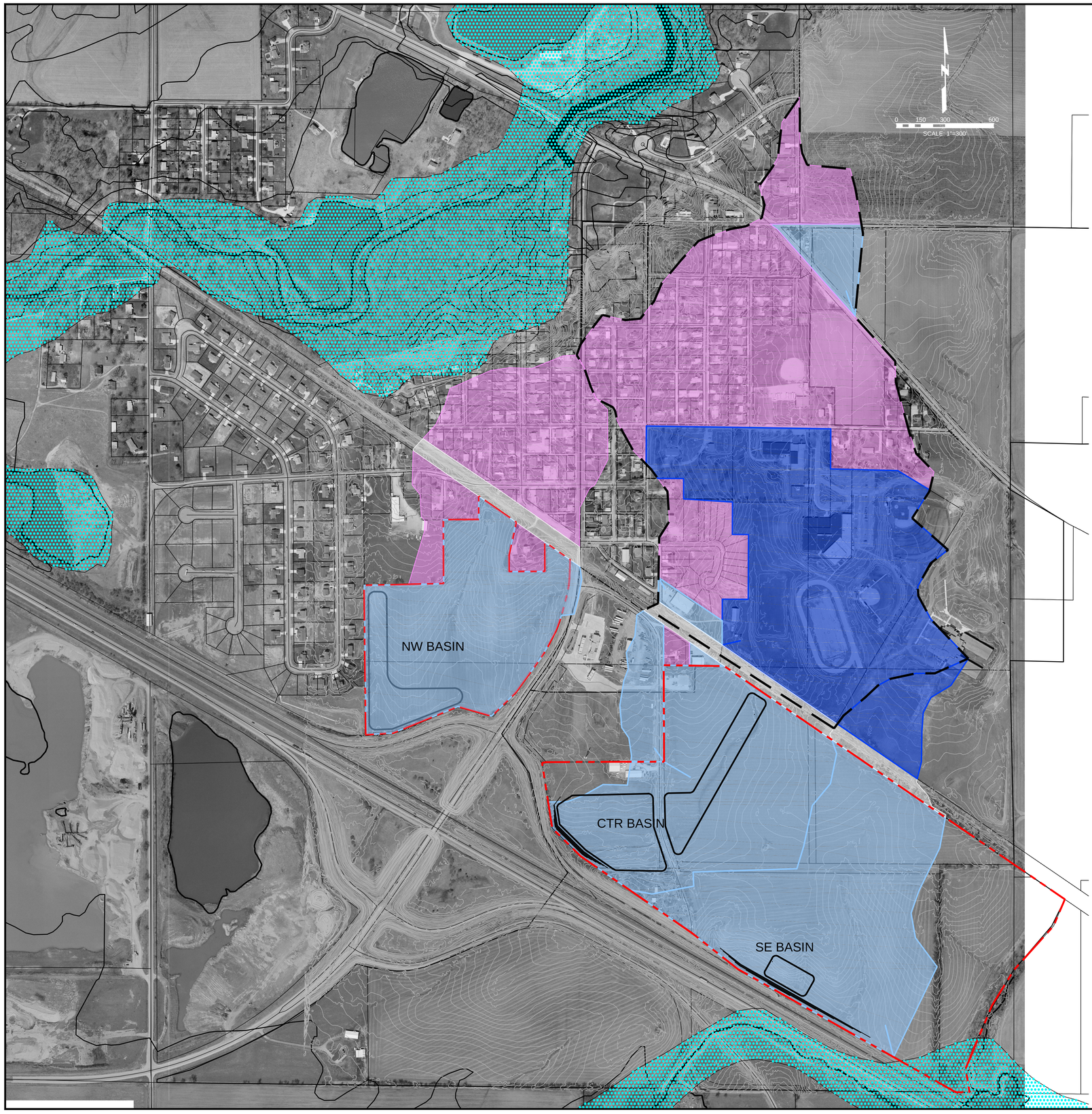
24" PIPE CULVERT

EXHIBIT 'B'

PLATE 2 - EXISTING SEWERS

DOWNS, ILLINOIS

Exhibit 2



NW BASIN

Existing Conditions

	Area (ac)	CN	CN x A
Residential	23.0	75	1725
Commercial	0.0	78	0
Public	0.0	79	0
Railroad	3.0	85	255
Agriculture	26.5	78	2067

Watershed	**52.5**	acres
CNw	**77**	
Tc	> 2	hours

Proposed Conditions

	Area (ac)	CN	CN x A
Residential	23	75	1725
Commercial	16	92	1472
Public	0	79	0
Railroad	3	85	255

Watershed	**42**	acres
CNw	**82**	
Tc	> 2	hours

CTR BASIN

Existing Conditions

	Area (ac)	CN	CN x A
Residential	51.2	75	3840
Commercial	7.2	78	562
Public	46	79	3634
Railroad	3.1	85	264
Agriculture	42.6	69	2939

Watershed	**150**	acres
CNw	**75**	
Tc	> 2	hours

Proposed Conditions

	Area (ac)	CN	CN x A
Residential	56.8	75	4260
Commercial	44.2	92	4066
Public	46.0	79	3634
Railroad	3.1	85	264

Watershed	**150**	acres
CNw	**81**	
Tc	> 2	hours

SE BASIN

Existing Conditions

	Area (ac)	CN	CN x A
Residential	0	75	0
Commercial	0	78	0
Public	5.4	79	427
Railroad	1.6	85	136
Agriculture	38.2	69	2636

Watershed	**45**	acres
CNw	**71**	
Tc	> 2	hours

Proposed Conditions

	Area (ac)	CN	CN x A
Residential	0.0	75	0
Commercial	38.2	92	3514
Public	5.4	79	427
Railroad	1.6	85	136

