



VILLAGE OF ROCHESTER, ILLINOIS

TAX INCREMENT FINANCING (TIF) DISTRICT I REDEVELOPMENT AREA, PLAN & PROJECTS

“THE NEXT STEP TOWARD ECONOMIC EXPANSION AND GROWTH”

Prepared for
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Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309/664-7777). Specific inquiries about Rochester TIF District I should be directed to Ms. Deb Elderton, Village Manager, Village of Rochester, 1 Community Drive, P.O. Box 618, Rochester, IL 62563 (Ph: 217/498-7192).



Rochester Tax Increment Financing District I Redevelopment Area, Plan and Projects

March - 2017

A variety of policies, programs, and strategies are often used to promote economic development in a community. The most effective program is Tax Increment Financing (“TIF”) with over 1,300 TIF Districts in Illinois. This Redevelopment Plan provides a comprehensive and detailed discussion of the uses, structure, and impacts of tax increment financing in Rochester, Illinois.

The Village Board has concluded that it is in the best interest of the Village and that the citizens of Rochester will benefit by the adoption of this Rochester Tax Increment Financing District I Redevelopment Area, Plan and Projects.

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VILLAGE OF ROCHESTER, ILLINOIS ROCHESTER TAX INCREMENT FINANCING (TIF) DISTRICT I REDEVELOPMENT AREA, PLAN & PROJECTS

SECTION I. INTRODUCTION

Background Information

The Village of Rochester (current pop. 3,689) is located in Central Illinois in Sangamon County, Illinois, approximately six miles southeast of Springfield, Illinois (pop. 116,250). Rochester is situated along Illinois Rt. 29, which intersects with Interstate 55 at Springfield. Another nearby city, Decatur, Illinois (pop. 76,122), is located approximately 34 miles to the northeast of Rochester (see *Figure 1* below).

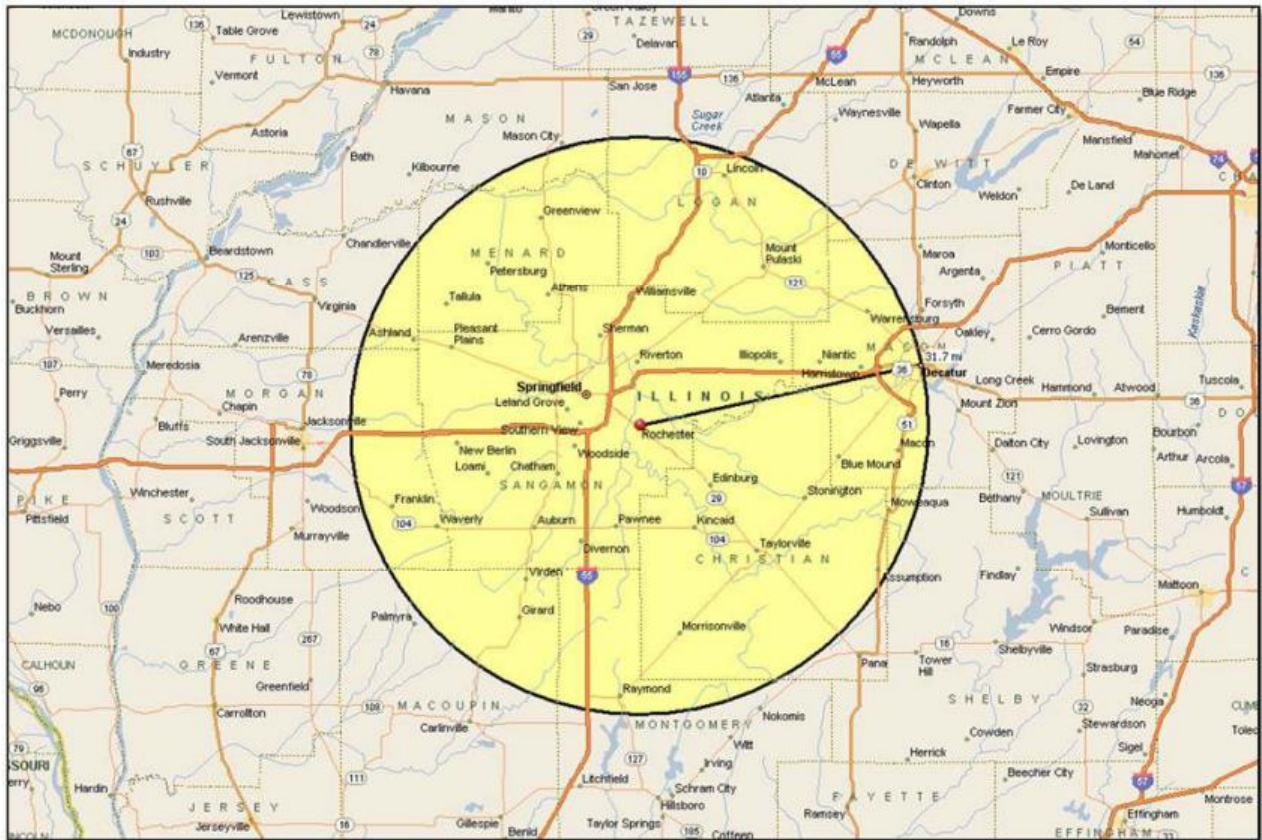


Figure 1. Location of Rochester, Illinois.

The Township of Rochester was first settled in 1818. The lands on which the Village was originally located were first owned by Archibald and Robert Sattley. They transferred the lands to L.V. Hollenbeck, who along with his three brothers, came to what is now Rochester Township in 1829 or 1830. Upon arriving, L.V. Hollenbeck constructed a corn-mill and distillery, which was located at the north end of Water Street. On December 16, 1831, the Town of Rochester was surveyed and platted by James Gregory, Esq. The Town of Rochester was later incorporated on February 1, 1869. Then, on June 3, 1873, the organization of the Town of Rochester was changed to that of the Village of Rochester under a provision of the general incorporation act of 1872, entitled “An act to provide for

the incorporation of cities and villages, approved April 10, 1872; in force July 1st, 1872.” The Certificate of Incorporation was issued by the Secretary of State on March 12, 1874. The topography is more diverse within the vicinity of the Village of Rochester than is typical of other Midwestern prairie, largely due to nearby streams. Elevations typically range from 550 to 570 feet above sea level. The Black Branch of the South Fork of the Sangamon River flows through the Village of Rochester as well as a flood plain of the South Fork of the Sangamon River to the west of Rochester. Both the Black Ranch and the flood plain present obstacles for roadway connections and present other impediments for development throughout the surrounding areas.

As reported in the Village of Rochester Comprehensive Plan that was adopted in 2011 (see **Appendix A**), Rochester is generally classified as a bedroom community. Based on U.S. Census Bureau data from 1990 and 2000, approximately 90 percent of Rochester residents commute outside of the Village for employment. However, according to *Applied Geographic Solutions*, the Village of Rochester hosted one hundred (100) businesses in 2008 that employed an estimated seven hundred eighty six (786) persons. The service sector, which includes Rochester Community Unit School District #3A, is comprised of forty (40) local establishments with an estimated five hundred twenty four (524) employees. Retail trade accounts for the second largest share of local employment with twenty two (22) establishments and an estimated one hundred (100) employees. Overall, the Village of Rochester is characterized by several small businesses, with eighty six percent (86%) of all business establishments each having fewer than ten (10) employees. More than ninety percent (90%) of business establishments in the Village of Rochester are located within the commercial business district. Although a few businesses are located in historical buildings along Main St. (see **Figure 2**) and continue to be valuable contributors to the local economy, significant space for future economic development and growth may become available in areas adjacent to Illinois Rt. 29 if the Village can undertake efforts to further improve public infrastructure and address other impediments that have discouraged new private investment in the past.



