

Village of McLean

Ordinance#

23-01-09

Ordinance Approving the Village of McLean
Business District Plan

Adopted by the Village Board
Of the
Village of McLean

Published in pamphlet form by authority of the Village of McLean, McLean

County, Illinois this 10th day of January, 2023.

STATE OF ILLINOIS)

) SS

COUNTY OF MCLEAN)

PUBLICATION CERTIFICATE

I, the undersigned Village Clerk, certify that I am the duly elected and acting Village Clerk of the Village of McLean, McLean County, Illinois.

I further certify that on **Monday, January 9, 2023**, the Board of Trustees of such municipality passed and approved **Ordinance No. 23-01-09**, entitled:

**Ordinance Approving the Village of McLean
Business District Plan**

Board of Trustees of the Village of McLean previously adopted a Resolution that authorized all Village Ordinances to be published in pamphlet form.

The pamphlet form of Ordinance No. **23-01-09**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on January 10, 2023 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

Dated at McLean, Illinois, this 20th day of **January, 2023**.


Village Clerk

(SEAL)

STATE OF ILLINOIS)
)
COUNTY OF MCLEAN)

I, Sharon Leipold, Village Clerk of the Village of McLean, Illinois, do hereby certify that, as such officer, I am the Clerk of the Board of Trustees of said Village, the keeper and custodian of the books, papers, records, reports, ordinances and minutes of the meetings of the Board of Trustees of said Village; and that the instrument attached hereto is a full, true and correct copy of the original Ordinance adopted by the Board of Trustees of the Village of McLean, at a regular meeting thereof on the 9th day of January, 2023, attended by a quorum of the members of said Board, and approved by the President on the 9th day of January, 2023, as said Ordinance appears on file in my office and as the same is recorded in the Book of Ordinances of said Village.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the official seal of said Village of McLean this 9th day of January, 2023.



VILLAGE CLERK OF THE VILLAGE OF MCLEAN

ORDINANCE NO. 23-01-09

AN ORDINANCE TO APPROVE THE VILLAGE OF MCLEAN BUSINESS DISTRICT PLAN AS THE SPECIFIC PLAN FOR A BUSINESS DISTRICT AND DESIGNATING A BUSINESS DISTRICT PURSUANT TO THE BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT ACT

WHEREAS, the Business District Development and Redevelopment Act, 65 ILCS 5/11-74.3 et. seq. (the "Business District Act") authorizes the designation of areas of a municipality as a Business District and declares the use of powers provided under the Business District Act for the development and redevelopment of business districts to be a public use essential to the public interest; and

WHEREAS, the Business District Act requires that such a result conform with the comprehensive plan of the municipality and with a specific plan for business districts approved by the corporate authorities of the municipality after a public hearing; and

WHEREAS, the Village Board (the "Village Board") of the Village of McLean, Illinois (the "Village") has expressed its intent to prepare and adopt, after public hearings, a specific plan for a business district and to designate a Business District in conformance with the Village's Comprehensive Plan; and

WHEREAS, the Village on December ____, 2022 and on December ____, 2022 published a notice of public hearing to be held with respect to the approval of the Business District Plan and the designation of the Business District, and the Village held a public hearing as provided in such notice, at which hearing members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

WHEREAS, the Village of McLean Business District Plan was prepared by J. R. Cummings and Associates, titled Village of McLean Business Development District (BDD) Determination and Findings Report, Part I (Blight) and Part II, (the "Business District Plan") which plan was made available for public inspection before the date of the hearing, and on January 9, 2023, the Village Board held a duly advertised public hearing to receive comment on the Village of McLean Business District Plan and on the designation of the area identified therein (the "Area") as a Business District; and

WHEREAS, the Village Board, after due deliberation, desires to approve the Village of McLean Business District Plan as the Village's specific plan for a business district and to designate the Area as a Business District pursuant to the Business District Act; and

WHEREAS, the Village hereby finds that the proposed district qualifies as a Business District under the Business District Development and Re-Development Act.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF MCLEAN, ILLINOIS, as follows:

Section 1: The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of the Ordinance.

Section 2: The Village hereby makes the following findings as supported by the Business District Plan:

- (a) The Business District, on the whole, has not been subject to growth and development through private enterprise investment or would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan.
- (b) The designated business district plan conforms to the Village comprehensive development plan.
- (c) The business district is a blighted area as defined in Section 11.74.3-5 of the Illinois Business District Development and Redevelopment Law.
- (d) The areas within the designated business district are economically underdeveloped.
- (e) Factors set forth in the report by J. R. Cummings and Associates combine to make the Area an economic liability to the Village and associated taxing bodies.

Section 3: The Village hereby makes the following findings concerning the Business District:

- (a) The designation of the area identified in the Plan and legally described in Exhibit "A", attached hereto and incorporated by reference in this Ordinance (the "District") as a Business District will assure opportunities for development and redevelopment and attract sound and stable commercial growth.
- (b) Both the Plan and the District conform with the Village's Comprehensive Plan.
- (c) The Village's exercise of the powers provided in the Business District Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts and the Village's use of such powers for the development and redevelopment of the District as provided in the Plan is declared to be a public use of the Village.
- (d) The District is found to be eligible, as it represents a blighted and underdeveloped portion of the Village of McLean by reason of predominance of deterioration of site improvements and conditions which endanger property. Additionally, all of the factors within the District constitute an economic underutilization of the area within the District in its present condition and use. In addition, the parcels in the District have not increased in property value and it is not reasonably anticipated that any parcels in the district will be developed or redeveloped without the establishment of the Village of McLean Business District and the adoption of the Village of McLean Business District Plan.

Section 4: A copy of the Report, Part I (Blight) completed by J.R. Cummings and Associates which is attached as Exhibit "B", and incorporated herein by reference in this Ordinance, is hereby adopted and approved.

Section 5: A copy of the Report, Part II, (Business District Plan) completed by J. R. Cummings and Associates which is attached hereto as Exhibit "C", and incorporated herein by reference in this Ordinance, constitutes a specific plan for a business district in the Village.

STATE OF ILLINOIS)
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COUNTY OF MCLEAN)

I, Sharon Leipold, Village Clerk of the Village of McLean, Illinois, do hereby certify that, as such officer, I am the Clerk of the Board of Trustees of said Village, the keeper and custodian of the books, papers, records, reports, ordinances and minutes of the meetings of the Board of Trustees of said Village; and that the instrument attached hereto is a full, true and correct copy of the original Ordinance adopted by the Board of Trustees of the Village of McLean, at a regular meeting thereof on the 9th day of January, 2023, attended by a quorum of the members of said Board, and approved by the President on the 9th day of January, 2023, as said Ordinance appears on file in my office and as the same is recorded in the Book of Ordinances of said Village.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the official seal of said Village of McLean this 9th day of January, 2023.



VILLAGE CLERK OF THE VILLAGE OF MCLEAN

EXHIBIT A TO ORDINANCE
Legal Description of Business District

A part of Block 6 in Dillon and Fishers First Addition, described as follows: Beginning at a point on the SE line of Merriam Street 96' Southwesterly from the SW corner of Lot 4 in Block 6, and running thence Southeasterly at right angles to Merriam Street, 166' to the Southeasterly line of Block 6, thence Southwesterly 48', thence N 38 1/2', thence W 132' to the W line of East Street, thence N 66', to the point of intersection with Merriam Street, thence Northeasterly 61 1/2' to the POB; Lots 14-16 in Block 1; Lots 6-10 in Block 27; The W 10' of Lot 1 in Block 28 and Lot 2 in Block 28; The N 1/2 of Lots 6 and 7 in Block 28; The S 52' of the N 82' of Lots 8-10 in Block 28; 50' off the S end of Lots 8-10 in Block 28; Lots 1-12 in Ross' Subdivision of Outlot 3; Commencing at the NW corner of the S 1/2 of that part of Outlot 4 lying E of the E line of Clinton Street, thence running E 110', thence S 89.1', thence W 110' to the E line of Clinton Street, thence N along the E line of Clinton Street 89.1' to the POB and a part of Outlot 4 described as follows: Commencing at the SW Corner of the S 1/2 of 220' of the entire east end of Lot 4 of the Outlots, running thence N 89.1', thence E 100', thence 89.1', thence W to the POB and the N 89.1' of the S 178.2' of the E 110' of Lot 4 of the Outlots and the S 83' of the E 110' of Lot 4 of the Outlots and the S 1/2 of that part of Outlot 4 lying E of the E line of Clinton Street; A part of Outlot 5, described as follows: Commencing at a point 227'S of the NW corner of Outlot 5; thence S to a point 40' N of the SW corner of Outlot 5; thence E to a point 40' N of the SE corner of Outlot 5; thence N to a point 227'S of the NE corner of Outlot 5; thence W to the POB. The S 21' off of the S 107' of the N 227' of Outlot 5; Lots 6-10, the S 1/2 of Lot 2 EXCEPT: Commencing at the SE corner of Lot 2, thence running N 66', thence W 45', thence Southeasterly to the POB; the S 1/2 of Lot 3 and a part of Lot 4 more particularly described as follows: beginning at the SE corner of Lot 4, thence N along the E line of Lot 4, 66', thence W 15' parallel with the S line of Lot 4, thence S 66' parallel with the E line of Lot 4 to the S line of Lot 4, thence E along the S line of Lot 4 to the POB, all in Block 4; Lot 6 in Block 13; The W 1 foot of the S 77' and the W 11' of the N 55' of Lot 7 in Block 13; Lot 5, except the N 74', in Block 13; Lot 7, EXCEPT the N 55' of the W 11' and EXCEPT the W 1 foot of the S 77', in Block 13; All that part of Lot 5, Block 12 lying S of a line drawn through the center of the brick party wall that separates the portion of the building now on the premises known as the Community Hall, from that portion of the building known as the Library and being approximately the S 28' of Lot 5; Lot 1 in Moffett's Addition and Lot 5 in the First Addition to Moffett's Addition and Beginning at a point in the N line of the public road which point is 12.445 chains E and .43 chains N of the 1/4 Section corner on the W side of Section 16, Twp 22 N, R1E of the 3PM, thence running N 47°37' W along the N side of the public road 4.85 chains to the E side of the ROW of the RR, thence N 43°3' E along the Easterly line of the RR ROW 5.65 chains, thence S 46°57' E at right angles to the RR ROW 1.515 chains, thence S 43°3' W and parallel with the Easterly line of the RR ROW 2.31 chains, thence S 46°57' E at right angles to the Easterly line of the RR ROW 3.33 chains thence S 43°3' W and parallel to the Easterly line of the RR ROW 3.355 chains to the POB, EXCEPT that part taken for Route 66 and I-55 and Beginning at a point 5.43 chains E of the 1/4 Section corner in the W line of Section 16, Twp 22 N, R1E of the 3PM, thence E 4.86 chains along the 1/2 Section line of Section 16, thence S to the State Bond Issue Highway No. 4 thence in a Northeasterly direction along the NW line of State Bond Issue Highway No. 4 to the SW line of the public road as now laid out, thence in a Northwesterly direction along the SW line of the public road to the SE line of the RR ROW, thence

in a Southwesterly direction along the ROW to the POB, all located in the W 1/2 of Section 16, Twp 22 N, R1E of the 3PM, EXCEPT that part taken for Route 66 and I-55; All of Block 20; Lots 6-8 in Block 12; All that part of the NW 1/4 of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM lying W of the RR ROW; All that part of the E side of Outlot 3 described as follows: Commencing at a point 33' S from the SW corner of Lot 6 in Block 28 which point is the NE corner of Lot 1 of Ross' Subdivision running thence E along the S side of South Street to the W line of the ROW of the RR, thence SW along the W line of the ROW of the RR to the S line of Outlot 3, thence W along the S line of Outlot 3 to the SE corner of Ross' Subdivision of Outlot 3, thence N along the E side of Ross' Subdivision to the POB; Lots 1-8 in Block 19; The public square as set forth on the plat of the Original Town, surrounded by Hamilton, Morgan, and Park Streets; Lots 1-3 and the N 1/2 of Lot 4 in Block 21; A part of the NE 1/4 of Section 36, Twp 22 N, R1W of the 3PM, described as follows: From a stone at the NE corner of Section 36, Twp 22 N, R1W of the 3PM; thence S 88°43' W 1235.9'; thence S 1°17' E 23.6'; thence S 88°07' W 424.9'; thence S 41°15' W 275.0' more or less along the Southeasterly boundary of Route 66 to the POB; thence S 41°15' W 169.7'; thence S 50°25' E 253' to the Northwesterly boundary of the new Route 66; thence Northeasterly on a curve to the right of radius 8230.11' a distance of 457.5'; thence N 61°12' W 50'; thence S 57°41' W 287.9' more or less to the POB; The E 90' of Lot 4 in Block 24 and Lot 5 and the N 5' of Lot 8 in Block 24; Lots 1-5 in Block 23; Lots 6-8 and the W 1/2 of Lot 9 in Block 15; 23' off the Northeasterly side of Lot 6 and 10' off the Southwesterly side of Lot 5, all in Block 23 and all of Lots 7, 8, 13, 14, 15 and 16 in Wagner's Subdivision of Outlot 4, excepting therefrom any part of the Lots falling within the following described tract: Commencing at the SW Corner of Lot 12, thence E along the S line of Lots 12, 11, 10, 9 and 8 a distance of 300', thence N at right angles to the S line of Lot 8 across Lots 8, 14, 15, 16 and 13 to a point on the N line of Lot 13, thence W along the N line of Lot 13 to the NW corner thereof, thence Southwesterly along the Westerly lines of Lots 13 and 12 to the POB and a part of Lots 8-16 in Wagner's Subdivision of that part of Outlot 4 lying W of Hamilton Street described as follows: Commencing at the SW corner of Lot 12, thence E along the S line of Lots 12, 11, 10, 9 and 8 a distance of 300' to a point; thence N at right angles to the S line of Lot 8 across Lots 8, 14, 15, 16 and 13 to a point on the N line of Lot 13; thence W along the N line of Lot 13 to the NW corner thereof; thence Southwesterly along the Westerly lines of Lots 13 and 12 to the POB; Lots 1-3 in Block 22, EXCEPT the following described property: Beginning at the NE corner of Lot 1, thence Northwesterly along the N line of Lot 1 to a point 5' past the garage building or approximately 46.5', thence Southwesterly parallel to the E line of Lots 1-3 to a point where the line intersects a part of the garage building which extends Northwesterly thence Northwesterly along the building as far as it extends, thence Southwesterly to the S line of Lot 3, thence Southeasterly along the S line of Lot 3 to the SE corner of Lot 3, thence Northeasterly along the E line of Lots 1-3 to the POB; Lots 4 and 5 in Block 22; Lots 1-7 in Block 29; The E 1/2 of Lot 7 and all of Lot 8 in Block 30 and Lots 1 and 2 in Block 30 and the E 48' of Lot 3 in Block 30; A part of Outlot 4, described as follows: Commencing 33'S of the SW corner of Block 30, thence S 150', thence E 110', thence N 150', thence W 110' to the POB and Beginning on Lot 3 at a point 7' E of Lot 4 and situated on the N Boundary Line of Lot 3; thence S along the E Boundary Lines of Lots 3 and 4, 132' to the S boundary line of Lot 3; thence W 62' along the S boundary line of Lots 3 and 4 to the intersection of Hamilton Street; and thence 146'6" to the POB; all being located on part of Lots 3 and 4 in Block 30 and the W 1/2 of Lot 7 in Block 30 and Lots 5 and 6 in Block 30; Lots 1-6 in John Wagner's Subdivision of that part of Outlot 4 and all of Lots 7, 8, 13, 14, 15 and 16 in Wagner's Subdivision of part of Outlot 4, excepting therefrom any part of the Lots falling