Watershed	**45**	acres
CNw	**90**	
Tc	> 2	hours

EXISTING CONTOUR
TIF 3 BOUNDARY
RESIDENTIAL USE
PUBLIC USE
COMMERCIAL USE
FLOOD PLAIN

Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date:	Description:
1	08/10/15	EXPANDED NW BASIN

PROJECT:

Village of Downs

Downs TIF 3 Study

Downs, Illinois

Date:	05-26-15
Design/Drawn:	JMG
Reviewed:	-
Book No.: -	Field: -
Project No.:	015MUN0070.00

SHEET TITLE:

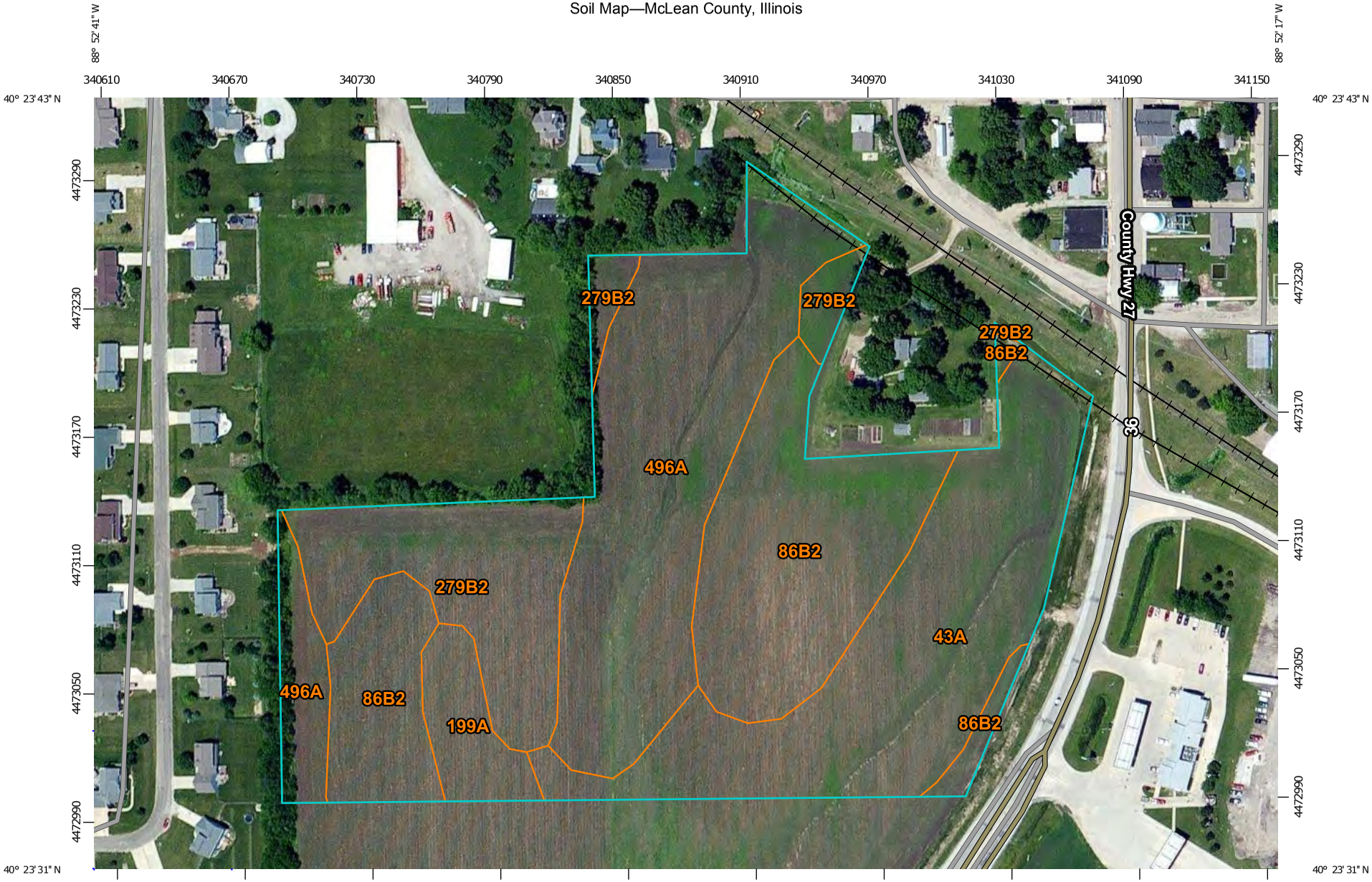
Preliminary Detention Calculations

SHEET NUMBER:

Exhibit 3

File No.: -

Soil Map—McLean County, Illinois



Map Scale: 1:2,540 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Map Unit Legend

McLean County, Illinois (IL113)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
43A	Ipava silt loam, 0 to 2 percent slopes	4.3	25.6%
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	4.3	25.5%
199A	Plano silt loam, 0 to 2 percent slopes	0.7	4.0%
279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	2.5	15.1%
496A	Fincastle silt loam, 0 to 2 percent slopes	5.0	29.7%
Totals for Area of Interest		**16.7**	**100.0%**

Map Scale: 1:6,630 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Map Unit Legend

McLean County, Illinois (IL113)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
27B2	Miami silt loam, 2 to 5 percent slopes, eroded	4.9	5.2%
43A	Ipava silt loam, 0 to 2 percent slopes	21.4	23.0%
68A	Sable silty clay loam, 0 to 2 percent slopes	18.0	19.3%
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	26.3	28.3%
134B2	Camden silt loam, 2 to 5 percent slopes, eroded	0.0	0.0%
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.1	3.4%
193B2	Mayville silt loam, 2 to 5 percent slopes, eroded	10.5	11.3%
224C2	Strawn loam, 5 to 10 percent slopes, eroded	2.8	3.0%
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	3.5	3.8%
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.4	2.6%
Totals for Area of Interest		**93.0**	**100.0%**