Figure 2. The two-story building on the left was called the Twist Building, after a private telephone company which occupied the top floor. The H.D. Parker drugstore took up half the floor below it, just to the right of the stairway and the left of the bank. The Twist Building itself burned down in 1930, although the bank building survived.

In response to public desire for commercial-retail development that was expressed through a community survey in 2009, the Village of Rochester has prepared this Redevelopment Plan to utilize *Tax Increment Financing* (TIF) to achieve a series of public and private Redevelopment Projects for the community. The Rochester TIF District I Redevelopment Plan (the “Plan”) is intended to promote and protect the health, safety, morals, and welfare of the public, address blighted conditions and institute conservation measures to:

- remove and alleviate adverse conditions;
- encourage new private investment and reinvestment; and
- restore and enhance the tax base of local taxing districts by undertaking public and private redevelopment projects within the specified Redevelopment Project Area (see **Exhibit 1**).

Without tax increment financing, the Village believes that the Redevelopment Project Area is likely to decline and thereby further impair the value of private investments as well as impede the sound growth and tax base of affected taxing districts. Therefore, the Village of Rochester intends to use tax increment financing to attract a mixture of new commercial and residential development to the community. By improving public infrastructure and encouraging new private investment throughout a designated Redevelopment Project Area, the Village expects to create new employment opportunities, improve public services necessary for stimulating future population increases, further stimulate the local economy and improve the overall quality of life for its residents.

Recent Trends and Conditions

Unemployment

The unemployment rate is the number of people unemployed which is expressed as a percentage of the total civilian labor force. The average annual unemployment rate in Sangamon County increased from 4.1% in 2006 to 7.7% in 2010 and was reported at 5.3% in 2015 (see *Figure 3*).

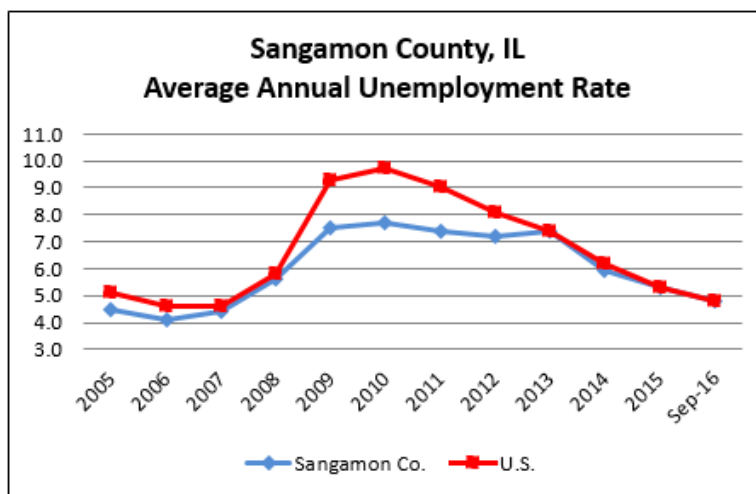


Figure 3. Sangamon County Unemployment Rate, 2005 – September 2016.

Although economic conditions since 2007 caused unemployment levels to dramatically increase throughout most Counties in Illinois, Sangamon County’s unemployment rate currently reflects national trends and was recorded by the Illinois Department of Employment Security as being **4.8% in September of 2016**. As the seat of both county and state government, and being located at the nexus of two interstate highways, the City of Springfield accounts for a large portion of Sangamon County’s employment base, thereby drawing a large number of workplace commuters from surrounding communities.

The Village of Rochester proposes to use tax increment financing to attract and/or expand commercial and commercial-retail employers within the TIF Redevelopment Project Area. Such employers include commercial retail stores, professional office space, commercial warehousing facilities, and other highway and service business developments which are consistent with the Village’s Comprehensive Plan and land use ordinances.

New investment in commercial and service businesses within the Redevelopment Project Area will help to increase real estate tax revenues for the Village and other taxing bodies and generate new employment opportunities within the Rochester community.

Population

In 1960, there were 742 persons residing in the Village of Rochester. By 1980, the Village's total population had grown to 2,488. As reported by the U.S. Census Bureau, the Village's population as of 2010 was 3,689 (see *Figure 4*). The current population represents an increase of 1,201 residents since 1980, or a gain of about 48.3% of Rochester's population during that period. The median age of Rochester residents as of the 2010 Census was 40.4 years, which is higher than the U.S. median age of 37.2 years.

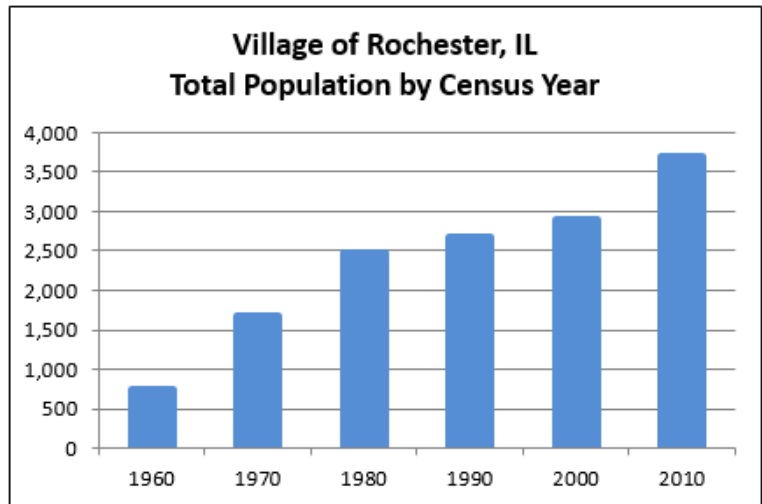


Figure 4. Rochester Population, 1960 – 2010.

The rapidly increasing school enrollment levels that occurred at Rochester C.U.S.D. #3A for the district's period of FY2006 to FY2009 reflect significant growth in housing and local population that occurred during that same period. However, following a second brief period of growth between FY2010 and FY2012, the change in the school district's average daily attendance has been relatively static (see *Figure 5*). This is believed to be attributable, in part, to the 2008 economic recession and the resulting downturn in housing development that occurred throughout much of the Midwest and the nation.

Therefore, the Village intends to use tax increment financing to stimulate new residential development, as well as encourage the rehabilitation, preservation and redevelopment of existing residential properties, so as to help Rochester to further increase the local population and aid in the further stabilization of future school enrollments.

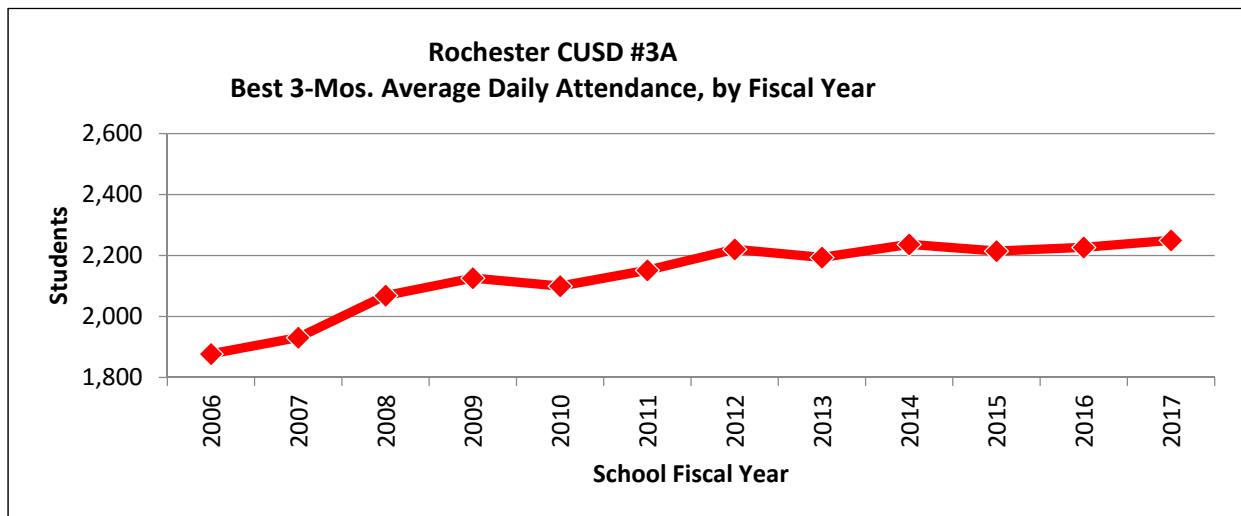


Figure 5. Rochester CUSD #3A Average Daily Attendance by Fiscal Year.