within the following described tract: Commencing at the SW Corner of Lot 12, thence E along the S line of Lots 12, 11, 10, 9 and 8 a distance of 300', thence N at right angles to the S line of Lot 8 across Lots 8, 14, 15, 16 and 13 to a point on the N line of Lot 13, thence W along the N line of Lot 13 to the NW corner thereof, thence Southwesterly along the Westerly lines of Lots 13 and 12 to the POB; The W 78' of the N 1/2 of the N 1/2 of the following described tract: Commencing 356.4' S of the S line of South Street on the E side of Hamilton Street if extended S and at a point where the line intersects the N line of the public highway, running E and W, thence E 220', thence N 200', thence W 220', thence S 200' to the POB, being a part of Outlot 4 and the N 78' of the following described property: Commencing 33' S of the SW corner of Block 30 being on the S side of South Street and on a line parallel with the W side of Short Street; thence S 158'; thence W 110'; thence N 158'; thence E 110' to the POB and part of Outlot 4 described as follows: The S 80' of a tract of land described as follows: Commencing 33' S of the SE corner of Block 30, being on the S side of South Street and on a line parallel with the W side of Short Street, thence S 158', thence W 110', thence N 158', thence E 110' to the POB and the N 1/2 of the E 220' of Outlot 4 EXCEPT the W 80' and EXCEPT the S 90' of the E 140' and a part of Outlot 4, described as follows: Beginning 356.4' S of the S line of South Street on a parallel with the E line of Hamilton Street at the point where the E line of Hamilton Street intersects the N line of the public highway running E and W, thence E 55', thence N 100', thence W 55', thence S 100' to the POB and a part of Outlot 4 described as follows: Beginning on the N line of Public Highway 55' E of a point 356.4' S of the S line of South Street on a continuation of the E line of Hamilton Street, running thence E 55', thence N 100', thence W 55', thence S 100' to the POB and a part of Outlot 4 described as follows: Commencing 356.4' S of the S line of South Street, at a point where the W line of Clinton Street, as extended southward, would intersect the N line of the public highway running E and W along the S side of Section 35, Twp 22 N, R1W of the 3PM, thence running W from the starting point, along the N line of the highway, for a distance of 110', thence N 100', thence E parallel with the N line of the Highway for a distance of 110' to the W line of Clinton Street, as extended, and thence S 100' to the POB; The S 87' of the W 80' of the N 1/2 of the E 220' of Outlot 4; The N 60' of Outlot 5; Lot 1 in Moffett's Addition and Lots 2-7 in the First Addition to Moffett's Addition and the N 1/2 of the SE 1/4 of Section 1, Twp 21 N, R1W of the 3PM, EXCEPT the W 34 acres thereof and Lots 4, 6 and 7 inclusive in the First Addition to Moffett's Addition; The part of Section 25, Twp 22 N, R1W of the 3PM, lying SE of the RR in Section 25, EXCEPT a 6.19-acre tract condemned by the State of Illinois, and EXCEPT a tract of 8.73 acres designated for ROW and the NE 1/4 of Section 36, Twp 22 N, R1W of the 3PM, EXCEPT the ROW of the RR, and also EXCEPT that part of the NE 1/4 lying N and W of the ROW, and EXCEPT from a stone at the NW corner of Section 36, Twp 22 N, R1W of the 3PM; thence S 88°43' W 1235.9'; thence S 1°17' E 23.6'; thence S 88°07' W 424.9'; thence S 41°15' W 275.0' more or less along the Southeasterly boundary of Route 66 to the POB; thence S 41°15' W 169.7'; thence S 50°25' E 253' to the Northwesterly boundary of the new Route No. 66; thence Northeasterly on a curve to the right of a radius 8280.11' a distance of 457.5'; thence N 61°12' W 50'; thence S 57°41' W 287.9' more or less to the POB and part of the W 1/2 of the SE 1/4 of Section 36, beginning at the NE corner of Section 36, thence S 1665.63'; thence N 1329.8' to the W Line of Section 36; thence N 948.33' to the SE Line of I-55; thence NE along I-55 295.84' and 476.57' to the N line, thence E 1045.05' to the POB, all in Section 36, Twp 22 N, R1W of the 3PM; Lot 2 in Block 2 in S.I. Leach's First Addition; Lot 3 and Lot 6 of Block 2 in S.I. Leach's First Addition; Lots 1 and 4 in Block 2 in S.I. Leach's Addition; Lots 1, 4 and 5 in Block 2 of S.I. LEACH'S Addition; Lots 1-3 in Block 1 in S.I. Leach's First Addition; Outlot 1 in S.I. Leach's

First Addition; also that part of the NW 1/4 of the SW 1/4 of Section 36, Twp 22N, R1W of the 3PM, lying N and W of the ROW of the RR and E of Outlot 1 of S.I. Leach's First Addition, EXCEPTING a part of the SW 1/4, Section 36, Twp 22N, R1W of the 3PM, described as: beginning at the stone which marks the NW corner of the SW 1/4 of Section 36, said stone also being the SW corner of Moffett's Addition. From the POB, thence E 987.40' along the N line of the SW 1/4, said N line also being the S line of said Addition, the SE corner thereof; thence SW 298.22' along a line parallel with the S line of Lot 1 in the Addition and said line forming an angle to the left of 2°34'30" from the last described course; thence W 689.50' along a line parallel with the S line of the Addition, said line forming an angle to the left of 177°25'30" with the last described course to the W line of said SW 1/4, thence N 13.5' along the W line which forms an angle to the left of 89°55'30" with the last described course to the POB and Commencing at the NW corner of the SW 1/4 of Section 36, Twp 22N, R1W of the 3PM, running thence E 22.34 rods, thence S 7 rods, thence W 22 3/4, thence N 7 rods to the POB in Block 1 in Dillon and Fisher's Addition, EXCEPTING: a part of the SW 1/4, Section 36, Twp 22N, R1W of the 3PM, described as follows: beginning at the stone which marks the NW corner of the SW 1/4 of Section 36, said stone also being the SW corner of Moffett's Addition. From said POB, thence E 987.40' along the N line of the SW 1/4, said N line also being the S line of said Addition, to the SW corner thereof; thence SW 298.22' along a line parallel with the S line of Lot 1 in said Addition and said line forming an angle to the left of 2°34'30" from the last described course; thence W 689.50' along a line parallel with the S line of the Addition; said line forming an angle to the left of 177°25'30" with the last described course to the W line of the SW 1/4, thence N 13.5' along said W line which forms an angle to the left of 89°55'30" with the last described course to the POB, EXCEPTING a part of the SW 1/4, Section 36, Twp 22N, R1W, 3PM, described as: beginning at the stone which marks the NW corner of the SW 1/4 of said Section 36, said stone also being the SW corner of Moffett's Addition. From said POB, thence E 987.40' along the N line of said SW 1/4, said N line also being the S line of said Addition, to the SE corner thereof; thence SW 298.22' along a line parallel with the S line of Lot 1 in the Addition and said line forming an angle to the left of 2°34'30" from the last described course; thence W 689.50' along a line parallel with the S line of the Addition and said line forming an angle to the left of 177°25'30", with the last described course to the W line of the SW 1/4, thence N 13.5' along the W line which forms an angle to the left of 89°55'30" with the last described course to the POB; Lot 2, Block 3, S.I. Leach's 1st Addition; Lots 2, 6, 7 and 30' off the full N Side of Lot 9 in Block 3 in S.I. Leach's First Addition; Lot 9, EXCEPT the N 30' thereof, in Block 3 in S.I. Leach's First Addition; Lots 1, 4, 5, & 8 in Block 3 in S.I. Leach's 1st Addition; Block 4 in S.I. Leach's 1st Addition; Lots 8, 9, and 10 in Block 5 in S.I. Leach's First Addition; Lots 2-7 EXCEPT the W 10' of Lot 2, in Block 5 in S.I. Leach First Addition; Lots 2-4 and 7-12 in Block 4 in Dillon and Fisher's Addition and the SW 10' of Lot 2 and all of Lot 1 in Block 5 in S.I. Leach's First Addition; The NW 20' of Lots 5 and 6 in Block 4 in Dillon and Fisher's Addition (Plat Book 3, Page 370) located in the SW 1/4 of Section 36, Twp 22 N, R1W of the 3PM; Lots 1-4 in Block 6 in Dillon and Fisher's Addition and a part of Block 6 in Dillon and Fisher's 1st Addition, described as follows: Beginning at the SW Corner of Lot 4, thence Southwesterly 96', thence Southeasterly parallel with the S side of Lot 4, 166', thence Northeasterly 96', thence Northwesterly 166' to the POB and the SW 10' of Lot 2 and All of Lot 1 in Block 5 in S.I. Leach's First Addition; Lot 1 and Lot 2 in Block 7 in Dillon and Fisher's Subdivision, EXCEPT that part described as follows: Commencing at the N corner of Lot 2 and running thence SW 18'; thence Southeasterly to the SE side of Lot 2 at a point 18' distant from the NE corner thereof, thence Northeasterly to the NE corner; thence Northwesterly to the POB,

AND ALSO all of Lots 3-5 in Block 7 in Dillon and Fisher's Subdivision; Lots 5 and 8 in Block 9 in Dillon and Fisher's Addition; The W 8.68 acres N of Reidel's Subdivision, Plat Book 15, Page 669, which is a part of the N 1/2 of the SW 1/4 of Section 36, Twp 22 N, R1W of the 3PM; Lots 1-8 in Block 12 in Dillon and Fisher's Addition; Lots 1-8 in Block 13 in Dillon and Fisher's Addition; Lots 2, 3 and 6 of Block 15 in Dillon and Fisher's First Addition and Lots 1, 4, 5, 7, 8, 9, 10, 11 and 12 of Block 15 and Vacated Elm Street and a part of Lots 2 and 10 of Block 14 all in Dillon and Fisher's First Addition, excepting that part of Lots 11 and 12 of Block 15 and Vacated Elm Street in Route 136 ROW, more particularly described as follows: Beginning at the NW Corner of Block 14 of Dillon and Fisher's First Addition; thence N 89°13'12" E (an assumed bearing) along the N line of Lot 2 in Block 14, a distance of 20'; thence S 0°35'0" E a distance of 20'; thence S 89°13'21" W, a distance of 20' to the W line of Lot 2 of Block 14; thence S 0°35'0" E, along the E line of vacated Elm Street, a distance of 200.09', to the NW corner of Lot 10 of Block 14; thence N 89°13'21" E a distance of 20', thence S 0°35'0" E, a distance of 20'; thence S 89°13'21" W, a distance of 20' to the E line of vacated Elm Street; thence S 0°35'0" E, along the E line of vacated Elm Street, a distance of 26.02', to the N ROW line of Route 136; thence S 88°6'45" W, along the N ROW line, a distance of 66.03'; thence S 0°35'54" E, along the N ROW line, a distance of 47.66'; thence N 90°0'0" W, along the ROW line, a distance of 221.72'; thence N 44°59'50" W, along the N ROW line of Route 136, a distance of 59.13'; thence N 0°14'26" E, along the E ROW line of Main Street, a distance of 104.71', to the NW corner of Lot 7 of Block 15; thence N 89°14'1" E, along the N line of Lot 7, a distance of 129.53', to the NE corner of Lot 7; thence N 0°36' 16" E, along the W line of Lots 5, 4, and 1 of Block 15, a distance of 165', to the NW corner of Lot 1; thence N 89°13'21" E, along the N line of Lot 1, a distance of 198.11', to the POB; That part of Block 14 of Dillon and Fishers First Addition in the SW 1/4 of Section 36, Twp 22 N R1W of the 3PM. Lots 1-8 inclusive, and the N 46' of Lots 9 and 10 except the W 20' of the N 20' of Lot 2, and also except the W 20' of the N 20' of Lot 10 and EXCEPT THE FOLLOWING: Beginning at the intersection of the N line of the 90-foot ROW of Route 136 and the W line of Lot 10; thence N 00°35'00" W, 26.32'; thence N 89°58'44" E, 20'; thence S 89°58'44" W, 20'; thence N 00°35'00" W, 23.68', thence S 00°14'53" E, 70' to a point on the N line of the 90 foot ROW of Route 136; thence N 89°49'55" W, 262.34' to the POB; Beginning at the intersection of the N line of the 90-foot ROW of Route 136 and the W line of lot 10; thence N 00°35'00" W, 26.32'; thence N 89°58'44" E, 20'; thence S 89°58'44" W, 20'; thence N 00°35'00" W, 23.68', thence S 00°14'53" E, 70' to a point on the N line of the 90-foot ROW of Route 136; thence N 89°49'55" W, 262.34' to the POB, EXCEPT THE FOLLOWING: That part of block 14 of Dillon and Fishers First Addition in the SW 1/4 of Section 36, Twp 22 N 1 W of the 3PM. Lots 1-8 inclusive, and the N 46' of Lots 9 and 10 except the W 20' of the N 20' of Lot 2, and also except the W 20' of the N 20' of Lot 10; A part of the SW 1/4 of Section 26, Twp 22 N, R1W of the 3PM, more particularly described as follows: Commencing at the SW corner of the SW 1/4 of Section 36; thence N 89°43'02" E 764.36' on the S line of the SW 1/4 of Section 36 to the Southerly extension of the E ROW line of Route 119 Ext., Section 120 as conveyed in Deed Book 428 on Page 94 in the Recorder of Deeds Office; thence N 00°51'08" W 604.94' on the Southern extension of the E ROW line of Route 119 Ext. Section 120 and the E ROW line of Route 119 Ext. Section 120; thence S 89°08'52" W 10' to the E ROW line of S.B.I. 4 as conveyed in Deed Book 352 on Page 12 in the Recorder of Deeds Office; thence N 00°51'08" W 87.75' on the E ROW line of S.B.I 4 to the POB; thence continuing N 00°51'08" W 640.38' on the E ROW line of S.B.I. 4 to the S line of Reidel's Subdivision; thence N 89°41'09" E 1312.26' on the S line of Reidel's Subdivision to the Westerly ROW line of I-55 as monumented and fenced; thence