Appendix A

Preliminary Hydraulic Calculations

NW Basin

Preliminary Detention Calculations

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 08-10-2015 14:19:34
Watershed file: --> c:\pond2\dwnstif3\NWEX-3YR.WSD
Hydrograph file: --> c:\pond2\dwnstif3\NWEX-3YR.HYD

DOWNS TIF 3 STUDY
NW BASIN
EXISTING CONDITIONS
3-YR STORM

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input/used
1	52.50	77.0	2.00	0.00	3.27	1.26	.18 .10

* Travel time from subarea outfall to composite watershed outfall point.
Total area = 52.50 acres or 0.08203 sq.mi
Peak discharge = 23 cfs

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values Tc (hr)	* Tt (hr)	Rounded Values Tc (hr)	* Tt (hr)	Ia/p Interpolated (Yes/No)	Ia/p Messages
1	2.00	0.00	**	**	No	--

* Travel time from subarea outfall to composite watershed outfall point.
** Tc & Tt are available in the hydrograph tables.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 05-22-2015 10:49:13
Watershed file: --> c:\pond2\dwnstif3\NWPR-100.WSD
Hydrograph file: --> c:\pond2\dwnstif3\NWPR-100.HYD

DOWNS TIF 3 STUDY
NW BASIN
PROPOSED CONDITIONS
100-YR STORM

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input/used
1	42.00	82.0	2.00	0.00	6.92	4.84	.06 .10

* Travel time from subarea outfall to composite watershed outfall point.
Total area = 42.00 acres or 0.06562 sq.mi
Peak discharge = 72 cfs

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values Tc (hr)	* Tt (hr)	Rounded Values Tc (hr)	* Tt (hr)	Ia/p Interpolated (Yes/No)	Ia/p Messages
1	2.00	0.00	**	**	No	Computed Ia/p < .1

* Travel time from subarea outfall to composite watershed outfall point.
** Tc & Tt are available in the hydrograph tables.

POND-2 Version: 5.20 S/N:

>>>>> OUTFLOW HYDROGRAPH ESTIMATOR <<<<<

Inflow Hydrograph: c:\pond2\dwnstif3\NWPR-100.HYD
Qpeak = 72.0 cfs

Estimated Outflow: c:\pond2\dwnstif3\ESTIMATE.EST
Qpeak = 19.0 cfs

Approximate Storage Volume
(computed from t= 11.10 to 15.40 hrs)

7.6 acre-ft

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

2709 McGraw Dr. | Bloomingtoon, IL 61704
P: 309-663-8435 F: 309-663-1571

Required Storage Volume Calculation

Project: **Village of Downs TIF 3 Study**
Location: Downs, IL
Date: 5/21/2015
Engineer: JMG

NW Basin:

Contour	Area (sf)	Volume (cfs)	Sum Volume (cfs)
767.5	0		
		801	801
768	4806		
		18361	19162
769.0	36950		
		52981	72143
770.0	70834		
		104645	176788
771.0	142598		
		152947	329735
772.0	163535		

Total Available Storage = ***329735*** ***cu-ft***
7.570 ***ac-ft***

Required Storage Volume = ***7.60*** *ac-ft*

Outlet Structure File: NW-18 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
DOWNS TIF 3 STUDY
NW BASIN 18-INCH PIPE

****

>>>>>> Structure No. 1 <<<<<<
(Input Data)

CULVERT-CR
Circular Culvert (With Inlet Control)

E1 elev.(ft)?	762.5
E2 elev.(ft)?	773.10
Diam. (ft)?	1.50
Inv. el.(ft)?	767.50
Slope (ft/ft)?	.005
T1 ratio?	
T2 ratio?	
K Coeff.?	.0098
M Coeff.?	2.0
c Coeff.?	.0398
Y Coeff.?	.67
Form 1 or 2?	1
Slope factor?	

Outlet Structure File: NW-18 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
DOWNS TIF 3 STUDY
NW BASIN 18-INCH PIPE

****

***** COMPOSITE OUTFLOW SUMMARY ****

Elevation (ft)	Q (cfs)	Contributing Structures
767.50	0.0	1
768.00	1.0	1
768.50	3.3	1
769.00	6.2	1
769.50	8.9	1
770.00	10.8	1
770.50	12.5	1
771.00	14.0	1
771.50	15.4	1
772.00	16.5	1
772.50	17.7	1
773.00	18.8	1
773.10	0.0	

```
**************************
*                        *
*     DOWNS TIF 3 STUDY  *
*   NW BASIN 18-INCH PIPE *
*                        *
*                        *
*                        *
**************************
```

Inflow Hydrograph: c:\pond2\dwnstif3\NWPR-100.HYD
Rating Table file: c:\pond2\dwnstif3\NW-18ST .PND

----INITIAL CONDITIONS----
Elevation = 767.50 ft
Outflow = 0.00 cfs
Storage = 0.00 ac-ft

GIVEN POND DATA

ELEVATION (ft)	OUTFLOW (cfs)	STORAGE (ac-ft)
767.50	0.0	0.000
768.00	1.0	0.018
768.50	3.3	0.137
769.00	6.2	0.440
769.50	8.9	0.951
770.00	10.8	1.656
770.50	12.5	2.651
771.00	14.0	4.059
771.50	15.4	5.754
772.00	16.5	7.570
772.50	17.7	9.507
773.00	18.8	11.568

INTERMEDIATE ROUTING COMPUTATIONS

2S/t (cfs)	2S/t + O (cfs)
0.0	0.0
4.5	5.5
33.1	36.4
106.5	112.7
230.1	239.0
400.8	411.6
641.6	654.1
982.2	996.2
1392.5	1407.9
1831.9	1848.4
2300.7	2318.4
2799.4	2818.2

Time increment (t) = 0.100 hrs.