Retail Trade

The total retail sales generated within the Village of Rochester during calendar year 2015 amounted to \$9.3 million, as reported by the Illinois Department of Revenue.

The total retail sales generated in Rochester increased by \$2.3 million between 2006 and 2015. However, in terms of real, inflation-adjusted dollars, the Village's total retail sales increased by a total of just \$1.1 million, or a gain of 15.9% over this 10-year period (see *Figure 6*).

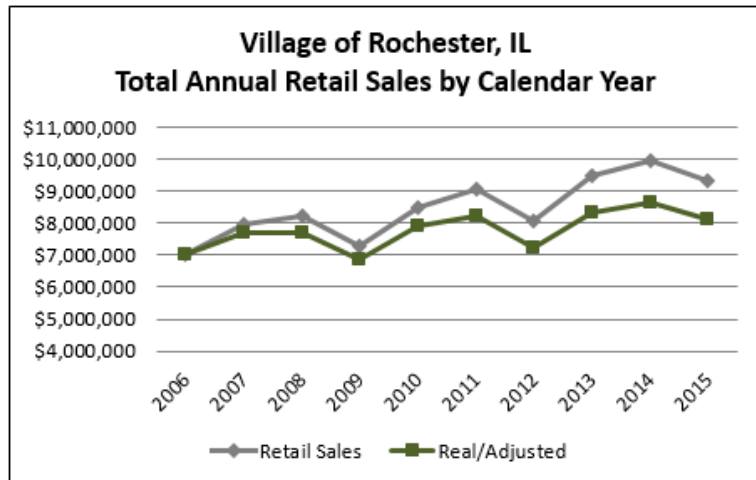


Figure 6. Rochester Retail Sales, 2006 – 2015.

The Village of Rochester receives \$1 in municipal sales tax for every \$100 of retail sales. Therefore, retail sales tax represents a vital source of revenue, with which the Village is able to fund public services and facilities for its residents.

In response to a Community Survey conducted by University of Illinois Extension in 2009 (see *Appendix A*), nearly seventy percent (70%) of respondents indicated that supporting small business development in Rochester was the highest priority for economic development in Rochester, Illinois. More than fifty percent (50%) of respondents said that attracting new service and retail businesses and providing incentives to encourage business development was also a high priority. Although additional residential development was not among the highest priorities for residents in 2009, the Village is of the opinion that the successful attraction of commercial retail development in the future will be closely correlated with achieving new population thresholds, strong vehicular traffic counts, up-to-date public infrastructure and the creation of business-friendly public policies.

Therefore, in an effort to encourage new economic vitality throughout the community, the Village of Rochester proposes to use tax increment financing to establish itself as a more robust retail center by aggressively stimulating commercial/retail development within the Redevelopment Project Area. By attracting new private investment and improving infrastructure within a designated Redevelopment Project Area, the Village intends to:

- create new employment opportunities;
- further increase local population at a manageable rate;
- increase the real estate tax assessment base within the Redevelopment Project Area;
- generate additional retail sales tax revenues for the Village and the County; and
- ultimately improve the overall quality of life for its residents.

SECTION II. REDEVELOPMENT GOALS AND OBJECTIVES

Redevelopment Goals and Objectives

As previously stated, the Village intends to use Rochester TIF District I to redevelop property that is currently underutilized for residential and commercial development in an effort to increase population, improve employment opportunities, expand and diversify the local real estate tax base, manage growth and increase the overall quality of life for its residents. This Redevelopment Plan will allow the Village to alleviate and/or remove blighting conditions such as the lack of adequate public infrastructure and institute public policies that are more conducive to small business development. All of the property within the redevelopment project area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The Redevelopment Project Area is not otherwise reasonably expected to substantially improve or be further developed without the use of tax increment financing.

The Rochester TIF District I Redevelopment Plan includes, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of Blighted and Conservation Areas; and
2. Facilitate the construction, improvement and maintenance of public infrastructure and other capital projects which the Village finds is in furtherance of this Redevelopment Plan or necessary to encourage new residential and commercial development; and
3. Construct, improve, upgrade and maintain storm water drainage and sanitary sewer lines and related infrastructure throughout the Redevelopment Project Area; and
4. Construct, improve, upgrade and maintain antiquated and/or inadequate water lines and mains, as well as water storage facilities and related distribution systems; and
5. Construct, improve, upgrade and maintain streets, amenities relating to information technology, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, bike paths and other pedestrian walkways throughout the Redevelopment Project Area; and
6. Encourage residential rehabilitation/renovation projects within the Redevelopment Project Area through the use of financial incentives offered by tax increment financing; and
7. Enhance the tax base for the Village and other taxing districts through coordinated comprehensive planning efforts by either the public or private sectors to improve essential infrastructure, develop vacant properties, and upgrade/redevelop existing buildings; and
8. Develop new commercial, residential and professional office space which complies with Village zoning and land use ordinances, increases assessed valuations and enhances the real estate tax base for the Village, thereby also creating additional employment opportunities within the Rochester community; and

9. Encourage the development of new residential choices for retired persons and elderly residents over the next 20 years; and
10. Encourage new residential development which will thereby help to adequately increase the Village's population, expand the overall tax base of the community, sufficiently increase and maintain local school enrollments, and raise local economic thresholds to levels necessary to support new commercial retail development; and
11. Attract new retail/commercial businesses and tourism development while also vigorously reinvesting in existing properties within the Redevelopment Project Area so as to increase retail business activity that will generate new local retail sales tax revenue for the Village, Sangamon County and the State of Illinois; and
12. Undertake redevelopment projects which will further improve the overall quality of life, health and well-being of the Rochester community.



Stimulating new reinvestment in existing properties is an important goal of the Rochester TIF District Redevelopment Plan.

Planning Process and Calendar

A variety of policies, programs, and strategies are often used to promote economic development in a community. This Redevelopment Plan provides a preliminary review of the uses and application of tax increment financing (TIF) as well as the extent to which certain properties within the Village of Rochester qualify for designation as a TIF Redevelopment Project Area (the "Area").

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the "Act") requires a municipality to follow certain procedures in establishing a TIF District. The proposed TIF District must contain several specific statutory characteristics which qualify the property as a TIF District. These characteristics and definitions as set forth below determine whether the area is Blighted, Conservation, or a combination of both Blighted and Conservation Areas (see ***Appendix B***).