Southwesterly 289.88' on the Westerly ROW line of I-55 as monumented and fenced on a non-tangential curve concave to the NW having a central angle of $02^{\circ}56'51''$, a radius of 5634.60' and a chord of 289.84' bearing $S 28^{\circ}55'59'' W$ from the last described course to the Northerly ROW line of F.A.I Route 55 as monumented and fenced; thence $S 59^{\circ}51'31'' W$ 1103.83' on the Northerly ROW line of I-55 as monumented and fenced; thence $N 00^{\circ}51'08'' W$ 163.51' parallel with the E ROW line of Route 119 Ext., Section 120 conveyed in Deed Book 428 on Page 94 in the Recorder of Deeds Office; thence $S 89^{\circ}08'52'' W$ 205.50' to the POB; Lots 1-5 of the McLean Industrial Park; A part of Lot 1 in the NE 1/4 of Section 2 Twp 21 N, R1W of the 3PM, according to the Plat recorded in Plat Book 39 of Deeds, page 130, described as follows: Commencing at a point 118' W of the NE corner of Lot 1, thence S 88', thence W 55', thence N 88', thence E 55' to the POB and a part of Lot 1 of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM, described as follows: Beginning at a point on the S line of the Highway running E and W along the N side of Lot 1 which is 173' W of the E line of Lot 1, thence S 88', thence E 173' to the E line of Lot 1, thence S 113' to the SE corner of Lot 1, thence W 15 rods to the SW corner of Lot 1, thence N along the W line of Lot 1, 201' to the S line of the Highway, thence E along the S line of the Highway 74.5' to the POB; A part of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM, described as follows: Beginning at the NE corner of the NE 1/4 of Section 2 and running thence S along the Section line 433'; thence W parallel with the N line of Section, 240'; thence N 433'; thence E 240' to the POB and a part of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM, described as follows: Commencing at a point 27 1/2 rods W and 30' S of the NE Corner of the Section; thence E along the S line of Route 136, a distance of 213.75'; thence S and parallel to the E side of said Section, 403'; thence N $42^{\circ}50' W$ 292'; thence N and parallel to the E side of the Section, 204' to the POB and a part of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM, described as follows: Commencing at a point 433' S and 30' W of the NE corner of Section 2 and on the W side of the Public road, thence W and parallel to the N line of the NE 1/4, 210'; thence N $42^{\circ}50' W$, 292'; thence S and parallel to the E line of the NE 1/4, 457.5'; thence E and parallel to the N line of the NE 1/4, 423.75'; thence N and parallel to the E line of the NE 1/4, 258.5' to the POB and all of that part of the NW 1/4 of the NW 1/4 of Section 1, Twp 21 N, R1W of the 3PM, lying between the center of SBI Route 119 and FA Route 5 and W of a Northerly and Southerly line 266 1/2' E of and parallel with the W boundary line of Section 1 and all of that part of the NW 1/4 of the NW 1/4 of Section 1, Twp 21 N, R1W of the 3PM, lying between the center of SBI Route 119 and FA Route No. 5 and E of a Northerly and Southerly line 266 1/2' E of and parallel with the W boundary line of Section 1; A part of the W 1/2 of the SE 1/4 of Section 36, Twp 22 N, R1W of the 3PM, described as: Beginning at a point which is 1000' N of the S line of the SE 1/4 of Section 36, and which point is also 450' W of the E line of the W 1/2 of the SE 1/4 from the POB, thence W 879.8' parallel with the S line of the SE 1/4 to a point of the W line of the SE 1/4, which is 875.4' N of the N Right-of-Way line of FA Route 119 as shown on a plat recorded as Doc. No. 72-9771, thence S 875.4' along the W line which forms an angle to the right of $89^{\circ}49'$ with the last described course to the N Right-of-Way line, thence E 258.14' along the N Right-of-Way line which forms an angle to the right of $95^{\circ}13'$ with the last described course, thence E 260.49' along the N Right-of-Way line which forms an angle to the right of $174^{\circ}57'$ with the last described course, thence S 40' along the Right-of-Way line which forms an angle to the right of 270° with the last described course, thence E 189.56' along the Right-of-Way line which forms an angle to the right of 90° with the last described course, thence E 151.16' along the Right-of-Way line which forms an angle to the right of $185^{\circ}29'$ with the last described course, thence S 47.35' along the Right-of-Way line which forms an angle to the right of $264^{\circ}32'$ with the last

described course to a point on the S line of the SE 1/4, which is 472.7' W of the SE corner of the W 1/2 of the SE 1/4, thence E 22.70' along the S line which forms an angle to the right of 90° with the last described course to a point which is 450' W of the SE corner of the W 1/2 of the SE 1/4, thence N 1000' parallel with the E line of the W 1/2 of the SE 1/4 which forms an angle to the right of 89°50' with the last described course to the POB; The S 1000' of the E 450' of the W 1/2 of the SE 1/4 of Section 36, Twp 22 N, R1W of the 3PM and Lots 2 and 3 in Block 11 in Dillon and Fisher's Addition.

EXHIBIT B TO ORDINANCE
Blight Analysis – Part I

EXHIBIT C TO ORDINANCE

Business District Plan – Part II

VILLAGE OF MCLEAN, ILLINOIS
PUBLIC NOTICE
Pursuant to 65 ILCS 5/11-74.3-2(b)

The corporate authorities of the Village of McLean (the "Village") will hold a public hearing on the 9th day January, 2023 at 7:05 p.m., at the Village of McLean Office, 121 S. Hamilton Street, McLean, Illinois 61754 (the "Hearing"), to consider whether to designate the following described property (the Proposed McLean Business District) as a business district with a finding and determination that the Proposed McLean Business District is a blighted area, as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the "Law"), and whether to approve a business district plan for the Proposed McLean Business District as set forth in the Law.

THE LEGAL DESCRIPTIONS FOR THE BUSINESS DEVELOPMENT DISTRICT INCLUDE THE FOLLOWING DESCRIBED PROPERTIES, ALL OF WHICH ARE LOCATED IN THE VILLAGE OF MCLEAN, MCLEAN COUNTY, ILLINOIS AND INCLUDE ALL VACATED STREETS AND ALLEYS, ALL STREETS AND ALLEYS, ALL PROPERTIES OWNED BY THE VILLAGE OF MCLEAN AND ALL PROPERTIES, DEDICATED RIGHT OF WAYS AND RAILROAD RIGHT OF WAYS THAT ARE WITHIN THE BOUNDARIES OF THE MAP OF THE BUSINESS DEVELOPMENT DISTRICT AND ALL PROPERTIES THAT ARE ADJACENT TO THE BOUNDARIES OF THE DISTRICT. ALL LOTS AND BLOCKS LISTED HEREIN ARE IN THE ORIGINAL TOWN OF MCLEAN UNLESS OTHERWISE NOTED.

Legal Descriptions Of Properties Within The Business District

A part of Block 6 in Dillon and Fishers First Addition, described as follows: Beginning at a point on the SE line of Merriam Street 96' Southwesterly from the SW corner of Lot 4 in Block 6, and running thence Southeasterly at right angles to Merriam Street, 166' to the Southeasterly line of Block 6, thence Southwesterly 48', thence N 38 1/2', thence W 132' to the W line of East Street, thence N 66', to the point of intersection with Merriam Street, thence Northeasterly 61 1/2' to the POB; Lots 14-16 in Block 1; Lots 6-10 in Block 27; The W 10' of Lot 1 in Block 28 and Lot 2 in Block 28; The N 1/2 of Lots 6 and 7 in Block 28; The S 52' of the N 82' of Lots 8-10 in Block 28; 50' off the S end of Lots 8-10 in Block 28; Lots 1-12 in Ross' Subdivision of Outlot 3; Commencing at the NW corner of the S 1/2 of that part of Outlot 4 lying E of the E line of Clinton Street, thence running E 110', thence S 89.1', thence W 110' to the E line of Clinton Street, thence N along the E line of Clinton Street 89.1' to the POB and a part of Outlot 4 described as follows: Commencing at the SW Corner of the S 1/2 of 220' of the entire east end of Lot 4 of the Outlots, running thence N 89.1', thence E 100', thence 89.1', thence W to the POB and the N 89.1' of the S 178.2' of the E 110' of Lot 4 of the Outlots and the S 83' of the E 110' of Lot 4 of the Outlots and the S 1/2 of that part of Outlot 4 lying E of the E line of Clinton Street; A part of Outlot 5, described as follows: Commencing at a point 227'S of the NW corner of Outlot 5; thence S to a point 40' N of the SW corner of Outlot 5; thence E to a point 40' N of the SE corner of Outlot 5; thence N to a point 227'S of the NE corner of Outlot 5; thence W to the POB. The S 21' off of the S 107' of the N 227' of Outlot 5; Lots 6-10, the S 1/2 of Lot 2 EXCEPT: Commencing at the SE

corner of Lot 2, thence running N 66', thence W 45', thence Southeasterly to the POB; the S 1/2 of Lot 3 and a part of Lot 4 more particularly described as follows: beginning at the SE corner of Lot 4, thence N along the E line of Lot 4, 66', thence W 15' parallel with the S line of Lot 4, thence S 66' parallel with the E line of Lot 4 to the S line of Lot 4, thence E along the S line of Lot 4 to the POB, all in Block 4; Lot 6 in Block 13; The W 1 foot of the S 77' and the W 11' of the N 55' of Lot 7 in Block 13; Lot 5, except the N 74', in Block 13; Lot 7, EXCEPT the N 55' of the W 11' and EXCEPT the W 1 foot of the S 77', in Block 13; All that part of Lot 5, Block 12 lying S of a line drawn through the center of the brick party wall that separates the portion of the building now on the premises known as the Community Hall, from that portion of the building known as the Library and being approximately the S 28' of Lot 5; Lot 1 in Moffett's Addition and Lot 5 in the First Addition to Moffett's Addition and Beginning at a point in the N line of the public road which point is 12.445 chains E and .43 chains N of the 1/4 Section corner on the W side of Section 16, Twp 22 N, R1E of the 3PM, thence running N 47°37' W along the N side of the public road 4.85 chains to the E side of the ROW of the RR, thence N 43°3' E along the Easterly line of the RR ROW 5.65 chains, thence S 46°57' E at right angles to the RR ROW 1.515 chains, thence S 43°3' W and parallel with the Easterly line of the RR ROW 2.31 chains, thence S 46°57' E at right angles to the Easterly line of the RR ROW 3.33 chains thence S 43°3' W and parallel to the Easterly line of the RR ROW 3.355 chains to the POB, EXCEPT that part taken for Route 66 and I-55 and Beginning at a point 5.43 chains E of the 1/4 Section corner in the W line of Section 16, Twp 22 N, R1E of the 3PM, thence E 4.86 chains along the 1/2 Section line of Section 16, thence S to the State Bond Issue Highway No. 4 thence in a Northeasterly direction along the NW line of State Bond Issue Highway No. 4 to the SW line of the public road as now laid out, thence in a Northwesterly direction along the SW line of the public road to the SE line of the RR ROW, thence in a Southwesterly direction along the ROW to the POB, all located in the W 1/2 of Section 16, Twp 22 N, R1E of the 3PM, EXCEPT that part taken for Route 66 and I-55; All of Block 20; Lots 6-8 in Block 12; All that part of the NW 1/4 of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM lying W of the RR ROW; All that part of the E side of Outlot 3 described as follows: Commencing at a point 33' S from the SW corner of Lot 6 in Block 28 which point is the NE corner of Lot 1 of Ross' Subdivision running thence E along the S side of South Street to the W line of the ROW of the RR, thence SW along the W line of the ROW of the RR to the S line of Outlot 3, thence W along the S line of Outlot 3 to the SE corner of Ross' Subdivision of Outlot 3, thence N along the E side of Ross' Subdivision to the POB; Lots 1-8 in Block 19; The public square as set forth on the plat of the Original Town, surrounded by Hamilton, Morgan, and Park Streets; Lots 1-3 and the N 1/2 of Lot 4 in Block 21; A part of the NE 1/4 of Section 36, Twp 22 N, R1W of the 3PM, described as follows: From a stone at the NE corner of Section 36, Twp 22 N, R1W of the 3PM; thence S 88°43' W 1235.9'; thence S 1°17' E 23.6'; thence S 88°07' W 424.9'; thence S 41°15' W 275.0' more or less along the Southeasterly boundary of Route 66 to the POB; thence S 41°15' W 169.7'; thence S 50°25' E 253' to the Northwesterly boundary of the new Route 66; thence Northeasterly on a curve to the right of radius 8230.11' a distance of 457.5'; thence N 61°12' W 50'; thence S 57°41' W 287.9' more or less to the POB; The E 90' of Lot 4 in Block 24 and Lot 5 and the N 5' of Lot 8 in Block 24; Lots 1-5 in Block 23; Lots 6-8 and the W 1/2 of Lot 9 in Block 15; 23' off the Northeasterly side of Lot 6 and 10' off the Southwesterly side of Lot 5, all in Block 23 and all of Lots 7, 8, 13, 14, 15 and 16 in Wagner's Subdivision of Outlot 4, excepting therefrom any part of the Lots falling within the following described tract: Commencing at the SW Corner of Lot 12, thence E along the S line of Lots 12, 11, 10, 9 and 8 a distance of 300', thence N at right angles to the S line of Lot 8 across Lots 8, 14, 15, 16 and 13 to