********** SUMMARY OF ROUTING COMPUTATIONS **********

Pond File: c:\pond2\dwnstif3\NW-18ST .PND
Inflow Hydrograph: c:\pond2\dwnstif3\NWPR-100.HYD
Outflow Hydrograph: c:\pond2\dwnstif3\OUT .HYD

Starting Pond W.S. Elevation = 767.50 ft

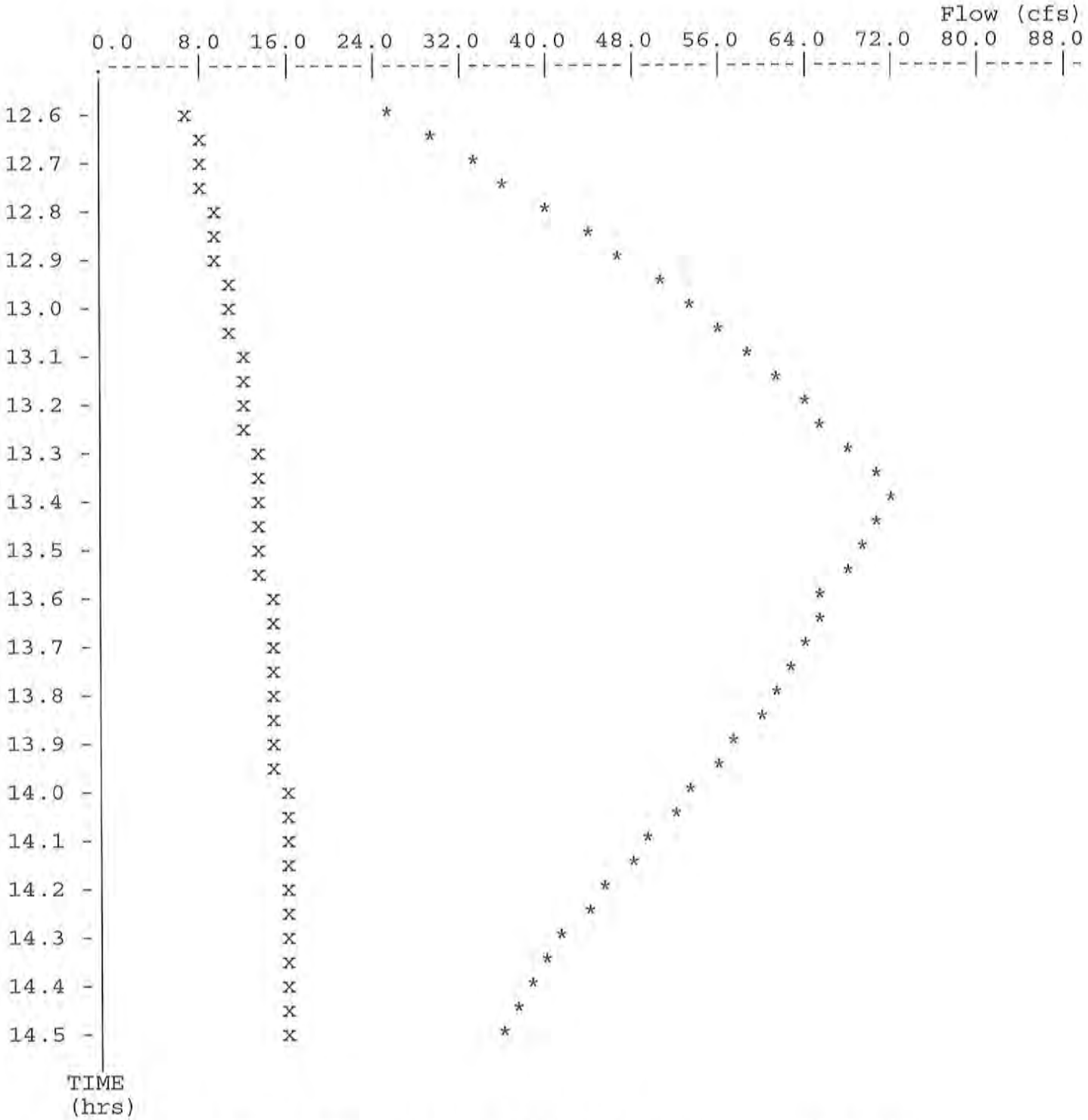
***** Summary of Peak Outflow and Peak Elevation *****

Peak Inflow	=	72.00 cfs
Peak Outflow	=	16.58 cfs
Peak Elevation	=	772.03 ft

***** Summary of Approximate Peak Storage *****

Initial Storage	=	0.00 ac-ft
Peak Storage From Storm	=	7.70 ac-ft
Total Storage in Pond	=	7.70 ac-ft

Warning: Inflow hydrograph truncated on left side.
Warning: Inflow hydrograph truncated on right side.



* File: c:\pond2\dwnstif3\NWPR-100.HYD Qmax = 72.0 cfs
x File: c:\pond2\dwnstif3\OUT .HYD Qmax = 16.6 cfs

CTR Basin

Preliminary Detention Calculations

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 05-22-2015 10:48:37
Watershed file: --> c:\pond2\dwnstif3\CTEX-3YR.WSD
Hydrograph file: --> c:\pond2\dwnstif3\CTEX-3YR.HYD

DOWNS TIF 3 STUDY
CTR BASIN
EXISTING CONDITIONS
3-YR STORM

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input	Ia/p used
1	150.00	75.0	2.00	0.00	3.27	1.14	.2	.10

* Travel time from subarea outfall to composite watershed outfall point.
Total area = 150.00 acres or 0.2344 sq.mi
Peak discharge = 60 cfs