The process to establish a TIF District is initiated by the municipality (see ***Appendix C***). This process includes: establishing an Interested Parties Registry; setting a date and providing notice for an initial Public Meeting to all taxing districts, residents and taxpayers in the proposed Area; holding a Public Meeting; determining the qualifications of the redevelopment project area pursuant to the Act; drafting a Redevelopment Plan; establishing a date, place and time for a Public Hearing; sending notification of the Public Hearing to all taxing districts, registrants of the Interested Parties Registry and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments; convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, county, a representative of the municipality and a public member; twice publishing a notice prior to the Public Hearing in a newspaper of general circulation in the community; mailing of the notice of the Public Hearing to all taxpayers and residents in the proposed Redevelopment Project Area; mailing of the notice of the Public

Hearing to residential addresses within 750 feet of the proposed Area; and approving final ordinances to: (1) approve the Redevelopment Plan and Projects; (2) designate the Redevelopment Project Area; and (3) adopt Tax Increment Allocation Financing for the Redevelopment Plan and Redevelopment Project Area.

The Village of Rochester engaged Jacob & Klein, Ltd. and The Economic Development Group, Ltd. on November 9, 2015 to assist the Village in establishing Rochester TIF District I. The Village then undertook an effort to annex certain properties that are intended to be included in the proposed Redevelopment Project Area before the Village approves the final ordinances to establish the TIF District.

A review of the qualifications of the proposed Area was completed which evaluated the potential TIF District based upon statutory definitions and determined that there is sufficient evidence for Rochester TIF District I to be classified as a combination of both Blighted (improved/vacant) and Conservation (improved) Areas. Upon reviewing the proposed Redevelopment Plan and accepting the findings herein, the Village Board may move forward with the process for establishing Rochester Tax Increment Financing District I.

A timeline for certain activities relating to the establishment of Rochester TIF District I is as follows:

Establish Interested Parties Registry by Ordinance	June 13, 2016
Public Meeting Mailing.....	July 8, 2016
Public Meeting.....	July 26, 2016
Submit Draft Redevelopment Plan to Village.....	December 2, 2016
Set date for Public Hearing by Ordinance.....	December 12, 2016
Certified Mailings to Taxing Districts	December 14, 2016
Certified Mailings to Taxpayers & Resident Mailing.....	December 21, 2016
750' Residential & IPR Mailings.....	December 28, 2016
JRB Meeting.....	January 3, 2017
First Publication of Notice of Public Hearing.....	January 12, 2017
Second Publication of Notice of Public Hearing	January 19, 2017
Public Hearing	January 30, 2017
Approve Final Ordinances to Establish TIF District.....	March 8, 2017

**SECTION III.
DESCRIPTION AND QUALIFYING CHARACTERISTICS OF
REDEVELOPMENT PROJECT AREA**

Description of Redevelopment Project Area

Pursuant to the Act, the Rochester TIF District I Redevelopment Project Area (the “Area”) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project. Also pursuant to the Act, the Area is not less in the aggregate than 1½ acres.

The Area is configured to encourage a combination of commercial and residential development/redevelopment projects and is illustrated on the attached Boundary Map (*Exhibit 1*) and is legally described in the attached Legal Description (*Exhibit 2*).

Rochester TIF District I includes properties within the Village which have been neglected and have not benefitted from coordinated planning efforts by either the public or private sectors. As evidenced by the qualifying characteristics presented in this Section, both vacant and improved properties within the Redevelopment Project Area would substantially benefit by a series of proposed public and/or private redevelopment projects. Therefore, the Village finds that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the TIF District I Redevelopment Plan.

Qualifying Characteristics of Redevelopment Project Area

The Rochester TIF District I Area as a whole includes characteristics which qualify the Area as a combination of “Blighted” and “Conservation” Areas, as defined in the Tax Increment Allocation Redevelopment Act [TIF Act] (65 ILCS 5/11-74.4 et. seq.). **The terms “Blighted” and “Conservation” when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** The Statutory definitions which have been applied and used in this section are presented in *Appendix B*.

A summary of the Village’s findings is as follows:

Total Number of Parcels (improved and vacant)	538
Total Number of Qualifying Parcels (improved and vacant)	504
Total Percentage of Parcels (improved and vacant)	
which Qualify under the Act	93.7%

CONCLUSION: Within the Rochester TIF District I there are 538 vacant and improved parcels that were surveyed, 93.7% of which qualify under the TIF Act as a combination of Blighted and Conservation Areas.

Qualifying Characteristics of Improved Parcels

Total Number of Improved Parcels.....	470
Total Number of Improved Parcels which Qualify under the Act	437
Total Percentage of <u>Improved</u> Parcels which Qualify under the Act	93.0%

Of All Improved Parcels:

Total Number of Structures and Site Improvements	653
Number of Structures over 35 Years of Age	566
Total Percentage of Structures over 35 Years of Age.....	86.7%
Total “Blighted” (5 qualifying characteristics)	1
Total “Conservation”	437
Total Number Conservation, but Not Blighted	436

The following qualifying characteristics are present in the **structures** and **site improvements** within the improved portion of the Rochester TIF District I (*Note: If a parcel of property exhibits an individual characteristic more than once, such characteristic is counted only once in the summary below*):

Number showing signs of Dilapidation	5
Number showing signs of Obsolescence.....	0
Number showing signs of Deterioration	447
Number showing signs of Code Violations	1
Number showing signs of Illegal Uses.....	0
Number showing signs Excessive Vacancy.....	1
Number which Lack Sanitary Facilities.....	0
Number with Inadequate Utilities	3
Number subject to Overcrowding.....	12
Number used for Deleterious Uses	0
Number with EPA Issues	0
Number showing Lack of Planning.....	441
Number subject to Declining/Static EAV	470

CONCLUSION: The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the 470 improved parcels, 93.0% of which qualify the Areas as Blighted or Conservation within the Rochester TIF District I Redevelopment Project Area.

Qualifying Characteristics of Vacant Parcels

Total Number of Vacant Parcels	68
Total Number of Vacant Parcels which Qualify under the Act.....	67
Total Percentage of <u>Vacant</u> Parcels which Qualify under the Act.....	98.5%

Of All Vacant Parcels:

*The first set of characteristics which apply to vacant land require any **two** of the following for qualification as a blighted area:*

Number subject to Obsolete Platting	16
Number subject to Diversity of Ownership	0
Number subject to Tax Delinquencies	0
Number subject to Deterioration of Adjacent Properties	34
Number subject to EPA Issues	0
Number subject to Declining/Static EAV	68

*An additional list of characteristics applied to vacant land requires only **one** of the following for qualification as a blighted area:*

Number containing an Unused Quarry, Mine or Strip Mine Pond.....	0
Number containing an Unused Railroad or Railroad Right-of-way.....	0
Number subject to Chronic/Contribute to Flooding within same watershed (Exhibit 3).....	66
Number with Disposal Site	0
Number which were Blighted before becoming Vacant.....	0

Within this Area there are vacant tracts that have been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. Pursuant to Section 11-74.4-3(v), the Village finds such parcels have been previously subdivided; subdivided according to the Plat Act; or divided into three (3) or more smaller tracts between 1950 and 1990.

Pursuant to the Act and prior to designation of the Area, sixty-six (66) of the vacant parcels as indicated above were found to exhibit surface water that discharges from those areas and contributes to flooding within the same watershed (see **Exhibit 3**). The redevelopment projects proposed in this Plan will provide for facilities or improvements to contribute to the alleviation of all or part of such flooding. The Village has developed comprehensive ordinances and will further design necessary criteria requiring redevelopment projects to provide facilities and improvements to control surface water discharge and alleviate the risk of flooding within the same watershed. The creation of a TIF District is therefore essential for providing a means by which the Village and Private Developers may feasibly address normal/routine infrastructure requirements and also complete extraordinary storm water control measures throughout the Redevelopment Project Area.