a point on the N line of Lot 13, thence W along the N line of Lot 13 to the NW corner thereof, thence Southwesterly along the Westerly lines of Lots 13 and 12 to the POB and a part of Lots 8-16 in Wagner's Subdivision of that part of Outlot 4 lying W of Hamilton Street described as follows: Commencing at the SW corner of Lot 12, thence E along the S line of Lots 12, 11, 10, 9 and 8 a distance of 300' to a point; thence N at right angles to the S line of Lot 8 across Lots 8, 14, 15, 16 and 13 to a point on the N line of Lot 13; thence W along the N line of Lot 13 to the NW corner thereof; thence Southwesterly along the Westerly lines of Lots 13 and 12 to the POB; Lots 1-3 in Block 22, EXCEPT the following described property: Beginning at the NE corner of Lot 1, thence Northwesterly along the N line of Lot 1 to a point 5' past the garage building or approximately 46.5', thence Southwesterly parallel to the E line of Lots 1-3 to a point where the line intersects a part of the garage building which extends Northwesterly thence Northwesterly along the building as far as it extends, thence Southwesterly to the S line of Lot 3, thence Southeasterly along the S line of Lot 3 to the SE corner of Lot 3, thence Northeasterly along the E line of Lots 1-3 to the POB; Lots 4 and 5 in Block 22; Lots 1-7 in Block 29; The E 1/2 of Lot 7 and all of Lot 8 in Block 30 and Lots 1 and 2 in Block 30 and the E 48' of Lot 3 in Block 30; A part of Outlot 4, described as follows: Commencing 33'S of the SW corner of Block 30, thence S 150', thence E 110', thence N 150', thence W 110' to the POB and Beginning on Lot 3 at a point 7' E of Lot 4 and situated on the N Boundary Line of Lot 3; thence S along the E Boundary Lines of Lots 3 and 4, 132' to the S boundary line of Lot 3; thence W 62' along the S boundary line of Lots 3 and 4 to the intersection of Hamilton Street; and thence 146'6" to the POB; all being located on part of Lots 3 and 4 in Block 30 and the W 1/2 of Lot 7 in Block 30 and Lots 5 and 6 in Block 30; Lots 1-6 in John Wagner's Subdivision of that part of Outlot 4 and all of Lots 7, 8, 13, 14, 15 and 16 in Wagner's Subdivision of part of Outlot 4, excepting therefrom any part of the Lots falling within the following described tract: Commencing at the SW Corner of Lot 12, thence E along the S line of Lots 12, 11, 10, 9 and 8 a distance of 300', thence N at right angles to the S line of Lot 8 across Lots 8, 14, 15, 16 and 13 to a point on the N line of Lot 13, thence W along the N line of Lot 13 to the NW corner thereof, thence Southwesterly along the Westerly lines of Lots 13 and 12 to the POB; The W 78' of the N 1/2 of the N 1/2 of the following described tract: Commencing 356.4' S of the S line of South Street on the E side of Hamilton Street if extended S and at a point where the line intersects the N line of the public highway, running E and W, thence E 220', thence N 200', thence W 220', thence S 200' to the POB, being a part of Outlot 4 and the N 78' of the following described property: Commencing 33' S of the SW corner of Block 30 being on the S side of South Street and on a line parallel with the W side of Short Street; thence S 158'; thence W 110'; thence N 158'; thence E 110' to the POB and part of Outlot 4 described as follows: The S 80' of a tract of land described as follows: Commencing 33' S of the SE corner of Block 30, being on the S side of South Street and on a line parallel with the W side of Short Street, thence S 158', thence W 110', thence N 158', thence E 110' to the POB and the N 1/2 of the E 220' of Outlot 4 EXCEPT the W 80' and EXCEPT the S 90' of the E 140' and a part of Outlot 4, described as follows: Beginning 356.4' S of the S line of South Street on a parallel with the E line of Hamilton Street at the point where the E line of Hamilton Street intersects the N line of the public highway running E and W, thence E 55', thence N 100', thence W 55', thence S 100' to the POB and a part of Outlot 4 described as follows: Beginning on the N line of Public Highway 55' E of a point 356.4' S of the S line of South Street on a continuation of the E line of Hamilton Street, running thence E 55', thence N 100', thence W 55', thence S 100' to the POB and a part of Outlot 4 described as follows: Commencing 356.4' S of the S line of South Street, at a point where the W line of Clinton Street, as extended southward, would intersect the N line of the public highway

running E and W along the S side of Section 35, Twp 22 N, R1W of the 3PM, thence running W from the starting point, along the N line of the highway, for a distance of 110', thence N 100', thence E parallel with the N line of the Highway for a distance of 110' to the W line of Clinton Street, as extended, and thence S 100' to the POB; The S 87' of the W 80' of the N 1/2 of the E 220' of Outlot 4; The N 60' of Outlot 5; Lot 1 in Moffett's Addition and Lots 2-7 in the First Addition to Moffett's Addition and the N 1/2 of the SE 1/4 of Section 1, Twp 21 N, R1W of the 3PM, EXCEPT the W 34 acres thereof and Lots 4, 6 and 7 inclusive in the First Addition to Moffett's Addition; The part of Section 25, Twp 22 N, R1W of the 3PM, lying SE of the RR in Section 25, EXCEPT a 6.19-acre tract condemned by the State of Illinois, and EXCEPT a tract of 8.73 acres designated for ROW and the NE 1/4 of Section 36, Twp 22 N, R1W of the 3PM, EXCEPT the ROW of the RR, and also EXCEPT that part of the NE 1/4 lying N and W of the ROW, and EXCEPT from a stone at the NW corner of Section 36, Twp 22 N, R1W of the 3PM; thence S 88°43' W 1235.9'; thence S 1°17' E 23.6'; thence S 88°07' W 424.9'; thence S 41°15' W 275.0' more or less along the Southeasterly boundary of Route 66 to the POB; thence S 41°15' W 169.7'; thence S 50°25' E 253' to the Northwesterly boundary of the new Route No. 66; thence Northeasterly on a curve to the right of a radius 8280.11' a distance of 457.5'; thence N 61°12' W 50'; thence S 57°41' W 287.9' more or less to the POB and part of the W 1/2 of the SE 1/4 of Section 36, beginning at the NE corner of Section 36, thence S 1665.63'; thence N 1329.8' to the W Line of Section 36; thence N 948.33' to the SE Line of I-55; thence NE along I-55 295.84' and 476.57' to the N line, thence E 1045.05' to the POB, all in Section 36, Twp 22 N, R1W of the 3PM; Lot 2 in Block 2 in S.I. Leach's First Addition; Lot 3 and Lot 6 of Block 2 in S.I. Leach's First Addition; Lots 1 and 4 in Block 2 in S.I. Leach's Addition; Lots 1, 4 and 5 in Block 2 of S.I. LEACH'S Addition; Lots 1-3 in Block 1 in S.I. Leach's First Addition; Outlot 1 in S.I. Leach's First Addition; also that part of the NW 1/4 of the SW 1/4 of Section 36, Twp 22N, R1W of the 3PM, lying N and W of the ROW of the RR and E of Outlot 1 of S.I. Leach's First Addition, EXCEPTING a part of the SW 1/4, Section 36, Twp 22N, R1W of the 3PM, described as: beginning at the stone which marks the NW corner of the SW 1/4 of Section 36, said stone also being the SW corner of Moffett's Addition. From the POB, thence E 987.40' along the N line of the SW 1/4, said N line also being the S line of said Addition, the SE corner thereof; thence SW 298.22' along a line parallel with the S line of Lot 1 in the Addition and said line forming an angle to the left of 2°34'30" from the last described course; thence W 689.50' along a line parallel with the S line of the Addition, said line forming an angle to the left of 177°25'30" with the last described course to the W line of said SW 1/4, thence N 13.5' along the W line which forms an angle to the left of 89°55'30" with the last described course to the POB and Commencing at the NW corner of the SW 1/4 of Section 36, Twp 22N, R1W of the 3PM, running thence E 22.34 rods, thence S 7 rods, thence W 22 3/4, thence N 7 rods to the POB in Block 1 in Dillon and Fisher's Addition, EXCEPTING: a part of the SW 1/4, Section 36, Twp 22N, R1W of the 3PM, described as follows: beginning at the stone which marks the NW corner of the SW 1/4 of Section 36, said stone also being the SW corner of Moffett's Addition. From said POB, thence E 987.40' along the N line of the SW 1/4, said N line also being the S line of said Addition, to the SW corner thereof; thence SW 298.22' along a line parallel with the S line of Lot 1 in said Addition and said line forming an angle to the left of 2°34'30" from the last described course; thence W 689.50' along a line parallel with the S line of the Addition; said line forming an angle to the left of 177°25'30" with the last described course to the W line of the SW 1/4, thence N 13.5' along said W line which forms an angle to the left of 89°55'30" with the last described course to the POB, EXCEPTING a part of the SW 1/4, Section 36, Twp 22N, R1W, 3PM, described as: beginning at the stone which

marks the NW corner of the SW 1/4 of said Section 36, said stone also being the SW corner of Moffett's Addition. From said POB, thence E 987.40' along the N line of said SW 1/4, said N line also being the S line of said Addition, to the SE corner thereof; thence SW 298.22' along a line parallel with the S line of Lot 1 in the Addition and said line forming an angle to the left of 2°34'30" from the last described course; thence W 689.50' along a line parallel with the S line of the Addition and said line forming an angle to the left of 177°25'30", with the last described course to the W line of the SW 1/4, thence N 13.5' along the W line which forms an angle to the left of 89°55'30" with the last described course to the POB; Lot 2, Block 3, S.I. Leach's 1st Addition; Lots 2, 6, 7 and 30' off the full N Side of Lot 9 in Block 3 in S.I. Leach's First Addition; Lot 9, EXCEPT the N 30' thereof, in Block 3 in S.I. Leach's First Addition; Lots 1, 4, 5, & 8 in Block 3 in S.I. Leach's 1st Addition; Block 4 in S.I. Leach's 1st Addition; Lots 8, 9, and 10 in Block 5 in S.I. Leach's First Addition; Lots 2-7 EXCEPT the W 10' of Lot 2, in Block 5 in S.I. Leach First Addition; Lots 2-4 and 7-12 in Block 4 in Dillon and Fisher's Addition and the SW 10' of Lot 2 and all of Lot 1 in Block 5 in S.I. Leach's First Addition; The NW 20' of Lots 5 and 6 in Block 4 in Dillon and Fisher's Addition (Plat Book 3, Page 370) located in the SW 1/4 of Section 36, Twp 22 N, R1W of the 3PM; Lots 1-4 in Block 6 in Dillon and Fisher's Addition and a part of Block 6 in Dillon and Fisher's 1st Addition, described as follows: Beginning at the SW Corner of Lot 4, thence Southwesterly 96', thence Southeasterly parallel with the S side of Lot 4, 166', thence Northeasterly 96', thence Northwesterly 166' to the POB and the SW 10' of Lot 2 and All of Lot 1 in Block 5 in S.I. Leach's First Addition; Lot 1 and Lot 2 in Block 7 in Dillon and Fisher's Subdivision, EXCEPT that part described as follows: Commencing at the N corner of Lot 2 and running thence SW 18'; thence Southeasterly to the SE side of Lot 2 at a point 18' distant from the NE corner thereof, thence Northeasterly to the NE corner; thence Northwesterly to the POB, AND ALSO all of Lots 3-5 in Block 7 in Dillon and Fisher's Subdivision; Lots 5 and 8 in Block 9 in Dillon and Fisher's Addition; The W 8.68 acres N of Reidel's Subdivision, Plat Book 15, Page 669, which is a part of the N 1/2 of the SW 1/4 of Section 36, Twp 22 N, R1W of the 3PM; Lots 1-8 in Block 12 in Dillon and Fisher's Addition; Lots 1-8 in Block 13 in Dillon and Fisher's Addition; Lots 2, 3 and 6 of Block 15 in Dillon and Fisher's First Addition and Lots 1, 4, 5, 7, 8, 9, 10, 11 and 12 of Block 15 and Vacated Elm Street and a part of Lots 2 and 10 of Block 14 all in Dillon and Fisher's First Addition, excepting that part of Lots 11 and 12 of Block 15 and Vacated Elm Street in Route 136 ROW, more particularly described as follows: Beginning at the NW Corner of Block 14 of Dillon and Fisher's First Addition; thence N 89°13'12" E (an assumed bearing) along the N line of Lot 2 in Block 14, a distance of 20'; thence S 0°35'0" E a distance of 20'; thence S 89°13'21" W, a distance of 20' to the W line of Lot 2 of Block 14; thence S 0°35'0" E, along the E line of vacated Elm Street, a distance of 200.09', to the NW corner of Lot 10 of Block 14; thence N 89°13'21" E a distance of 20', thence S 0°35'0" E, a distance of 20'; thence S 89°13'21" W, a distance of 20' to the E line of vacated Elm Street; thence S 0°35'0" E, along the E line of vacated Elm Street, a distance of 26.02', to the N ROW line of Route 136; thence S 88°6'45" W, along the N ROW line, a distance of 66.03'; thence S 0°35'54" E, along the N ROW line, a distance of 47.66'; thence N 90°0'0" W, along the ROW line, a distance of 221.72'; thence N 44°59'50" W, along the N ROW line of Route 136, a distance of 59.13'; thence N 0°14'26" E, along the E ROW line of Main Street, a distance of 104.71', to the NW corner of Lot 7 of Block 15; thence N 89°14'1" E, along the N line of Lot 7, a distance of 129.53', to the NE corner of Lot 7; thence N 0°36' 16" E, along the W line of Lots 5, 4, and 1 of Block 15, a distance of 165', to the NW corner of Lot 1; thence N 89°13'21" E, along the N line of Lot 1, a distance of 198.11', to the POB; That part of Block 14 of Dillon and Fishers First Addition in the SW 1/4 of