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values Tc (hr)	* Tt (hr)	Rounded Values Tc (hr)	* Tt (hr)	Ia/p Interpolated (Yes/No)	Ia/p Messages
1	2.00	0.00	**	**	No	--

* Travel time from subarea outfall to composite watershed outfall point.
** Tc & Tt are available in the hydrograph tables.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 05-22-2015 10:48:54
Watershed file: --> c:\pond2\dwnstif3\CTPR-100.WSD
Hydrograph file: --> c:\pond2\dwnstif3\CTPR-100.HYD

DOWNS TIF 3 STUDY
CTR BASIN
PROPOSED CONDITIONS
100-YR-STORM

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input/used
1	150.00	81.0	2.00	0.00	6.92	4.73	.07 .10

* Travel time from subarea outfall to composite watershed outfall point.
Total area = 150.00 acres or 0.2344 sq.mi
Peak discharge = 251 cfs

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values Tc (hr)	* Tt (hr)	Rounded Values Tc (hr)	* Tt (hr)	Ia/p Interpolated (Yes/No)	Ia/p Messages
1	2.00	0.00	**	**	No	Computed Ia/p < .1

* Travel time from subarea outfall to composite watershed outfall point.
** Tc & Tt are available in the hydrograph tables.

POND-2 Version: 5.20 S/N:

>>>>> OUTFLOW HYDROGRAPH ESTIMATOR <<<<<

Inflow Hydrograph: c:\pond2\dwnstif3\CTPR-100.HYD
Qpeak = 251.0 cfs

Estimated Outflow: c:\pond2\dwnstif3\ESTIMATE.EST
Qpeak = 60.0 cfs

Approximate Storage Volume
(computed from t= 11.60 to 15.63 hrs)

28.2 acre-ft

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

2709 McGraw Dr. | Bloomingtoon, IL 61704
P: 309-663-8435 F: 309-663-1571

Required Storage Volume Calculation

Project: **Village of Downs TIF 3 Study**
Location: Downs, IL
Date: 5/21/2015
Engineer: JMG

CTR Basin:

Contour	Area (sf)	Volume (cfs)	Sum Volume (cfs)
772	264439		
		234141	234141
773.0	205098		
		230495	464636
774.0	256861		
		292352	756987
775.0	329342		
		359160	1116148
776.0	389828		
		198438	1314585
776.5	403964		

Total Available Storage = ***1314585*** ***cu-ft***
30.179 ***ac-ft***

Required Storage Volume = ***28.20*** *ac-ft*

Outlet Structure File: CTR-36 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
DOWNS TIF 3 STUDY
CTR BASIN 36-INCH PIPE

****

>>>>>> Structure No. 1 <<<<<<
(Input Data)

CULVERT-CR
Circular Culvert (With Inlet Control)

E1 elev.(ft)?	771.5
E2 elev.(ft)?	777.00
Diam. (ft)?	3.0
Inv. el.(ft)?	771.5
Slope (ft/ft)?	.005
T1 ratio?	
T2 ratio?	
K Coeff.?	.0098
M Coeff.?	2.0
c Coeff.?	.0398
Y Coeff.?	.67
Form 1 or 2?	1
Slope factor?	

Outlet Structure File: CTR-36 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
DOWNS TIF 3 STUDY
CTR BASIN 36-INCH PIPE

****

***** COMPOSITE OUTFLOW SUMMARY ****

Elevation (ft)	Q (cfs)	Contributing Structures
771.50	0.0	1
772.50	5.5	1
773.50	18.9	1
774.50	35.1	1
775.50	50.0	1
776.50	61.2	1

```
*****************************
*                           *
*     DOWNS TIF 3 STUDY     *
*  CTR BASIN 36-INCH PIPE   *
*                           *
*                           *
*                           *
*****************************
```

Inflow Hydrograph: c:\pond2\dwnstif3\CTPR-100.HYD
Rating Table file: c:\pond2\dwnstif3\CTR-36ST.PND

----INITIAL CONDITIONS----
Elevation = 771.50 ft
Outflow = 0.00 cfs
Storage = 0.00 ac-ft

GIVEN POND DATA

ELEVATION (ft)	OUTFLOW (cfs)	STORAGE (ac-ft)
771.50	0.0	0.000
772.50	5.5	3.870
773.50	18.9	8.884
774.50	35.1	14.826
775.50	50.0	22.339
776.50	61.2	31.191

INTERMEDIATE ROUTING COMPUTATIONS

2S/t (cfs)	2S/t + O (cfs)
0.0	0.0
936.5	942.0
2149.9	2168.8
3587.9	3623.0
5406.0	5456.0
7548.1	7609.3

Time increment (t) = 0.100 hrs.

********** SUMMARY OF ROUTING COMPUTATIONS **********

Pond File: c:\pond2\dwnstif3\CTR-36ST.PND
Inflow Hydrograph: c:\pond2\dwnstif3\CTPR-100.HYD
Outflow Hydrograph: c:\pond2\dwnstif3\OUT .HYD