It should be noted that there are an additional forty-five (45) “parcels” having property identification numbers within the Rochester TIF District I that were not included in the preceding characteristics survey, because they relate only to public rights-of-way (R.O.W.). Of the forty-five (45) parcels not surveyed: twenty-five (25) are owned/controlled by the Illinois Department of Transportation, including Illinois Rt. 29 and adjacent R.O.W.; eleven (11) include streets and adjacent R.O.W. owned/maintained by the Village of Rochester; and the remaining nine (9) are roads and adjacent R.O.W. owned/maintained by Sangamon County. All forty-five (45) parcels are tax exempt, are expected to remain so, and will not generate any Real Estate Tax Increment over the life of the Rochester TIF District I.

CONCLUSION: Of the 68 vacant parcels surveyed within the Rochester TIF District I, 98.5% qualify as a Blighted Area. All of the vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the TIF District.

Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

One of the qualifying characteristics for both “Blighted” and “Conservation” parcels is the lack of growth in equalized assessed value of properties included in the Redevelopment Project Area.

The total estimated equalized assessed valuation (before exemptions) of the Village of Rochester in tax year 2015 payable 2016 is **\$85,049,776**. The total estimated equalized assessed valuation (before exemptions) of parcels studied for the entire TIF District Redevelopment Project Area in tax year 2015 payable 2016 is **\$21,016,430**. Therefore, the total estimated EAV of the balance of the Village (outside of the Area) is **\$64,033,346**.

The TIF Act stipulates that improved or vacant properties may satisfy one of the characteristics of a “Blighted” or “Conservation” Area if:

- (1) the total equalized assessed valuation of the proposed redevelopment project area decreased for three of the last five years; or
- (2) the total equalized assessed valuation of the proposed redevelopment project area is increasing at an annual rate which is less than the balance of the municipality for three of the last five calendar years; or
- (3) the total equalized assessed valuation of the proposed redevelopment project area increased at an annual rate which was less than the annual Consumer Price Index (CPI) for All Urban Consumers for three of the last five years.

As evidenced by *Figure 7* below, the growth in equalized assessed valuation of the Redevelopment Project Area satisfies characteristic “Three (3)” listed above, because the annual changes in assessment of the Area was less than the annual rate of growth in CPI during tax years 2011, 2012, and 2013 (i.e., three (3) of the last five (5) years).

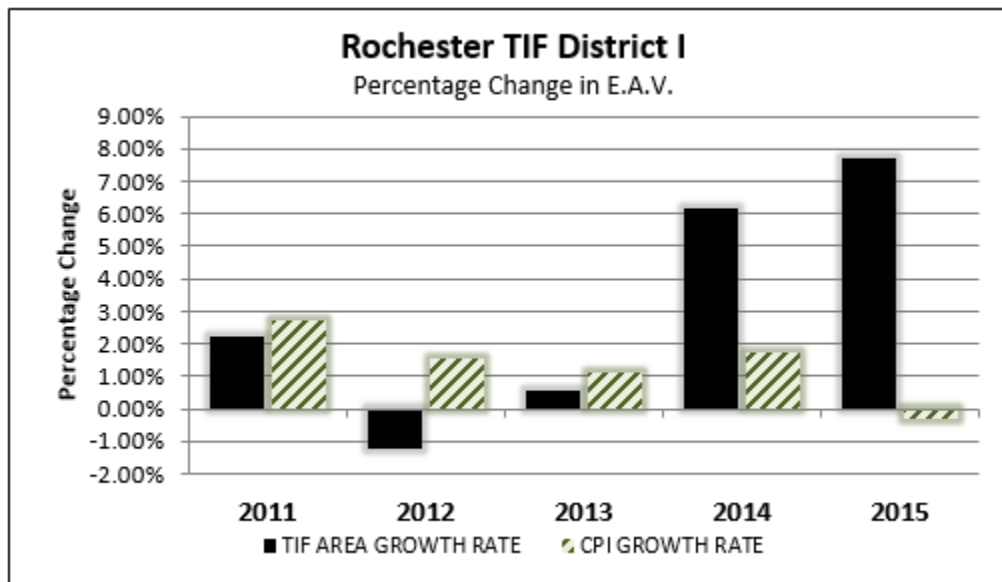


Figure 7. Rochester TIF District I EAV, 2011 – 2015.

CONCLUSION: Pursuant to the Act, the equalized assessed valuation of the Area assists in qualifying the TIF District as a combination of “Blighted” and “Conservation” Areas.

Summary of TIF Qualification Characteristics

The following is a summary of relevant qualification findings as it relates to the potential designation of the Redevelopment Project Area (Area) by the Village as a Tax Increment Financing (TIF) District. The findings herein pertain to the Redevelopment Project Area:

1. Pursuant to the Act, the Redevelopment Project Area (Area) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project; and the Area is greater than 1½ acres in size.
2. The Redevelopment Project Area qualifies as a combination of “Blighted” and “Conservation” Areas. The qualifying characteristics as documented herein are present throughout the Redevelopment Project Area, are present to a meaningful extent and are evenly distributed throughout the Redevelopment Project Area as follows:
 - a. Within the Rochester TIF District I there were five hundred thirty-eight (538) parcels surveyed as vacant or improved, 93.7% of which qualify under the TIF Act either as a combination of Blighted [improved/vacant] and Conservation [improved] Areas.
 - b. The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the TIF District I as a whole. Of the four hundred seventy (470) improved parcels, 93.0% qualify as a Conservation Area. One (1) of the improved parcels also qualifies as a Blighted Area.
 - c. Of the sixty-eight (68) vacant parcels included in the Area, 98.5% qualify as a Blighted Area.

- d. The lack of growth in equalized assessed valuation of the Area assists in qualifying the TIF District I as a combination of Blighted and Conservation Areas.
- 3. The Redevelopment Project Area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement of existing buildings. The Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments.
- 4. All property in the Redevelopment Project Area would substantially benefit by a series of proposed redevelopment projects (public and private).
- 5. Portions of the Redevelopment Project Area may be suitable for redevelopment (public and private) for modern and more intensive mixed use if funding can be established to acquire and clear necessary properties, and to put in place appropriate incentives to overcome market impediments.
- 6. Based on the legal opinion of Jacob & Klein, Ltd., The Economic Development Group, Ltd. and the Village hereby conclude that the Rochester TIF District I Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.

**SECTION IV.
DESIGNATED AND ANTICIPATED PUBLIC AND PRIVATE PROJECTS
FOR REDEVELOPMENT PROJECT AREA**

Public Redevelopment Projects

The Village plans to address the conditions which qualify the Redevelopment Project Area as a combination of Blighted and Conservation Areas. The Redevelopment Project Area has infrastructure inadequacies and will require improvements throughout the life of the TIF District as projected below. The Village expects that the implementation of the public projects provided herein will help address current needs and attract new private investment within the Redevelopment Project Area.