Section 36, Twp 22 N R1W of the 3PM. Lots 1-8 inclusive, and the N 46' of Lots 9 and 10 except the W 20' of the N 20' of Lot 2, and also except the W 20' of the N 20' of Lot 10 and EXCEPT THE FOLLOWING: Beginning at the intersection of the N line of the 90-foot ROW of Route 136 and the W line of Lot 10; thence N 00°35'00" W, 26.32'; thence N 89°58'44" E, 20'; thence S 89°58'44" W, 20'; thence N 00°35'00" W, 23.68', thence S 00°14'53" E, 70' to a point on the N line of the 90 foot ROW of Route 136; thence N 89°49'55" W, 262.34' to the POB; Beginning at the intersection of the N line of the 90-foot ROW of Route 136 and the W line of lot 10; thence N 00°35'00" W, 26.32'; thence N 89°58'44" E, 20'; thence S 89°58'44" W, 20'; thence N 00°35'00" W, 23.68', thence S 00°14'53" E, 70' to a point on the N line of the 90-foot ROW of Route 136; thence N 89°49'55" W, 262.34' to the POB, EXCEPT THE FOLLOWING: That part of block 14 of Dillon and Fishers First Addition in the SW 1/4 of Section 36, Twp 22 N 1 W of the 3PM. Lots 1-8 inclusive, and the N 46' of Lots 9 and 10 except the W 20' of the N 20' of Lot 2, and also except the W 20' of the N 20' of Lot 10; A part of the SW 1/4 of Section 26, Twp 22 N, R1W of the 3PM, more particularly described as follows: Commencing at the SW corner of the SW 1/4 of Section 36; thence N 89°43'02" E 764.36' on the S line of the SW 1/4 of Section 36 to the Southerly extension of the E ROW line of Route 119 Ext., Section 120 as conveyed in Deed Book 428 on Page 94 in the Recorder of Deeds Office; thence N 00°51'08" W 604.94' on the Southern extension of the E ROW line of Route 119 Ext. Section 120 and the E ROW line of Route 119 Ext. Section 120; thence S 89°08'52" W 10' to the E ROW line of S.B.I. 4 as conveyed in Deed Book 352 on Page 12 in the Recorder of Deeds Office; thence N 00°51'08" W 87.75' on the E ROW line of S.B.I. 4 to the POB; thence continuing N 00°51'08" W 640.38' on the E ROW line of S.B.I. 4 to the S line of Reidel's Subdivision; thence N 89°41'09" E 1312.26' on the S line of Reidel's Subdivision to the Westerly ROW line of I-55 as monumented and fenced; thence Southwesterly 289.88' on the Westerly ROW line of I-55 as monumented and fenced on a non-tangential curve concave to the NW having a central angle of 02°56'51", a radius of 5634.60' and a chord of 289.84' bearing S 28°55'59" W from the last described course to the Northerly ROW line of F.A.I Route 55 as monumented and fenced; thence S 59°51'31" W 1103.83' on the Northerly ROW line of I-55 as monumented and fenced; thence N 00°51'08" W 163.51' parallel with the E ROW line of Route 119 Ext., Section 120 conveyed in Deed Book 428 on Page 94 in the Recorder of Deeds Office; thence S 89°08'52" W 205.50' to the POB; Lots 1-5 of the McLean Industrial Park; A part of Lot 1 in the NE 1/4 of Section 2 Twp 21 N, R1W of the 3PM, according to the Plat recorded in Plat Book 39 of Deeds, page 130, described as follows: Commencing at a point 118' W of the NE corner of Lot 1, thence S 88', thence W 55', thence N 88', thence E 55' to the POB and a part of Lot 1 of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM, described as follows: Beginning at a point on the S line of the Highway running E and W along the N side of Lot 1 which is 173' W of the E line of Lot 1, thence S 88', thence E 173' to the E line of Lot 1, thence S 113' to the SE corner of Lot 1, thence W 15 rods to the SW corner of Lot 1, thence N along the W line of Lot 1, 201' to the S line of the Highway, thence E along the S line of the Highway 74.5' to the POB; A part of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM, described as follows: Beginning at the NE corner of the NE 1/4 of Section 2 and running thence S along the Section line 433'; thence W parallel with the N line of Section, 240'; thence N 433'; thence E 240' to the POB and a part of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM, described as follows: Commencing at a point 27 1/2 rods W and 30' S of the NE Corner of the Section; thence E along the S line of Route 136, a distance of 213.75'; thence S and parallel to the E side of said Section, 403'; thence N 42°50' W 292'; thence N and parallel to the E side of the Section, 204' to the POB and a part of the NE 1/4 of Section 2, Twp 21 N, R1W of the 3PM,

described as follows: Commencing at a point 433' S and 30' W of the NE corner of Section 2 and on the W side of the Public road, thence W and parallel to the N line of the NE 1/4, 210'; thence N 42°50' W, 292'; thence S and parallel to the E line of the NE 1/4, 457.5'; thence E and parallel to the N line of the NE 1/4, 423.75'; thence N and parallel to the E line of the NE 1/4, 258.5' to the POB and all of that part of the NW 1/4 of the NW 1/4 of Section 1, Twp 21 N, R1W of the 3PM, lying between the center of SBI Route 119 and FA Route 5 and W of a Northerly and Southerly line 266 1/2' E of and parallel with the W boundary line of Section 1 and all of that part of the NW 1/4 of the NW 1/4 of Section 1, Twp 21 N, R1W of the 3PM, lying between the center of SBI Route 119 and FA Route No. 5 and E of a Northerly and Southerly line 266 1/2' E of and parallel with the W boundary line of Section 1; A part of the W 1/2 of the SE 1/4 of Section 36, Twp 22 N, R1W of the 3PM, described as: Beginning at a point which is 1000' N of the S line of the SE 1/4 of Section 36, and which point is also 450' W of the E line of the W 1/2 of the SE 1/4 from the POB, thence W 879.8' parallel with the S line of the SE 1/4 to a point of the W line of the SE 1/4, which is 875.4' N of the N Right-of-Way line of FA Route 119 as shown on a plat recorded as Doc. No. 72-9771, thence S 875.4' along the W line which forms an angle to the right of 89°49' with the last described course to the N Right-of-Way line, thence E 258.14' along the N Right-of-Way line which forms an angle to the right of 95°13' with the last described course, thence E 260.49' along the N Right-of-Way line which forms an angle to the right of 174°57' with the last described course, thence S 40' along the Right-of-Way line which forms an angle to the right of 270° with the last described course, thence E 189.56' along the Right-of-Way line which forms an angle to the right of 90° with the last described course, thence E 151.16' along the Right-of-Way line which forms an angle to the right of 185°29' with the last described course, thence S 47.35' along the Right-of-Way line which forms an angle to the right of 264°32' with the last described course to a point on the S line of the SE 1/4, which is 472.7' W of the SE corner of the W 1/2 of the SE 1/4, thence E 22.70' along the S line which forms an angle to the right of 90° with the last described course to a point which is 450' W of the SE corner of the W 1/2 of the SE 1/4, thence N 1000' parallel with the E line of the W 1/2 of the SE 1/4 which forms an angle to the right of 89°50' with the last described course to the POB; The S 1000' of the E 450' of the W 1/2 of the SE 1/4 of Section 36, Twp 22 N, R1W of the 3PM and Lots 2 and 3 in Block 11 in Dillon and Fisher's Addition.

Property Identification Numbers Of Properties Within The Business District

26-35-437-002; 26-35-437-003; 26-35-461-004; 26-35-461-006; 26-35-461-010; 26-35-463-001; 26-35-463-002; 26-35-463-003; 26-35-463-004; 26-35-492-009; 26-35-493-011; 26-35-434-003; 26-35-435-008; 26-35-435-001; 26-35-435-012; 26-35-436-005; 26-35-436-008; 26-35-463-005; 26-35-463-006; 26-35-476-016; 26-35-476-001; 26-35-476-015; 26-35-476-008; 26-35-476-012; 26-35-478-014; 26-35-476-017; 26-35-477-001; 26-35-478-001; 26-35-479-002; 26-35-479-003; 26-35-480-001; 26-35-480-006; 26-35-480-007; 26-35-480-011; 26-35-480-003; 26-35-480-002; 26-35-480-008; 26-35-481-001; 26-35-481-002; 26-35-481-003; 26-35-481-004; 26-35-481-005; 26-35-481-006; 26-35-482-001; 26-35-482-003; 26-35-486-001; 26-35-487-001; 26-35-487-005; 26-35-488-008; 26-35-488-009; 26-35-488-010; 26-35-490-003; 26-35-490-004; 26-35-490-005; 26-35-490-006; 26-35-490-009; 26-35-491-002; 26-35-491-003; 26-35-491-004; 26-35-491-005; 26-35-491-006; 26-35-491-007; 26-35-491-008; 26-35-491-009; 26-35-492-002; 26-35-493-004; 26-36-151-009; 26-35-436-008; 26-36-151-010; 33-01-200-004; 33-01-400-002; 26-36-100-004; 26-36-151-004; 26-36-151-002; 26-36-151-001; 33-12-200-001; 33-12-100-001; 26-36-200-002; 26-36-200-008; 26-25-400-005; 26-36-200-006; 36-36-200-007; 26-36-200-003; 26-36-400-005;

26-36-301-004; 26-36-301-005; 26-36-301-007; 26-36-302-003; 26-36-301-006; 26-36-302-004;
26-36-302-001; 26-36-303-001; 26-36-303-002; 26-36-303-003; 26-36-303-004; 26-36-304-001;
26-36-305-001; 26-36-305-002; 26-36-305-005; 26-36-306-006; 26-36-306-008; 26-36-306-010;
26-36-306-011; 26-36-306-014; 26-36-309-002; 26-36-309-003; 26-36-310-004; 26-36-310-005;
26-36-312-007; 26-36-315-001; 26-36-326-001; 26-36-353-001; 26-36-354-006; 26-36-354-007;
26-36-355-005; 26-36-355-006; 26-36-356-009; 26-36-357-003; 26-36-357-004; 26-36-357-005;
26-36-358-001; 26-36-358-003; 26-36-358-004; 26-36-358-005; 26-36-358-007; 33-02-226-005;
33-02-226-006; 26-36-400-006; 26-36-400-004

District Boundaries By Street

Bounded on the north by the 1000 block of East Dixie Road, the north by the northern side of a lot at 108 E. Enterprise Drive and the northeast extreme corner of town on Old Route 66, and bounded on the east along the western side of the ROW of I-55 to the property at 416 Old Route 66, and east long the western side of the ROW of I-55 to the property at 416 Old Route 66 and down to near Illinois Valley Street and generally east to the eastern side of the property at 1010 East Dixie Road, and bounded on the South generally by East Dixie Road and bounded on the West by South West Street, South Blatchford Street, North Main Street and North 500 East Road.

All persons are hereby invited to attend the public hearing to express comments concerning the Plan and the Business District. At the public hearing any interested person may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to any issues embodied in this notice. The business district plan for the Proposed McLean Business District under consideration at the Hearing provides, generally, that the Village may provide or enter into agreements with developers or business owners and tenants to provide certain public and private improvements in the Proposed McLean Business District to enhance the immediate area and to serve the needs of development and interests of the Village and its residents and to eliminate the blighting conditions therein. The Village intends to develop the Proposed McLean Business District to further contribute to the long-term economic health and vitality of the Village. Proposed Village projects in the Proposed McLean Business District may include but shall not necessarily be limited to: improvement of public utilities including water mains, sewer related system improvements and storm water retention; property acquisition by contract or eminent domain; environmental remediation and site preparation; rehabilitation of building exterior and interior components; improvement of roadways, alleyways and sidewalks; beautification and installation of identification markers, landscaping/streetscaping; relocation and/or extension of utilities; repairing/replacing building facades, parking lot improvements and the elimination of blighting conditions. The Village may impose a maximum rate of One Percent (1%) retailers' occupation tax, a One Percent (1%) service occupation tax and/or a One Percent (1%) hotel operators' occupation tax, as permitted by the Law, in the Proposed McLean Business District for the planning, execution, and implementation of the business district plan, and to pay for business district project costs as set forth in the business district plan. The Village anticipates that the initial rate for all three taxes will be One Percent (1%). Said taxes are to be imposed for no more than 23 years per the Law.

The Village may issue obligations secured by the business district tax allocation fund to provide for the payment or reimbursement of business district costs.

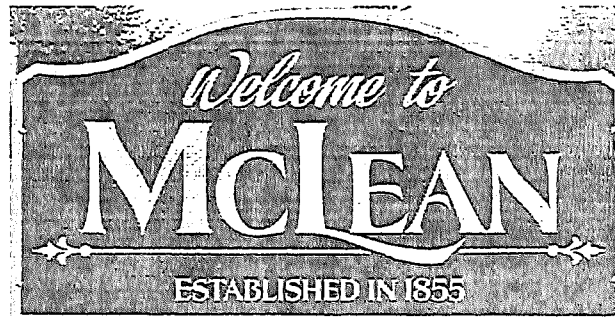
A copy of the business district plan under consideration for the proposed Mclean Business District is available at McLean Office, 121 S. Hamilton Street, McLean, Illinois, for review. Any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage, or other disposition by the Village of McLean of land or rights in land owned by the Village and located within the Proposed McLean Business District should contact Sharon Leipold, Village Clerk at 309-824-6959. Any alternative proposals or bids must be addressed to and submitted to Sharon Leipold, Village Clerk, at the above listed Village Hall address, no later than the Friday before the Hearing, the 6th day of January, 2023, at 4:00 p.m.