Starting Pond W.S. Elevation = 771.50 ft

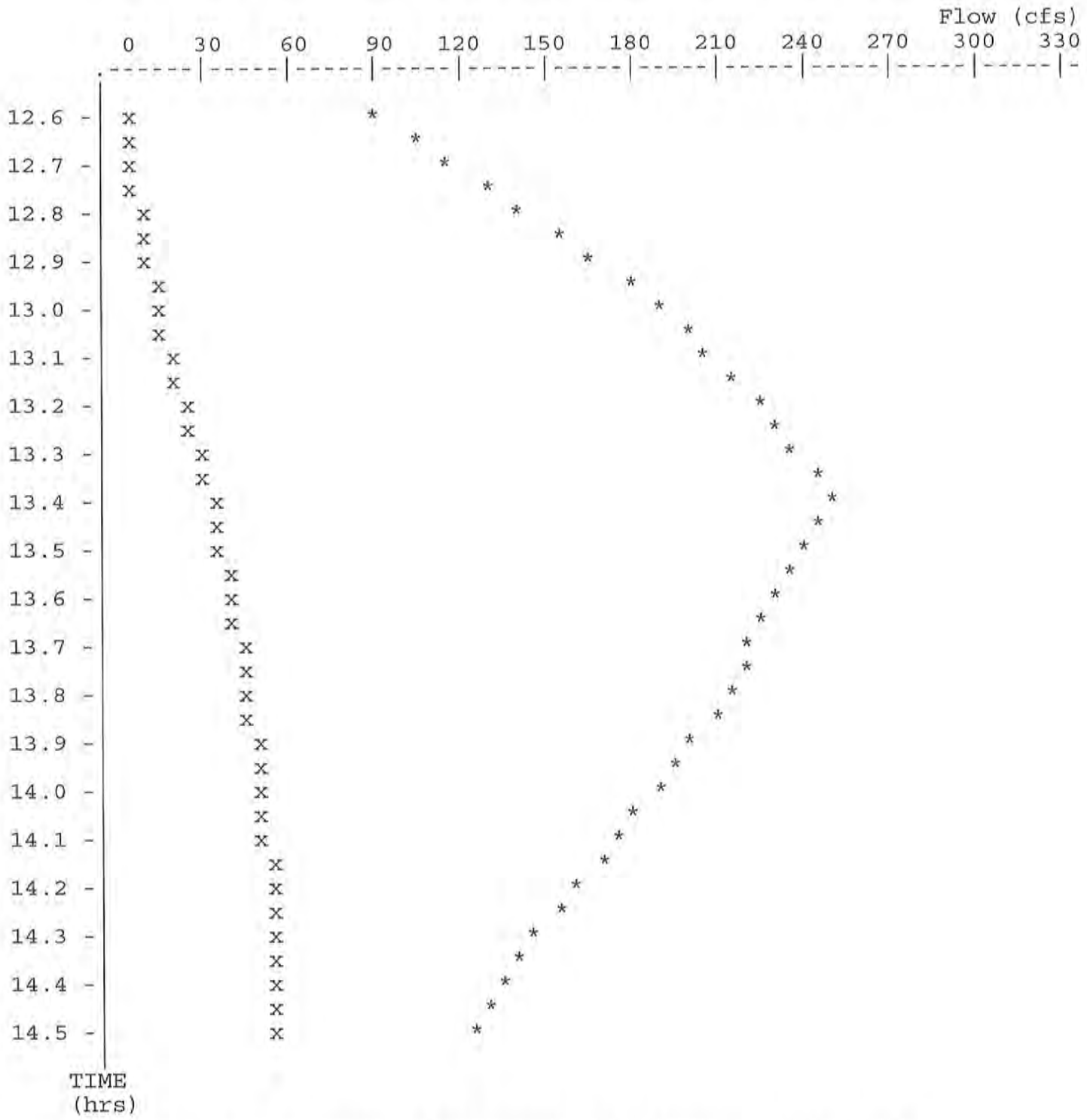
***** Summary of Peak Outflow and Peak Elevation *****

Peak Inflow	=	251.00 cfs
Peak Outflow	=	59.47 cfs
Peak Elevation	=	776.35 ft

***** Summary of Approximate Peak Storage *****

Initial Storage	=	0.00 ac-ft
Peak Storage From Storm	=	29.82 ac-ft
Total Storage in Pond	=	29.82 ac-ft

Warning: Inflow hydrograph truncated on left side.
Warning: Inflow hydrograph truncated on right side.



* File: c:\pond2\dwnstif3\CTPR-100.HYD Qmax = 251.0 cfs
x File: c:\pond2\dwnstif3\OUT .HYD Qmax = 59.5 cfs

SE Basin

Preliminary Detention Calculations

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 05-22-2015 10:49:28
Watershed file: --> c:\pond2\dwnstif3\SEEX-3YR.WSD
Hydrograph file: --> c:\pond2\dwnstif3\SEEX-3YR.HYD

DOWNS TIF 3 STUDY
SE BASIN
EXISTING CONDITIONS
3-YR STORM

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input	Ia/p used
1	45.00	71.0	2.00	0.00	3.27	0.92	.25	.30

* Travel time from subarea outfall to composite watershed outfall point.
Total area = 45.00 acres or 0.07031 sq.mi
Peak discharge = 12 cfs

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values Tc (hr)	* Tt (hr)	Rounded Values Tc (hr)	* Tt (hr)	Ia/p Interpolated (Yes/No)	Ia/p Messages
1	2.00	0.00	**	**	No	--

* Travel time from subarea outfall to composite watershed outfall point.
** Tc & Tt are available in the hydrograph tables.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 05-22-2015 10:49:42
Watershed file: --> c:\pond2\dwnstif3\SEPR-100.WSD
Hydrograph file: --> c:\pond2\dwnstif3\SEPR-100.HYD

DOWNS TIF 3 STUDY
SE BASIN
PROPOSED CONDITIONS
100-YR STORM

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input	Ia/p used
1	45.00	90.0	2.00	0.00	3.27	2.23	.07	.10

* Travel time from subarea outfall to composite watershed outfall point.
Total area = 45.00 acres or 0.07031 sq.mi
Peak discharge = 35 cfs

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values Tc (hr)	Input Values * Tt (hr)	Rounded Values Tc (hr)	Rounded Values * Tt (hr)	Ia/p Interpolated (Yes/No)	Ia/p Messages
1	2.00	0.00	**	**	No	Computed Ia/p < .1

* Travel time from subarea outfall to composite watershed outfall point.
** Tc & Tt are available in the hydrograph tables.