The Designated and Anticipated TIF Eligible Public Redevelopment Project Cost Obligations are as follows:

- 1. Public works construction, improvements, upgrades and maintenance or resurfacing of streets, roads, alleys, parking lots and sidewalks, including labor, equipment, parts and materials\$7,000,000
- 2. Public works construction, improvements, upgrades and maintenance of sanitary sewer lines, pump and lift stations, treatment plant, lagoons, manholes and related facilities, including labor, equipment, parts and materials.....\$7,500,000
- 3. Public works construction, improvements, upgrades and maintenance of water mains and related lines and hydrants, storage and treatment facilities including labor, equipment, parts and materials\$10,000,000
- 4. Storm sewer drainage infrastructure, including the construction, improvements,



upgrades and maintenance of retention ponds and detention basins, including labor, equipment, parts and materials	\$1,500,000
5. Public works or improvements related to utilities, including, but not limited to, gas, electric, cable and telecommunication infrastructure, including labor, equipment, parts and materials.....	\$1,750,000
6. Public property assembly costs relating to acquisition of land and buildings, demolition, site improvements and clearing and grading of land	\$750,000
7. Rehabilitation, construction/reconstruction, repairs and maintenance of public facilities, including labor, equipment, parts and materials.....	\$1,750,000
8. Removal and remediation of environmental contaminants and physical impediments to redevelopment.....	\$250,000
9. TIF District-related marketing, signage, website, lighting.....	\$240,000
10. Construction, improvements, upgrades and maintenance of public parks, Trails, green space and urban forestry improvements	\$2,000,000
11. Costs relating to rehabilitation and revitalization of commercial corridors including, but not limited, to redevelopment loans, grants, reimbursements and combinations thereof	\$200,000
12. Costs relating to neighborhood rehabilitation and redevelopment projects including, but not limited, to redevelopment loans, grants, reimbursements and combinations thereof	\$200,000
13. Staff and professional service including, but not limited to engineering, architectural, planning, legal, financial, accounting, marketing, training, continued education, economic development services and TIF-related public administration necessary for the implementation of the TIF Redevelopment Plan and Projects	\$1,250,000
14. Public safety, fire and rescue and other emergency services training, facilities, equipment and personnel necessary to promote and protect the health, safety, morals and welfare of the public within the Redevelopment Project Area.....	\$750,000
15. Costs relating to job training and retraining, including “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.....	\$25,000
16. Public Infrastructure within any future, contiguous TIF Districts	\$150,000
17. Capital Costs/reimbursements to other taxing districts.....	<u>\$20,000,000</u>
TOTAL DESIGNATED & ANTICIPATED PUBLIC PROJECT COSTS.....	\$55,315,000

Private Redevelopment Projects

As previously stated, the Village plans to address the conditions which qualify the Redevelopment Project Area as a combination of Blighted and Conservation Areas. The Village expects the implementation of the TIF District Redevelopment Plan will attract new private investment within the project area. As further evidenced by Inducement Resolutions and letters of intent provided in ***Exhibit 4***, the Village believes the Redevelopment Project Area will not be developed without the use of tax increment financing. Therefore, the Village intends to offer incentives through written redevelopment agreements to potential Private Developers in order to encourage commitments for new private investment during the life of the TIF District I.

The Designated and Anticipated TIF Eligible Private Redevelopment Project Cost Obligations are as follows:

1. **Commercial Project I** \$50,000
 This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the Rochester TIF District I Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$50,000, including \$50,000 of TIF eligible project costs.

2. **Commercial Project II**.....\$250,000
 This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the Rochester TIF District I Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$250,000, including \$250,000 of TIF eligible project costs.

3. **Commercial Project III**.....\$750,000
 This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the Rochester TIF District I Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$750,000, including \$750,000 of TIF eligible project costs.

4. **Commercial Project IV**\$1,000,000
 This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the Rochester TIF District I Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$1,000,000, including \$1,000,000 of TIF eligible project costs.

5. **Commercial Project V**\$3,000,000
 This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the Rochester TIF District I Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$3,000,000, including \$3,000,000 of TIF eligible project costs.

6. **Commercial General Merchandise Project I**.....\$150,000
 This project consists of a new general merchandise retail facility requiring an approximate total investment of \$500,000, including \$150,000 of TIF eligible project costs.

7. **Commercial General Merchandise Project II**\$300,000
This project consists of a new general merchandise retail facility requiring an approximate total investment of \$1,000,000, including \$300,000 of TIF eligible project costs.
8. **Commercial General Merchandise Project III**\$1,250,000
This project consists of a new general merchandise retail facility requiring an approximate total investment of \$3,000,000, including \$1,250,000 of TIF eligible project costs.
9. **Commercial General Merchandise Project IV**\$1,250,000
This project consists of a new general merchandise retail facility requiring an approximate total investment of \$3,000,000, including \$1,250,000 of TIF eligible project costs.
10. **Commercial Convenience Store/Restaurant I**.....\$150,000
This facility is expected to be affiliated with a chain of convenience store/fast food facilities common to interstate highway interchanges. The restaurant is expected to employ at least three supervisory employees and 50-60 food service workers. The project is projected to require an approximate total investment of \$800,000 to construct, including \$150,000 of TIF eligible project costs.
11. **Commercial Restaurant II**\$100,000
A restaurant is projected to be constructed (or renovated within an existing building) within the Rochester TIF District I. The restaurant is expected to employ approximately two supervisory employees and 30-40 food service workers. The project is projected to require an approximate total investment of \$600,000 to construct, including \$100,000 of TIF eligible project costs.
12. **Commercial Restaurant III**\$100,000
A restaurant is projected to be constructed (or renovated within an existing building) within the Rochester TIF District I. The restaurant is expected to employ approximately two supervisory employees and 30-40 food service workers. The project is projected to require an approximate total investment of \$600,000 to construct, including \$100,000 of TIF eligible project costs.

The Village of Rochester intends to use tax increment financing to attract substantial new commercial-retail development, as well as to encourage local small business entrepreneurship.



13. **Commercial/Retail Strip Development**..... \$600,000
This project consists of a row of individual outlets offering retail products and services. Approximate total investment is projected to be \$3,500,000, including \$600,000 of TIF eligible project costs.

14. **Commercial Motel/Hotel Project**\$2,500,000
This project consists of a 100+ room hotel including small meeting facilities. The hotel is estimated to employ approximately 34 persons and will require a total investment of approximately \$8,000,000, including \$2,500,000 of TIF eligible project costs.

15. **Downtown Commercial Rehabilitation/Renovation Projects**.....\$2,250,000
The equivalent of fifteen (15) projects involving façade renovations, structural rehabilitation/expansion and other repairs to existing buildings and facilities within the Redevelopment Project Area are anticipated. Each project is valued at approximately \$150,000. The cumulative result of these projects will increase total equalized assessed valuation within Rochester TIF District I by \$750,000 when completed.

16. **Highway and Service Business Project I**..... \$80,000
The construction of a 5,000 square foot storage facility (or expansion of an existing facility) employing more than 10 people and requiring a total private investment of approximately \$600,000, including \$80,000 of TIF eligible project costs.

17. **Highway and Service Business Project II**..... \$80,000
The construction of a second 5,000 square foot storage facility (or expansion of an existing facility) employing more than 10 people and requiring a total private investment of approximately \$600,000, including \$80,000 of TIF eligible project costs.

18. **Highway and Service Business Project III**\$175,000
The construction of a 10,000 square foot storage facility (or expansion of an existing facility) employing more than 20 people and requiring a total private investment of approximately \$1,250,000, including \$175,000 of TIF eligible project costs.

19. **Highway and Service Business Project IV**..... \$350,000
The construction of a 25,000 square foot storage facility (or expansion of an existing facility) employing more than 40 people and requiring a total private investment of approximately \$2,750,000, including \$350,000 of TIF eligible project costs.

20. **Highway and Service Business Project V**.....\$250,000
The construction of six storage facilities built between 2017 and 2022, requiring a total private investment of approximately \$1,320,000, including \$250,000 of TIF eligible project costs.

21. **Residential Townhouse Project I**\$900,000
This project consists of a 40+ unit townhouse facility with average fair market values of \$150,000. Total investment is projected at \$6,000,000, including \$900,000 of TIF eligible project costs.