Village of McLean
Sharon Leipold
Village Clerk

Village of McLean

Business Development District (BDD) Determination and Findings Report

Part I – Blight



Prepared by:

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P. O. Box 300
Washington, IL 61571

August 1, 2022



Introduction and background:

The Village of McLean recognizes the need to improve its business climate, especially in the central business district and finds that one way to do that is to provide support by addressing deficiencies in its public facilities or infrastructure. It is not at all uncommon for a Midwest town in the past few decades to have experienced stagnation in terms of its business vitality, and in many cases experience decline. The trend in most small towns in the last half of the 20th century was decline, not merely standing still, in terms of the local businesses that provided much of the commerce for it and the surrounding area. The trend seemed accelerated during the virus pandemic that started in 2020. Those establishments went out of business but the buildings they occupied remain.

This trend, can, perhaps, be reversed, but the resources necessary to do so may be lacking. The General Assembly several years ago created a resource for municipalities that could help address the obvious trend of decline in a business area – the Business Development District Act (65 ILCS 5/11-74.3-5). The Village of McLean has chosen to examine the possibility of using this new tool to address its infrastructure and other needs in hopes that it might affect the downward trend in its business district and surrounding areas.

Basis for Determination:

The first step in deciding whether a community can use the Business Development District (BDD) Act to undertake the improvement of a specified part of town is to determine that it is “blighted”. Specifically, in order for the area to qualify as a “business district” for the purposes of the BDD Act, it must:

“(i) by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and (ii) the business district on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.”

All these factors must be examined and at least the minimum required by the statute must be met in order for the area to be treated as a “business district”. The determination by the Village Board of Trustees is that a significant area of the village does so qualify by the conditions that predominate.

The McLean Business District generally and the immediate area, is bounded on the east by the 1000 block of East Dixie Road, the north by the northern side of a lot at 108 E. Enterprise Dr. and the northeast extreme corner of town on Old Route 66, and east along the western side of the ROW of I-55 to the property at 416 Old Route 66 and down to near Illinois Valley Street and generally east to the eastern side of the property at 1010

East Dixie Road. [The list of business addresses included in the district are found on Appendix I.

The area the District should encompass was not limited to the properties occupied only by those with poor conditions or immediately thereto. The District is larger than that, because those conditions have influence over the whole block on which they sit plus those in close proximity. Property and infrastructure conditions have a deleterious effect on areas larger than their immediate environs; therefore, the District's boundaries were no tightly drawn that they excluded many residences that themselves may not be in poor condition. It would have been arbitrary to draw a boundary that severs a block solely for the purpose of creating a district that contained a higher percentage of obvious need, and doing so would have meant developing a plan to make improvements in the district that would be partial (e.g. half a street) rather than whole. Such division for the sake of conciseness would have been unnecessarily restraining and perhaps self-defeating.

SECTION I – EXISTING PHYSICAL CONDITIONS

Considerations for determination of the existence of “Blight” (not in same order as provided in the statute):

1. Site, property conditions (unsafe or unsanitary) – deterioration of site improvements, including vacant, deteriorated or dilapidated buildings, some of which pose a danger to passersby and neighboring properties;
2. Improper subdivision or obsolete platting – the existence of very narrow lots without side yard or front set-backs;
3. Defective or inadequate street layout – may include some narrow and less than ideally constructed streets in the area, most of which lack proper storm water drainage facilities which causes flooding conditions in many locations which possibly could contribute to health concerns;
4. Housing conditions – the existence of substandard dwellings, including apartments above businesses and other conditions that may retard the development of housing;
5. Other conditions – that which may constitute an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

The criteria were applied to the BDD by cursory visual inspection, property and records research and discussions with village officials. Each business property and some residential ones were looked at and their characteristics compared with the factors above in order to determine whether the area qualified. Structural and other site conditions were noted as follows:

Blight condition considerations – deterioration, dilapidation or absence

Buildings, other structures	Characteristic, condition or other notation
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<p><input type="checkbox"/> Exterior</p> <ul style="list-style-type: none"> ▪ Structural members, foundation ▪ Windows, doors ▪ Paint ▪ Roof (if visible or inspected) 	<p>Brick or frame – missing, sagging, cracks, etc; Glass broken, plastic sheeting, broken frames; Peeling or severely cracked, missing or nearly so, possible lead-based; obvious and sometimes severe mold and mildew growth; Leaking, sagging, falling off the side, etc.</p>
<p><input type="checkbox"/> Interior</p> <p><input type="checkbox"/> Use</p>	<p>Currency of use, visible inside deterioration, debris, etc. Non-conforming; coverage vs. open space, etc.?</p>
<p>Land, support facilities</p> <p><input type="checkbox"/> Pavement</p> <p><input type="checkbox"/> Entrance, driveways</p> <p><input type="checkbox"/> Available parking</p> <p><input type="checkbox"/> Utilities</p> <p><input type="checkbox"/> Upkeep</p> <p><input type="checkbox"/> Lot size</p>	<p>Unimproved parts paved with gravel, bituminous, concrete – cracked, broken, missing, dangerous deteriorated; Similar to pavement, above, also effectiveness of placement (proximity to corner, alley, etc.) Space compared to building size, use; spaces defined, including handicapped; Present, adequate for use; Debris (including abandoned vehicles), weeds, etc.; Conform to zoning, subdivision requirements Appropriate for area per zoning ordinance, set- backs, side yard, etc.</p>
<p>Infrastructure</p> <p><input type="checkbox"/> Right of way</p> <p><input type="checkbox"/> Street pavement</p> <p><input type="checkbox"/> Parking</p> <p><input type="checkbox"/> Curbs, gutters</p> <p><input type="checkbox"/> Utilities</p>	<p>Appropriate size for intended use; Cracked, holes, inconsistent, narrow; Diagonal, parallel; allowed but room insufficient; Existing, cracked or broken; cut at corners or as necessary for handicapped access; properly marked; Public water – main size, history of problems? Public sewer – existence, history of problems? Overhead or underground electrical? condition</p>

Each criterion was applied by using either a “yes” or “no” to indicate whether the characteristic property or infrastructure exhibited an overall condition that would be considered blighted.

Analysis

1. Site, property deterioration, unsafe or unsanitary conditions

Determination – Yes

Several commercial buildings are in obviously poor condition; whereas, others show signs of some deterioration, and still others are older buildings that have been better maintained but whose values may be reduced due to the surrounding deterioration. There are also residences that are in poor condition that could be included in the examination of the area, because they, too, contribute to the overall poor image of the community. Examples include:

- a. Two-story, brick buildings at 108 Park whose walls and foundation are deteriorated and other elements are in severe disrepair. The second story seems to be vacant. The site is cluttered with debris and. The building at 110 Park, which is adjacent the building above with barely any distance between them, is a single family house with a deteriorated roof and siding, old windows, and generally in severe state of disrepair. It is a non-conforming use, i.e., is not congruous with the area or the zoning designation which is general commercial;
- b. Immediately adjacent to the foregoing is a vacant lot (identified as “vacant commercial” by the county property records) which would be 112 Park if numbered. There are a couple of small structures (a shed and one open-air structure) what appears to be some material storage;
- c. A light-colored brick building at 114 Park is used as hardware store on the first floor but has a vacant second floor. The windows on the second floor are deteriorated, including frames and surrounding brick that are badly deteriorated, and the foundation and many of its other elements are in disrepair;
- d. A one-story brick building at 104 E. Morgan is boarded up and vacant. Its front is in deteriorated condition, with broken brick, rotted wood posts holding up the overhand. The sidewalk and curb is broken and missing. The rear is even more deteriorated with old, curled and broken tarpaper siding that is falling off, and it is also boarded up. The addition, apparently a garage, is also deteriorated. Junk and debris are around the north and west sides;
- e. Across the alley behind the building described in the foregoing is a make-shift plywood outbuilding with debris around it that adds to the unattractiveness of the area;
- f. Farther west on Morgan is a vacant house (northwest corner with Blatchford) is partly boarded up. Its condition is fair, but without action, it could easily become deteriorated;
- g. Behind Village Hall, a 108 W. Franklin, is a mobile home and garage, both in severely deteriorated condition. Listing all the problems with this property would be gratuitous which not add anything substantive to the conversation;
- h. The house, an apparent rental, at 205 Center is dilapidated with failing elements in all categories – roof, siding, windows, framing, paint, debris, etc.
- i. Behind the structure above described above is a house on Railroad Street that is mostly in reasonable condition. Its side, facing Carlisle Street, is not.
- j. What is essentially a single family house identified as a commercial use (Puffabelly Station) at 406 S. East St. is apparently vacant and whose maintenance has been neglected. It is not certain that it can be rehabilitated;
- k. The structure, a single family home, at 400 N. Main is dilapidated, a state that is beyond deteriorated. This means that it is not suitable for rehabilitation. Nearly

every element of the house except perhaps for the roof itself is in a state of disrepair – missing, falling off, moldy, etc. It is a complete eyesore.

- l. The two parcels at 109 S. Elm and contiguous to the south, are complete eyesores with dilapidated structures (mobile home and Quonset building) and nearly every inch covered by either structures, wrecked vehicles or just debris;
- m. Two metal buildings, located at 116 N. and 204 N. Fisher, respectively, are in a state of neglect. The former has peeling paint and rusty components, while the latter is heavily rusted. Both are unsightly.
- n. A good portion of the parking lot at the Dixie Plaza/Truck Stop is deteriorated where the pavement, whether asphalt or concrete, is broken or sunken. Although it is not a thoroughfare where traffic is fast, the pavement's uneven character makes for an unsightly and in unsafe for foot traffic.
- o. The utilities in the district are mostly overhead. For new development, it is desirable to have them underground. However, that is not likely to occur here due to the very high cost of such work.
- p. *NOTE: This study points out some of the apparent accessibility deficiencies, but it is not an exhaustive review. An in-depth, thorough review with a resultant Transition Plan is needed to itemize what needs to be done to satisfy the state code and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).*

2. Improper subdivision or obsolete platting

Determination – Yes

- a. Most of the commercial properties in the 100 blocks of Park, North Hamilton and East Morgan have zero setbacks, meaning they are abutting or even extend past the right-of-way lines. Such development was typical for cities, large and small, before modern zoning and subdivision standards came about. Some of these buildings have no side yards, either, meaning they share common walls, and they are built on very narrow lots, and may nor may not be built solely on their own defined properties.
- b. In order to fit a business on a lot and yet have square footage, the structure had to be built higher rather than wider. This type of development was appropriate 80 to 100 years ago, but it no longer is. The county tax records do not have any genealogy for most of the parcels, and for the ones that do have such information, it's only relatively recent. The structures' ages have not reliably determined.
- c. Many buildings squeezed together on a relatively narrow street with little if any open space meant the only parking available was on the street. Today's commercial planning calls for a range of spaces for parking, but very little of that exists in the business area of McLean.
- d. The buildings were also allowed, as was the norm in bygone years, to be built nearly to the back of the lots as well as the front where they are flush against the sidewalks. On a narrow lot, this leaves enough space for only a car or two. When deliveries are ever necessary (perhaps not so much now due to the deterioration

and lack of activity), the parking in the rear or perhaps one or two other sides of the buildings (two only if on a corner) would be even more limited.

- e. Not necessarily included in the discussion of what constitutes blight because itself is not a locally controlled element and its condition is not different from others like it is the railroad that splits the town in two. Some people would not consider building a new house or investing in a business of significant value in close proximity to an active railroad. For many, that is a blighting influence due to the foregoing prejudice against such a significant source of noise and inconvenience. One does not find upscale housing in “nice neighborhoods” anywhere close to railroad tracks.

3. Defective or inadequate street layout

Determination – Yes

- a. The rights of way (ROW) in the district vary from 35 (South and North Streets) to 160 feet, (eastern part of Dixie Street). The pavement widths are not substantial in most locations, with some being as narrow as 16 feet. The interstate highway’s ROW is not included, because nothing will be done to it, and no businesses have direct access to it. The narrowest street (South) is residential, but it is still very narrow for any municipal street. The most common width is 65 feet. Most of Main is 65, but one section is just 40. Such a width is probably adequate for parts of some streets such South, North, Fisher or Elm, and perhaps others, but major routes such as East Carlisle and Dixie Streets, much greater widths are needed. East Carlisle and the 300 and 400 blocks of South Main (formerly U.S. Route 66) have ROWs of appropriately 60 and 70 feet wide, respectively. Their pavement widths are just 30 feet, however. That is fairly narrow for a truck route. The widths of Dixie Street (U.S. Route 136) are an anomaly for such highways. The ROW of West Dixie vary from just 35 feet to 35 to 65, while the eastern part is mostly 65 feet but is 160 for some parts. In one stretch on the west side, the pavement isn’t entirely in the ROW nor is it centered. The ROW and pavement widths in the center of downtown seem adequate for travel and both diagonal and parallel parking. The condition of the curbs is not good in parts, and segments of the pavement have been significantly patched.
- b. Though the statute uses the term “defective” as a criterion for determining blight as it applies to the condition of the streets without specifically defining it, but it seems to mean poorly constructed or maintained streets that contribute to a town’s appearance. The lack of curbs or ones that are crumbling and sidewalks that are in disrepair can be as much a contributor to one’s perception of “blight” as deteriorated buildings. Street surfaces in poor condition are unsightly, also, and can be a detriment to use by patrons and a barrier to development.
- c. Lack of access is more important now than in decades past. Many of the corners in the downtown area are sloped to the street level, but only the walks to the park in the center of downtown are done properly (12:1 ratio) or have detectable warnings at the street. Which are required by the Americans with Disabilities Act

Accessibility Guidelines (ADAAG). Not only are they not likely sloped in the required, but none have the required tactile surface, and some of them are cracked and heaving, making some somewhat unsafe.