POND-2 Version: 5.20 S/N:

>>>>> OUTFLOW HYDROGRAPH ESTIMATOR <<<<<

Inflow Hydrograph: c:\pond2\dwnstif3\SEPR-100.HYD
Qpeak = 35.0 cfs

Estimated Outflow: c:\pond2\dwnstif3\ESTIMATE.EST
Qpeak = 12.0 cfs

Approximate Storage Volume
(computed from t= 11.40 to 15.00 hrs)

3.3 acre-ft

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

2709 McGraw Dr. | Bloomingtoon, IL 61704
P: 309-663-8435 F: 309-663-1571

Required Storage Volume Calculation

Project: **Village of Downs TIF 3 Study**
Location: Downs, IL
Date: 5/21/2015
Engineer: JMG

SE Basin:

Contour	Area (sf)	Volume (cfs)	Sum Volume (cfs)
762.5	0		
		15728	15728
763	4914		
		16267	31995
764.0	31455		
		32964	64959
765.0	34497		
		36057	101016
766.0	37640		
		39250	140266
767.0	40883		

Total Available Storage = ***140266*** ***cu-ft***
3.220 ***ac-ft***

Required Storage Volume = ***3.30*** *ac-ft*

Outlet Structure File: SE-15 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
DOWNS TIF 3 STUDY
SE BASIN 15-INCH PIPE

****

>>>>>> Structure No. 1 <<<<<<
(Input Data)

CULVERT-CR
Circular Culvert (With Inlet Control)

E1 elev.(ft)?	762.5
E2 elev.(ft)?	767.60
Diam. (ft)?	1.25
Inv. el.(ft)?	762.50
Slope (ft/ft)?	.005
T1 ratio?	
T2 ratio?	
K Coeff.?	.0098
M Coeff.?	2.0
c Coeff.?	.0398
Y Coeff.?	.67
Form 1 or 2?	1
Slope factor?	

Outlet Structure File: SE-15 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
DOWNS TIF 3 STUDY
SE BASIN 15-INCH PIPE

****

***** COMPOSITE OUTFLOW SUMMARY ****

Elevation (ft)	Q (cfs)	Contributing Structures
762.50	0.0	1
763.00	0.9	1
763.50	2.9	1
764.00	5.0	1
764.50	6.6	1
765.00	7.9	1
765.50	9.1	1
766.00	10.0	1
766.50	10.9	1
767.00	11.8	1
767.50	12.5	1
767.60	0.0	

```
**************************
*                        *
*     DOWNS TIF 3 STUDY  *
*   SE BASIN 15-INCH PIPE *
*                        *
*                        *
*                        *
**************************
```

Inflow Hydrograph: c:\pond2\dwnstif3\SEPR-100.HYD
Rating Table file: c:\pond2\dwnstif3\SE-15ST .PND

----INITIAL CONDITIONS----
Elevation = 762.50 ft
Outflow = 0.00 cfs
Storage = 0.00 ac-ft

GIVEN POND DATA

ELEVATION (ft)	OUTFLOW (cfs)	STORAGE (ac-ft)
762.50	0.0	0.000
763.00	0.9	0.019
763.50	2.9	0.129
764.00	5.0	0.392
764.50	6.6	0.762
765.00	7.9	1.149
765.50	9.1	1.554
766.00	10.0	1.977
766.50	10.9	2.418
767.00	11.8	2.878
767.50	12.5	3.355

INTERMEDIATE ROUTING COMPUTATIONS

2S/t (cfs)	2S/t + O (cfs)
0.0	0.0
4.5	5.4
31.3	34.2
94.9	99.9
184.4	191.0
278.1	286.0
376.0	385.1
478.4	488.4
585.2	596.1
696.4	708.2
811.8	824.3

Time increment (t) = 0.100 hrs.

********** SUMMARY OF ROUTING COMPUTATIONS **********

Pond File: c:\pond2\dwnstif3\SE-15ST .PND
Inflow Hydrograph: c:\pond2\dwnstif3\SEPR-100.HYD
Outflow Hydrograph: c:\pond2\dwnstif3\OUT .HYD

Starting Pond W.S. Elevation = 762.50 ft

***** Summary of Peak Outflow and Peak Elevation *****

Peak Inflow	=	35.00 cfs
Peak Outflow	=	12.15 cfs
Peak Elevation	=	767.25 ft

***** Summary of Approximate Peak Storage *****

Initial Storage	=	0.00 ac-ft
Peak Storage From Storm	=	3.12 ac-ft
Total Storage in Pond	=	3.12 ac-ft

Warning: Inflow hydrograph truncated on left side.