22. **Residential Townhouse Project II**.....\$450,000
 This project consists of a second 20+ unit townhouse facility with average fair market values of \$150,000. Total investment is projected at \$3,000,000, including \$450,000 of TIF eligible project costs.
23. **Apartment Complex Project I**.....\$700,000
 This project consists of a 48+ unit apartment building with an average fair market value of approximately \$79,000 per unit. Total investment is projected at \$3,800,000, including \$700,000 of TIF eligible project costs.
24. **Apartment Complex Project II**.....\$700,000
 This project consists of a second 48+ unit apartment building with an average fair market value of approximately \$79,000 per unit. Total investment is projected at \$3,800,000, including \$700,000 of TIF eligible project costs.
25. **Apartment Complex Project III**\$700,000
 This project consists of a third 48+ unit apartment building with an average fair market value of approximately \$79,000 per unit. Total investment is projected at \$3,800,000, including \$700,000 of TIF eligible project costs.
26. **Residential Single-Family Housing Project I and Duplex Project I**.....\$1,700,000
 This project consists of approximately eight (8) single family homes and twenty-eight (28) duplex units on parcels located within Rochester TIF District I. Phased in over a period of three (3) years, the development is projected to offer single-family homes and duplex units with average market values of \$290,000 and \$168,000, respectively. Total investment is projected at \$7,024,000, including approximately \$1,700,000 of TIF eligible project costs.
27. **Residential Single-Family Housing Project II and Duplex Project II**\$3,250,000
 This project consists of approximately forty (40) single family homes and forty (40) duplex units on parcels located within Rochester TIF District I. Phased in over a period of twelve (12) years, the development is projected to offer single-family homes and duplex units with average market values of \$290,000 and \$180,000, respectively. Total investment is projected at \$18,800,000, including approximately \$3,250,000 of TIF eligible project costs.
28. **Residential Single-Family Housing Project III and IV**\$850,000
 This project consists of approximately sixteen (16) single family homes on parcels located within Rochester TIF District I. Phased in over a period of three (3) years, the development is projected to offer nine (9) homes and seven (7) homes with average market values of \$350,000 and \$310,000, respectively. Total investment is projected at \$5,320,000, including approximately \$850,000 of TIF eligible project costs.
29. **Residential Single-Family Housing Project V**\$1,250,000
 This project consists of approximately forty (40) single family homes on parcels located within Rochester TIF District I. Phased in over a period of ten (10) years, the development is projected to offer homes with average market values of \$200,000. Total investment is projected at \$8,000,000, including approximately \$1,250,000 of TIF eligible project costs.



The Village anticipates that tax increment financing will stimulate the development of new senior housing alternatives in Rochester, including assisted living and independent elderly housing.

- 30. **Senior Development Project**.....\$1,500,000
 This project consists of approximately 65 senior housing units and facilities on parcels located within the Rochester TIF District I. The development is projected to offer homes with average market values of \$155,000. Total investment is projected at \$10,075,000, including \$1,500,000 of TIF eligible project costs.

- 31. **Assisted/Supportive Living Facility I**\$2,000,000
 The demand for senior housing often exists for elderly residents with low, fixed incomes. A facility located on approximately six acres with projected capacity for 10 private pay and 10 government subsidized units in Rochester is projected to require an investment of \$8,000,000, including \$2,000,000 of TIF eligible project costs.

- 32. **Assisted/Supportive Living Facility II**\$5,750,000
 This project consists of an additional facility located on approximately six acres with projected capacity for 80 private pay units in Rochester and is projected to require an investment of \$13,800,000, including \$5,750,000 of TIF eligible project costs.

- 33. **Residential Rehabilitation/Renovation Projects**\$2,400,000
 The equivalent of thirty-two (32) projects involving exterior siding, roof or other structural repairs to existing residential buildings within the Redevelopment Project Area are anticipated. Each project is valued at approximately \$75,000. Total investment is projected at \$2,400,000, including \$2,400,000 of TIF eligible project costs.

TOTAL DESIGNATED & ANTICIPATED PRIVATE PROJECT COSTS \$36,785,000

The Village of Rochester seeks to strike a balance between the redevelopment of commercial and residential properties to help sustain the local economy and to help create parity in the tax base between businesses and homeowners.

This TIF District Redevelopment Plan includes mixed-use development, because a vibrant residential market will not only help to maintain local school enrollments, but it will also create new customers that are needed for current businesses and ensure a more robust market for attracting new retail vendors who will redevelop vacant properties.

SECTION V.
SOURCES OF FUNDS TO PAY TIF ELIGIBLE PROJECT COSTS

The Village may enter into Redevelopment Agreements with Developers through which the Village can utilize a portion of the Real Estate Tax Increments generated from these projects to reimburse Developers for a portion or all of their TIF eligible private project costs as provided in the Act per Section 65 ILCS 5/11-74.4-3 (q). The Village further plans to use a portion of any Real Estate Tax Increment generated for TIF eligible public project costs as well. The Village may also use Municipal Sales Taxes or any other sources of funds it may lawfully pledge.

Anticipated and Projected Private Redevelopment Projects	Years Completed	Total Projected Investment	Projected Cumulative Real Estate Tax Increment	Anticipated TIF Eligible Project Costs
Commercial Project I	2018	\$50,000	\$33,385	\$50,000
Commercial Project II	2020	\$250,000	\$148,572	\$250,000
Commercial Project III	2021	\$750,000	\$418,993	\$750,000
Commercial Project IV	2021	\$1,000,000	\$558,657	\$1,000,000
Commercial Project V	2022	\$3,000,000	\$1,571,171	\$3,000,000
Commercial General Merch. Project I	2019	\$500,000	\$315,317	\$150,000
Commercial General Merch. Project II	2020	\$1,000,000	\$594,289	\$300,000
Commercial General Merch. Project III	2021	\$3,000,000	\$1,675,972	\$1,250,000
Commercial General Merch. Project IV	2022	\$3,000,000	\$1,571,171	\$1,250,000
Commercial Conv. Store/Restaurant I	2022	\$800,000	\$418,979	\$150,000
Commercial Restaurant II	2020	\$600,000	\$356,574	\$100,000
Commercial Restaurant III	2021	\$600,000	\$335,194	\$100,000
Commercial/Retail Strip Development	2022	\$3,500,000	\$1,833,033	\$600,000
Commercial Motel/Hotel Project	2021	\$8,000,000	\$4,469,258	\$2,500,000
Commercial Rehab/Renovation Projects	2018-2032	\$2,250,000	\$965,273	\$2,250,000
Highway and Service Business Project I	2019	\$600,000	\$378,380	\$80,000
Highway and Service Business Project II	2021	\$600,000	\$335,194	\$80,000
Highway and Service Business Project III	2023	\$1,250,000	\$611,844	\$175,000
Highway and Service Business Project IV	2024	\$2,750,000	\$1,253,720	\$350,000
Highway and Service Business Project V	2017-2022	\$1,320,000	\$820,768	\$250,000
Residential Townhouse Project I	2018	\$6,000,000	\$3,525,487	\$900,000
Residential Townhouse Project II	2019	\$3,000,000	\$1,664,874	\$450,000
Apartment Complex Project I	2017	\$3,800,000	\$2,680,972	\$700,000
Apartment Complex Project II	2018	\$3,800,000	\$2,537,282	\$700,000

Anticipated and Projected Private Redevelopment Projects	Years Completed	Total Projected Investment	Projected Cumulative Real Estate Tax Increment	Anticipated TIF Eligible Project Costs
Apartment Complex Project III	2025	\$3,800,000	\$1,607,323	\$700,000
Residential Single-Family I & Duplex I	2017-2019	\$7,024,000	\$4,237,380	\$1,700,000
Residential Single-Family II & Duplex II	2018-2029	\$18,800,000	\$8,109,832	\$3,250,000
Residential Single-Family III & IV	2017-2019	\$5,320,000	\$3,440,407	\$850,000
Residential Single-Family V	2025-2034	\$8,000,000	\$2,075,453	\$1,250,000
Senior Development Project	2021	\$10,075,000	\$4,539,090	\$1,500,000
Assisted/Supportive Living Facility	2022	\$8,000,000	\$2,513,874	\$2,000,000
Assisted/Supportive Living Facility	2018	\$13,800,000	\$5,528,604	\$5,750,000
Residential Rehab/Renovation Project	2019-2034	\$2,400,000	\$622,294	\$2,400,000
TOTALS:		\$128,639,000	\$61,748,616	\$36,785,000
NOTE: See <i>Exhibit 5</i> for Examples of TIF District I Projections relating to these projects.				