- d. Most streets are constructed in what is known as “rural section”, i.e., they have gravel shoulders and lack curbs and gutters. Such streets are preferred by those seeking a more rural look such as in outlying residential areas, but business districts should have “urban section” streets. Such is the case of South West Street. It is “rural” for nearly its whole length, which is somewhat of a visual detraction given that it is the main road into town from the south. Adding to the visual detraction is what is likely to occur at certain times – standing water. Curb and gutter and storm drains take water off the street right away if the storm system is built and maintained properly. Only portions of Hamilton, Park, East Morgan, Carlisle (Old Route 66), Blatchford and Main Streets have curb and gutters but do not seem to have any storm sewers. Some streets have curbs and gutters at their corners (intersections with other streets). All the other areas are “rural section” streets, including all or most of Clinton, East, Elm, Franklin, Main, South and nearly all of South West Street (County 44). Even some streets have curbs, they are mostly in poor condition, and some are only on portions of the streets as opposed to their entire length. The sidewalk and curb on the 100 block of East Morgan are falling apart.
- e. Crumbling and/or buckled or heaving sidewalks in several places are both a visual detraction and unsafe.

4. Housing Conditions

Determination – Yes

- a. Structural conditions – This discussion is separated into two parts – 1. single family dwellings; and 2. multi-family units.
 1. There are several houses, including some mobile homes and some out buildings (garages, sheds, etc.) are in very poor condition and could be considered dilapidated. Most of the single family houses are from very good to somewhat better than fair condition. No effort was made to assess every single family house for its condition. Notations were made regarding the few structures that are visibly more deteriorated, which, in some cases with several failing structural elements, than all the others.
 2. The only multi-family units are the apartment buildings in the district that are towards the southern end near commercial developments and an apparent single structure on West Franklin. The obvious conditions, however were with several two-story buildings that at one time contain apartments and could still do so but not in their present condition.
- b. Improper or violating dwellings – None were found, although some could exist if the several spaces above business in the center of town are or become occupied without being rehabilitated fully.

5. Other Conditions

Determination – No

Morals and other factors – Although there are no specific conditions existing that would imply the lack of good housing development or related conditions promotes immorality, presents an “economic or social liability or a menace to the public health, safety or welfare”, the lack of appropriate control over the use of properties for housing has contributed to the overall decline of the business district, including a disincentive to new or re-development.

SECTION II – GROWTH AND DEVELOPMENT

Lack of growth and development – the loss of viable businesses and the lack of new private investment and no discernible signs conditions will improve on their

As stated in the recitation of the criteria at the beginning of this report, the lack of development and redevelopment and private investment in the area is a factor in determining whether it qualifies as a business development district. For this section, what has happened in the business district over the past few years or longer was examined in order to see what has been done there and ascertain the likelihood the situation would change in the future without intervention. Many factors have likely contributed to the stagnation in the area, something that has been studied by many planners and economists over the past several decades when such trends became noticed in original business districts in all sizes of towns.

The factors that were used to determine if the area qualifies under the statute include:

1. There has been a lack of development or re-development activity in the recent past;
2. There has been a corresponding to a lack of private investment or such investment that would contribute to growth and vitality;
3. More properties have become vacant thereby signaling a trend toward dis-investment;
4. Deterioration in some property conditions that may be a deterrent to new or increased private investment.

These factors are expounded upon as follows:

1. Lack of development –

Determination – Yes

According to the village records for the last six years (2015 through 2021), there were only six permits issued for business property improvements in the proposed Business Development District. All of these permits were issued for agribusiness and related improvements. None were in the central part of the district which is much older. There has been little major activity in the rest of the area, although that may be difficult to rate without the cost information that is often included in building permit applications. Even if there were other interest in development or re-development, the area lacks sufficient free properties for such activity. Some of the reasons for this lack of activity are cited below.

2. Lack of private investment or contribution to growth –

Determination – Yes

As stated above, except for the agribusiness, there has been little private business investment activity in the district. The village does not ask for the cost of the building or improvements, so it is difficult to gauge how much was expended by the few business permits issued. There were 36 permits issued in the district in the period cited out of the total of 120 in the rest of the village. The vast majority were for residential improvements ranging from fences to additions. In total permits, the district, in which most of the businesses are located, underperformed.

3. Vacancies, trend

Determination – Yes

There are several properties in the BDD that are at least partially vacant, though not necessarily empty. One is dilapidated and may be a candidate for demolition (104 E. Morgan). The front is boarded up, and at least part of its south elevation is deteriorated. The siding is old fake-brick asphalt sheeting, and the rear elevation is deteriorated and there is junk accumulated around the back. The property to the immediate south is also vacant. Some of the buildings in the 100 block of Park are partially vacant but are potentially suitable for rehabilitation and could be re-occupied with modest investments. There are outbuildings in the district, also, that are in deteriorated condition. That includes a large Quonset structure on Elm Street which has an accumulation of debris around it, a deteriorated mobile home and dilapidated garage which uses a sheet of plastic to cover its overhead door, at 108 W. Franklin, and others

4. Deterioration, property conditions

Determination – Yes

As described earlier in this report, there are several structures that are in varying degrees of decline, and all are vacant or partially so. Such structures have an

accelerated effect on the properties around them. Given the relatively small size of the McLean downtown area, it is all too easy for a few dilapidated properties to bring down the values of others by their mere proximity. The properties that become vacant, especially older buildings, are much more likely to deteriorate and eventually decline into a dilapidated state that it cannot be saved.

SUMMARY, FINDINGS

Section I – Physical Conditions

As described in this section near the beginning of the report, the area designated as the business development district exhibits many physical conditions that can be readily termed “blight”. Each of the criteria set forth in statute was examined and a determination yes or no whether the area met one or more. The conclusion was that four out of the five criteria for the determination of blighted conditions were met and are as follows:

Criteria	Determination
1. Site, property conditions (unsafe or unsanitary)	Yes
2. Improper subdivision or obsolete platting	Yes
3. Defective or inadequate street layout	Yes
4. Housing conditions and opportunities	Yes
5. Other conditions (contribute to moral decline, etc.)	No

Section II – Growth and Development

The BDD has had substantial private investment in it the past few years, but it has been nearly entirely in the way of grain bins and related improvements to the elevator property. One other building was added onto and a shed was built, neither of which constitutes anything one would call substantial. Nothing has been done to or with the vacant properties in various places. The blighted conditions cited in Section I act as a deterrent to redevelopment and re-investment in the business district area. The criteria for this section and the findings for each are as follows:

Criteria	Determination
1. Lack of development	Yes
2. Lack of private investment or contribution to growth	Yes
3. Vacancies, trend	Yes
4. Deterioration, property conditions	Yes

The above-cited conditions clearly indicate that it is not reasonable to anticipate private enterprise investment will occur with any significance without the adoption of the business district development or redevelopment plan which is spelled out in Part II of the

analysis of conditions and need in a part of the McLean business area. The Village may consider taking steps to intervene to arrest the decline of the business district, and one of the key means of doing that is the adoption of a development/redevelopment plan.

Existing conditions in the section of McLean identified meet the criteria for a business development district (BDD) as set forth by the Business Development District Act (65 ILCS 5/11-74.3-5). In addition, the conditions in the district and the trend toward further decline clearly require action by the Village in order to correct and reverse them.

Respectfully submitted August 1, 2022

J. R. Cummings & Associates
Washington, IL 61571



Appendix 1

Village of McLean

BUSINESS DEVELOPMENT DISTRICT (BDD)

Sales tax producers by address

	Address #	Dir.	Street	Business name	Other address ¹
1	417	S.	Clinton	Crystal Mountain	
2	417	S.	Clinton	Cut. Color N Polish	
3	315	E.	Dixie	Road Ranger #185	
4	315	E.	Dixie	Road Ranger Subway	
5	1000	E.	Dixie	Old Castle APG	
6	314	S.	East	Semicrazy Truck Movies	
7	400	S.	East	Homan's Haulin'	
8	409	S.	East	McLean Depot	266 E. Dixie
9	107	W.	Franklin	From Hair to Eternity	107 W. Franklin
10	604		Illinois Valley	Gateway Industrial Power	605 Illinois Valley
11	400	S.	Main	MMJ Entereprises	
12	400	S.	Main	Minit Mart	
13		S.	Main	Dixie Café	501 S. Main
14		S.	Main	John Graf Repairs	501 S. Main
15	102	E.	Morgan	Unidentified business	
16	104	E.	Morgan	Vacant	
17	202	W.	Morgan	Palay Display Industries	
18	798	N.	Old Rt. 66	Best Car Market	
19	108		Park	American Pride Amusements	
20	108	SW	Park	American Pride Amusements	
21	114		Park	McLean Hardware	
22	401	E.	South	CBE Inc	401 E. South
23	505	E.	South	Kick'n 66 Liquor - Abbi's Place	
24	306	W.	South	Illinois Valley Construction	
25	306	W.	South	Miller Whiteside Woodworking	

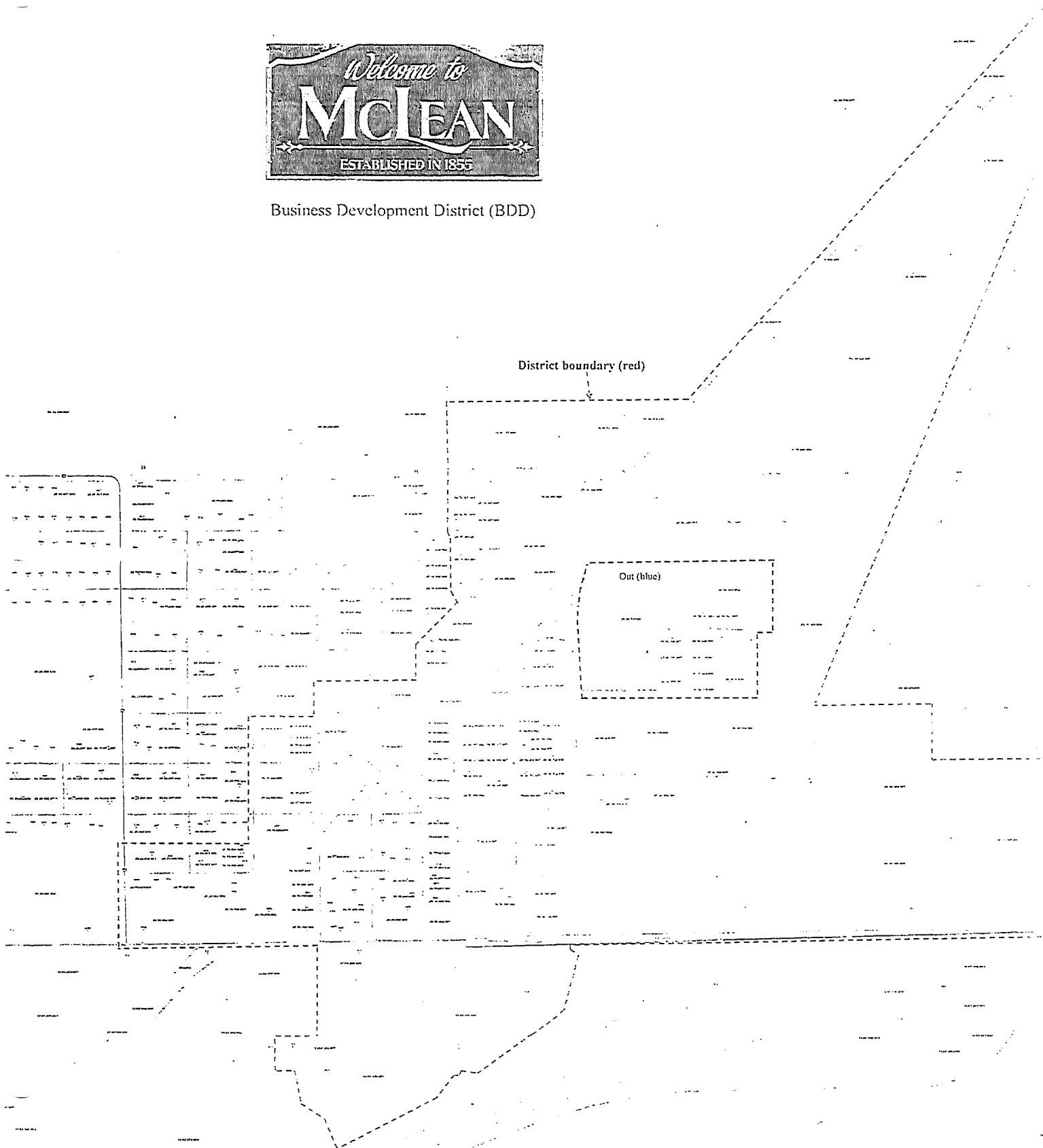
¹Not on GIS

Total: 23





Business Development District (BDD)



Village of McLean

Business Development District (BDD)
Redevelopment Plan
Part II of II



Prepared by:
J. R. CUMMINGS & ASSOCIATES
P. O. Box 300
Washington, IL 61571



Introduction and background:

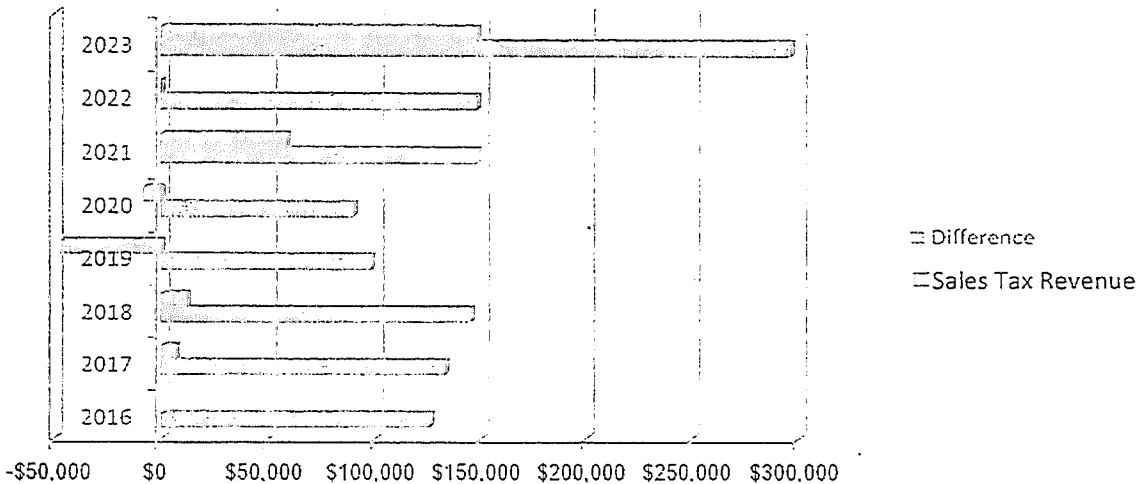
The Village of McLean recognizes the need to improve its business climate, especially in the central business district and finds that one way to do that is to provide support by addressing deficiencies in its public facilities or infrastructure. To that end, the Village undertook a study or analysis of the conditions in the business district to determine whether it could be designated as a Business Development District as defined by state law. The purpose was to enable the village to levy an additional sales tax that would allow it to undertake improvements in such a designated area. The conclusion was that the area is blighted and lacked private investment and development, and the area was unlikely to undergo any re-development or reinvestment without intervention, a capability the Business Development District Act (65 ILCS 5/11-74.3-5) provides.