ATTACHMENT E

Parcel Identification Numbers,

Property Owner and 2014 EAV

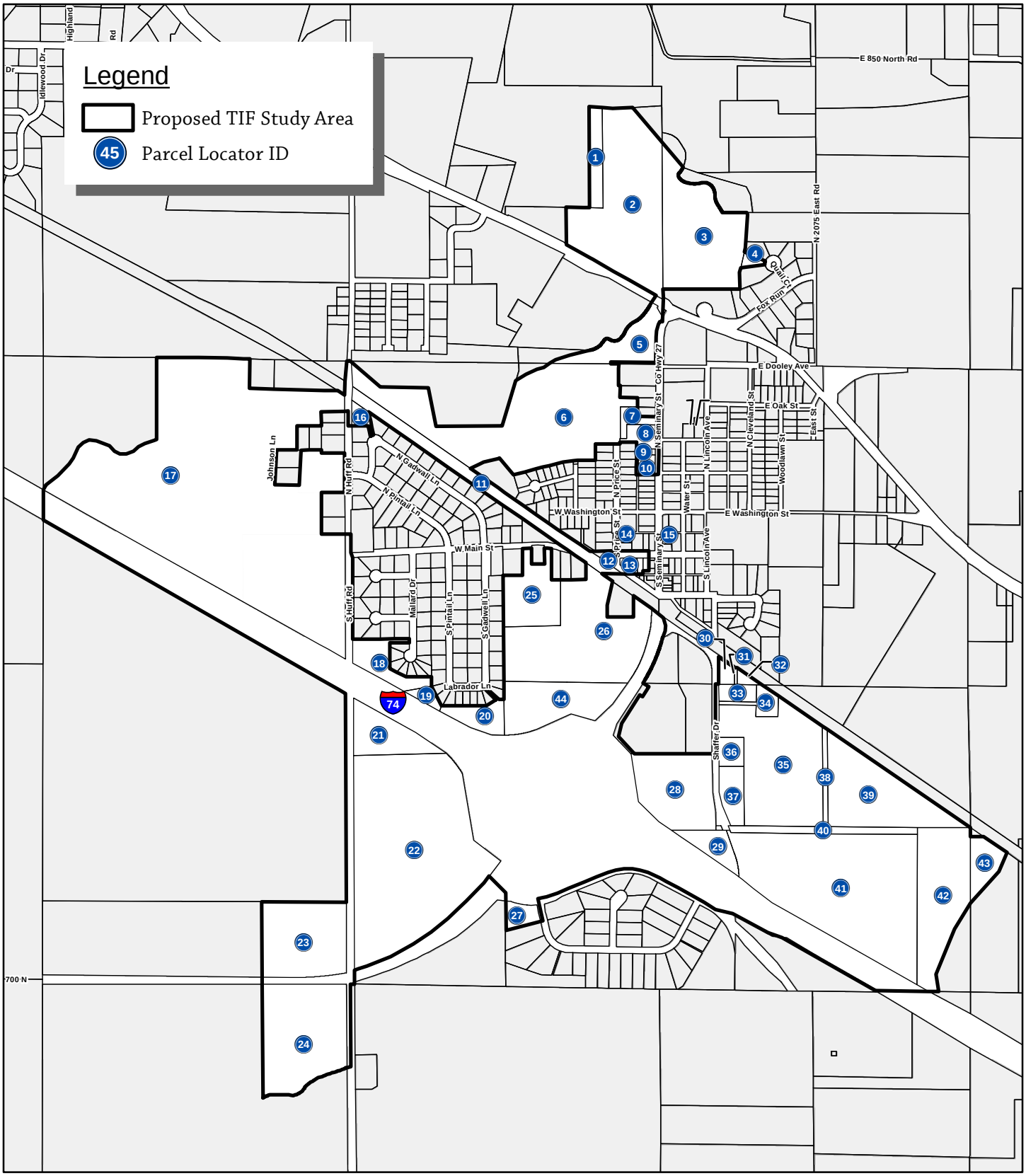
Property Identification Number (PIN) List & 2014 EAV

Redevelopment Project Area No. 3

Village of Downs, Illinois

Map No.	Parcel ID No. (PIN)	Property Owner	2014 EAV
1	2233326006	Marguerite Heidelberg	$ 37
2	2233326007	Raymond Heidelberg Jr.	$ 50,181
3	2233451002	Ryamond & Marguerite Heidelberg	$ 526
4*	2233452018	Nestor Gutierrez	$ 8,130
5	2233376007	Village of Downs	$ -
6	2904101016	Village of Downs	$ -
7	2904129030	Tod Stevenson	$ 59,274
8	2904129034	Ann Dona	$ 46,795
9	2904129016	Bennie Brown	$ 41,067
10	2904129017	Forrest Luhcs	$ 1,017
11	2904504001	Railroad	$ -
12	2904179001	Kenneth Adkisson	$ 10,838
13	2904180012	Robert Hood	$ 7,460
14	2904180002	Kenneth Adkisson	$ 12,906
15	2904180003	Charles Ray Turner	$ 7,391
16	2904104004	Mallard Point Development	$ 1
17	2905227008	David Stark	$ 5,292
18	2904150023	Mallard Point Development	$ 2
19	2904301010	Mallard Point Development	$ 1
20	2904301008	Mallard Point Development	$ 1
21	2904300005	McLean County Asphalt Co	$ 1,597
22	2904300006	Rowe Construction Co	$ 40,139
23*	2905451001	H 3 LLC	$ 267
24*	2908200001	Harry Hall	$ 3,009
25	2904182008	James G & Barbara Layton	$ 27,509
26	2904182006	Millard Williamson %Busey Ag Res	$ 4,712
27	2904376001	Courtney Brooks	$ 15,371
28	2904400034	True Line Wire Guidance	$ 156,580
29	2904400006	Hurschel Reese	$ 19,894
30	2904258003	Renee Seth	$ 17,384
31	2904258004	Richard Kearney %Downs Township	$ -
32	2904258002	Richard Kearney %Downs Township	$ -
33	2904400029	Eric Brown	$ 48,462
34	2904400031	Illinois Power Co	$ 13,699
35	2904400032	Joseph & Sandra Bobst	$ 6,773
36	2904400026	Ellen R Dekay Partners Inc. % Joseph Bobst	$ 29,963
37	2904400027	Ellen R Dekay Partners Inc. % Joseph Bobst	$ 732
38	2904400012	Joseph & Sandra Bobst	$ 417
39	2904400013	Tri-Valley CUSD #3	$ -
40	2904400017	Village of Downs	$ 896
41	2904400036	Keith Gosch	$ 8,283
42	2904400008	Village of Downs	$ 1,876
43	2903300007	Village of Downs	$ 366
44	2904300002	Millard Williamson %Busey Ag Res	$ 3,931
TOTAL			**$ 652,780**

* Land values were apportioned to reflect the percentage of the parcel that is included in the Redevelopment Project Area



Parcel Locator Map

Redevelopment Project Area No. 3

0 500 1,000 2,000
Feet

N

August 2015
REVISED: October 30, 2015