The determination that the McLean Business District qualifies under the legislation was the first step in enabling the village to initiating redevelopment in the area. The second step is the determination what to do with the additional sales tax receipts the will bring. Such a plan is required by the statute.

SECTION 1 – Sales Tax Receipts, Projections

The actual annual total sales tax revenue per calendar year (the data is unavailable for the municipal fiscal year) for the Village since 2016 was as follows:

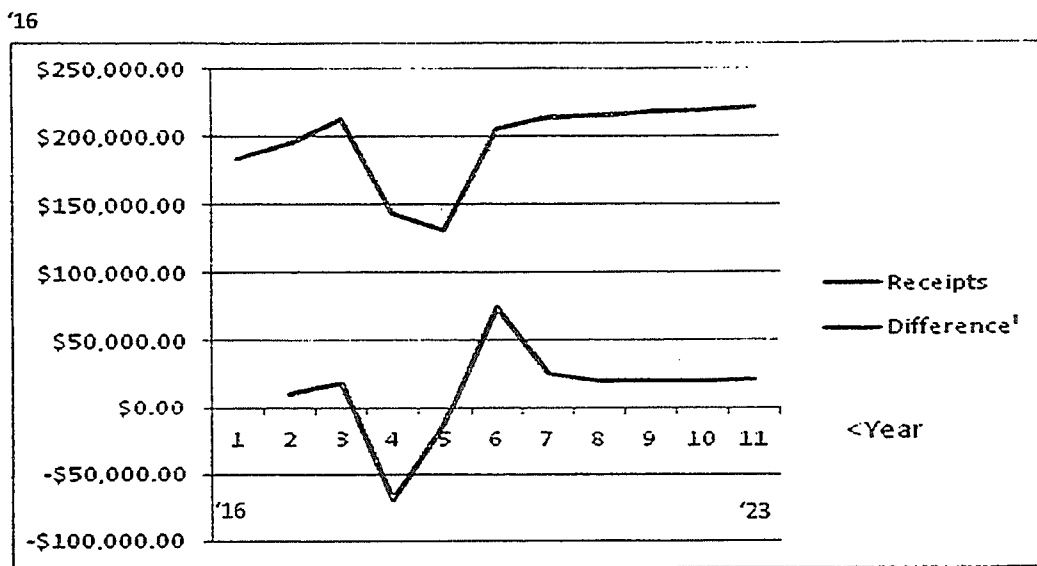
Village of McLean Sales Tax Recent History, One-year Projection



The receipts in 2021, which includes the 1% retailer' occupation tax of \$125,600 and the hotel tax of \$22,700 totaled \$148,300.00. The extrapolated total for all of 2022 is the 2021 amount of \$148,300.00 due to insufficient data which is before the addition of the extra cent. The doubling of the sales tax could generate \$296,600.00 from the BDD area, if every sales tax payer contributes the same amount. The historical and projected revenues are shown on the chart on the following page. The growth projection is quite

difficult given the uneven revenue in the six-year trend since the 2016. There were declines in two years in that period, and some of the growth differences were significant rather than slow and steady. Below is a projection of receipts beyond 2022, figures that are largely depending on the continuation of the rise in inflation at the current rate, and that sales climb. If the situation on that front changes significantly, it is possible that the only increases in receipts may solely reflect the BDD tax imposition. Absent inflation, the only potentially reliable projection is based on the more modest growth trend that would be attributable to the extra penny collected from the BDD tax. The total potential in tax receipts for the next few years of the BDD are provided below.

Village of McLean Sales Tax History, Trend & Projection



The Village will impose the following taxes within the District for a period of 23 years:
 1. Additional Retailer's Occupation Tax of 1%, 2. Service Occupation Tax of 1%, and 3. Hotel Operator's Occupation Tax of 1%.

SECTION II – Priorities

1. Resurfacing of the parking lot at the Dixie Plaza;
2. Assistance to businesses to renovate their properties with emphasis on facades and other exterior improvements but including code violations;
3. Remediation of properties with a deleterious effect on the area: Structures on two properties could, for example, be removed – 205 Center St. and 108 W. Franklin St. This would be accomplished by purchasing the properties and demolishing the structures, completely removing all pavement, debris and other impediments to redevelopment. Other such candidates include 406 S. East, a house classified as commercial property. There are other such properties in the proposed district that are similar in their deterioration, some involving both the main building, be it residential or commercial, and some neither but exhibiting debris, various

building and other materials that contribute to the run-down appearance of the property.

4. Either: a. Creating a park out of one or both properties cited above or convert to some other use; or b. selling the properties for re-development;
5. Constructing or repairing curbs and sidewalks where needed, including making all corners in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG);
6. Reconstructing some of the streets by removing existing pavement and bases as needed and installing new bituminous or concrete streets to coincide with the new or reconstructed curbs called for above, and sidewalks. For most of the streets, asphalt could be cheaper and more appropriate for non-truck routes.
7. New storm sewers are needed on most of the streets. appropriate appurtenances to eliminate standing water;
8. Replacing all water lines in the area (quantity unknown);
9. Replacing all sanitary sewers in the area;

NOTE: Nothing in the assessment of needs or project listings and costs are intended to imply that the Village will incur any debt to undertake any part of the plan.

SECTION III – Costs for planned projects:

1. Reconstruction of the following places:				
Descriptions	Quantity	Unit	Unit cost	Total cost
Dixie Plaza parking				
Pavement replacement	(West part only)			
PCC pavement 6" (120,165 SF)	1,710	Ton	\$658.00	\$1,125,200

Priority	Potential costs
2. Façade & other existing business property improvements	
a. Brick tuckpointing, siding replacement, roofing	\$ 50,000
b. Window and door replacements	\$ 25,000
c. Code violations (electrical, plumbing, etc.)	\$ 25,000
d. Cleanup	\$ 12,000
Total	\$ 112,000

Priority	Potential costs
3. Clearance, redevelopment	
e. Acquisition of 205 Center (incl. legal)	\$ 50,000
f. Acquisition of 108 W. Franklin (incl. legal)	\$ 35,000
g. Razing, site preparation of 205 Center	\$ 25,000
h. Razing, site preparation of 108 W. Franklin	\$ 12,800
i. Paving, striping for parking – 205 Center or or (a) Selling for redevelopment	\$ 20,000 \$ 0
j. Paving, striping for parking – 108 W. Franklin	\$ 20,000

or (a) Selling for redevelopment	\$ 0
Total	\$ 162,800

Priority	Potential costs
4. Improvements to existing buildings and structures such as repair, replacement parking areas, facade improvements, etc.	\$ 500,000

5. Construction of public facilities and improvements	Potential costs
	\$1,000,000

Priority	Potential costs
6. Studies, surveys, implementation and administration of the District, including staff and professional fees for architectural, engineering, legal, planning and other services	\$ 100,000

TOTAL	\$3,500,000
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McLean BDD property list with tax IDs, addresses

#	Property ID	Add.	D.	Street	Property type/use	Acres	Tax Class	Include?
48	26-35- 482-001	205		Center	Improved lots	0.12	0040	
49	26-35- 482-003	218		Railroad	Improved lots	0.15	0040	
50	26-35- 486-001	107 W.		Carlisle	Township	0.83	0040	
51	26-35- 487-001	309		S. Hamilton	Improved lots	0.12	0040	
52	26-35- 487-005	313		S. Hamilton	Improved lots	0.42	0040	
53	26-35- 488-008	313		S. Clinton	Improved lots	0.25	0040	
54	26-35- 488-009	300		S. Clinton	Garage (resid.)	0.34	0040	
55	26-35- 488-010	308		S. Hamilton	Improved lots	0.56	0040	
56	26-35- 490-003	401		S. Hamilton	Improved lots	0.19	0040	
57	26-35- 490-004	407		S. Hamilton	Improved lots	0.19	0040	
58	26-35- 490-005	415		S. Hamilton	Improved lots	0.30	0040	
59	26-35- 490-006	419		S. Hamilton	Improved lots	0.30	0040	
60	26-35- 490-009	206		W. Dixie	Commercial	1.59	0060	
61	26-35- 491-002	414		S. Hamilton	Improved lots	0.09	0040	
62	26-35- 491-003	418		S. Hamilton	Improved lots	0.09	0040	
63	26-35- 491-004	401		S. Clinton	Improved lots	0.20	0040	
64	26-35- 491-005	405		S. Clinton	Improved lots	0.20	0040	
65	26-35- 491-006	409		S. Clinton	Improved lots	0.33	0040	
66	26-35- 491-007	420		S. Hamilton	Improved lots	0.13	0040	
67	26-35- 491-008	106		E. Dixie	Improved lots	0.13	0040	
68	26-35- 491-009	417		S. Clinton	Commercial	0.25	0060	
69	26-35- 492-002	404		S. Clinton	Improved lots	0.16	0040	
70	26-35- 493-004	400		S. East	Improved lots	0.18	0040	
71	26-36 151-009	108		Enterprise	Comm. w/farm	4.51	0065	
72	26-36 151-010	116		Enterprise	Commercial	4.36	0060	
73	26-36 200-002	798		N. Old Rt. 66	Commercial	1.74	0060	
74	26-36 200-008	786		N. Old Rt. 66	Farm - impr.	52.76	0011	
75	26-36 301-003	408		N. Main	Improved lots	0.15	0040	
76	26-36 301-004	400		N. Main	Improved lots	0.36	0040	
77	26-36 301-005				Vac. Residential	0.34	0030	
78	26-36 301-006	408		E. North	Village	0.18	0090	
79	26-36 302-004	109		Enterprise	Commercial	4.47	0060	
80	26-36 303-001	312		N Main	Improved lots	0.15	0040	
81	26-36 303-002	304		N Main	Improved lots	0.69	0040	
82	26-36 303-003	300		N Main	Improved lots	0.19	0040	
83	26-36 303-004				Water tower ¹	0.51	0090	
84	26-36 304-001	419		N. Spencer	Village	0.07	0090	
85	26-36 304-001	419		N. Spencer	Village	0.07	0090	
86	26-36 305-001	417		N. Spencer	Village	0.71	0090	
87	26-36 305-002				Village	1.22		
88	26-36 305-005	315		N Spencer	Garage (resid.)?	0.25	0040	
89	26-36 306-008	206		N Fisher	Improved lots	0.21	0040	
90	26-36 306-010	204		N Fisher	Commercial	0.29	0060	
91	26-36 306-011	212		N Fisher	Improved lots	0.33	0040	
92	26-36 306-014	208		N Fisher	Improved lots	0.13	0040	
93	26-36 309-002	315		N Spencer	Improved lots	0.55	0040	
94	26-36 309-003			Spencer	Vac. Residential	0.37	0030	

McLean BDD property list with tax IDs, addresses

#	Property ID	Add.	D.	Street	Property type/use	Acres	Tax Class	Include?
95	26-36 310-004	116	N	Fisher	Commercial	0.12	0060	
	26-36 310-005	114	N	Fisher	Commercial	0.29	0060	
97	26-36 312-007	508	E.	Morgan	Commercial	0.43	0060	
98	26-36 315-001			Old Rt. 66	Farm	7.76	0021	
99	26-36 326-001	416	N.	Old Rt. 66	Farm - impr.	8.68	0011	
100	26-36 351-001	110	S.	Main	Village	0.33	0090	
101	26-36 354-006	300	S.	Elm	Improved lots	1.29	0040	
102	26-36 354-007	515	E.	Carlisle	Multi-family ¹	0.43	0060	
103	26-36 355-005				Commercial	0.50	0040	
104	26-36 355-006	400	S.	Main	Commercial	1.80	0060	
105	26-36 356-009	503	E.	South	Commercial	1.20	0060	
106	26-36 356-010	505	E.	South	Commercial	0.41	0060	
107	26-36 357-003	508	E.	South	Commercial	0.23	0060	
108	26-36 357-004	510	E.	South	Commercial	0.84	0060	
109	26-36 358-001	605		Illinois Valley	Industrial	2.47	0080	
110	26-36 358-004				Farm	2.35	0021	
111	26-36 358-005				Commercial	2.38	0065	
112	26-36 358-006	704		Ill. Valley	Industrial	4.35	0080	
113	26-36 358-007	605		Ill. Valley	Farmland	1.73	0021	
114	33-02 226-005	113	E.	Dixie	Improved lots	1.00	0040	
115	33-02 226-006	315	E.	Dixie	Commercial	15.92	0060	
116	26-36 400-006	1000	E.	Dixie	Commercial	18.67	0060	
117	26-36 400-004	1000	E.	Dixie	Commercial	10.33	0060	
						180.39		

¹Photos not of tower

¹Identified as commercial instead of residential
 Parcel 26-35-482-004 doesn't exist (0.27a)