TIF Financing Summary

Total Designated & Anticipated TIF Eligible Public Project Costs

within the Redevelopment Project Area..... \$55,315,000

Total Designated & Anticipated TIF Eligible Private Project Costs

within the Redevelopment Project Area..... \$36,785,000

Total Designated & Anticipated TIF Eligible Project Costs (Public & Private)..... \$92,100,000

Designated and Anticipated Annual TIF Administration Fee (plus CPI and Costs) \$3,500-\$24,000

(Fees and costs of annual administration of the redevelopment project will be paid in part by the Developers on a proportionate basis as increment is generated. Such fees and costs will initially be paid from the increment before the Developers receive their reimbursements.)

Policy Guidelines for Use of Tax Increment Financing Funds:

1. All project cost estimates are in year 2017 dollars. In addition to the public and private project costs listed above, any notes or bonds issued to finance a Project may include an amount sufficient to pay interest, as well as customary and reasonable charges associated with the issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.
2. Adjustments to the designated and anticipated line item (public and private) costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax

revenues will be re-evaluated as each project is considered for public financing under provisions of the Act.

3. The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs related to the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as adjusted in the future. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line item costs for redevelopment.
4. By adoption of this Redevelopment Plan, the Village may, without further formal statutory approval, increase the total limit or any line item by the increase in the Consumer Price Index (currently All Urban Consumers, Chicago-Gary-Kenosha), plus five percent (5%), as permitted by the TIF Act.
5. The potential Public and Private developments included herein are not assured to occur but include the types and scopes of projects that are reasonable expectations. The actual reimbursements may be for other projects and costs not specifically anticipated in this list. Types of projects, investments and eligible project costs may be re-allocated from time to time by the Village Board upon adoption of written Redevelopment Agreements with private developers.

Present and Projected Tax Increment

The projected increases in equalized assessed valuation (EAV) for Rochester TIF District I are as follows:

1. Total Projected Private Investment.....	\$128,639,000
2. Projected Cumulative Real Estate Tax Increment Generated over 23 Years ¹	\$61,748,616
3. Base Year (2015) EAV of Redevelopment Project Area (<i>before exemptions</i>)	\$21,016,430
4. Estimated Potential Increase in EAV	<u>\$37,652,167</u>
5. Total Estimated EAV of the Redevelopment Project Area after Redevelopment Projects are Completed (<i>line 3 plus line 4</i>).....	\$58,668,597

¹ The amount of real estate tax increment available to the Village for reimbursement of public or private TIF eligible project costs shall be reduced annually by any Surplus Funds (as defined by Section 5/11-74.4-7 of the TIF Act) that are declared by Village Ordinance and pursuant to written Intergovernmental Agreement(s), if any.

Assessment of Financial Impact

New, substantial economic development is not expected to occur within the Redevelopment Project Area without the creation of Rochester TIF District I. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the Redevelopment Project Area.

By applying the most recent real estate tax rates from tax year 2015 payable 2016 and assuming a new real estate development of \$300,000 occurs within the TIF District, the Village anticipates that such development would likely result in a \$100,000 increase in equalized assessed valuation. The perceived annual financial impact on the affected taxing bodies which levy taxes within the Area are projected as follows:

Taxing Districts Listed on Tax Bill for Tax Code W02	2015 Payable 2016 Real Estate Tax Rate	Projected Annual Impact (Dollars) for each \$100,000 Increase in EAV
Sangamon County	0.7546%	\$754.60
Rochester C.U.S.D. #3A ²	4.5189%	\$4,518.90
Lincoln Land Community College #526	0.5021%	\$502.10
Rochester Township	0.1729%	\$172.90
Rochester Road & Bridge	0.3654%	\$365.40
Rochester Fire Protection District	0.2932%	\$293.20
Springfield Sanitary District ³	0.0956%	\$95.60
Rochester Library	0.2504%	\$250.40
Village of Rochester	0.3846%	\$384.60
Totals:	7.3377%	\$7,337.70

² As Rochester TIF District I relates to Rochester C.U.S.D. #3A, the actual impact to the School District is less than the perceived loss, as the TIF Act and the Illinois School Code contain provisions which require the Illinois State Board of Education to ignore increases in assessed valuation within a TIF District when calculating the School State Aid Formula. As excerpted from the Act (65 ILCS 5/11-74.4-8), Tax Increment Allocation Financing, in reference to the impact on Schools, states as follows:

“No part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the general State school aid formula, provided for in Section 18-8 of the School Code, until such time as all redevelopment project costs have been paid as provided for in this Section.”

³ Seventeen (17) parcels located within the Rochester TIF District I are located within Tax Code W17, which does not include the Springfield Sanitary District rate of 0.0956%. The total tax rate for Tax Code W17 for tax rate 2015 payable 2016 is 7.2421%.

Anticipated Measures to Address Financial Impact

All taxing districts that may be affected by the TIF District continue to receive a proportionate share of real estate tax revenue derived from the initial equalized assessed value of the parcels within the redevelopment project area as provided in Section 65 ILCS 5/11-74.4-8(a) of the Act, which states:

“That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.”

Following the receipt of new real estate tax increment each year, the Village shall annually authorize by Ordinance an amount of TIF Surplus Funds that is equivalent to not less than five percent (5.0%) of the annual real estate tax increment generated by Rochester TIF District I. Such Surplus Funds shall be returned to the Sangamon County Treasurer and Collector for redistribution on a pro-rata basis to the affected local taxing bodies which levied a tax during the related tax year.

80% TIF Surplus Funds Generated by Pre-Existing Single-Family Homes. The Village has identified within the TIF Area four hundred (400) properties which are classified by Sangamon County as “Class Code 40 – Improved Urban Residential” parcels on which there exists a residential house. Subject to the terms of a final Intergovernmental Agreement with all of the overlapping taxing districts, the Village will declare as TIF Surplus Funds **80%** of any real estate tax increment generated annually from said **pre-existing single-family houses on Class Code 40 properties** during the life of the Rochester TIF District I. No portion of TIF increment derived from properties within this defined group of parcels for which TIF assistance is requested and provided by the Village per the terms of a written redevelopment agreement shall be subject to the “80% TIF Surplus Funds” provision during the time of the redevelopment agreement. However, after the terms of such redevelopment agreement(s) has been fulfilled, the property will again be subject to the “80% TIF Surplus Funds” provision. This will allow those properties to request TIF assistance for new improvements and ultimately contribute further to any TIF Surplus Funds that are generated.

5% TIF Surplus Funds Generated by New Development. Following the receipt of new real estate tax increment each year, the Village shall annually authorize by Ordinance an amount of TIF Surplus Funds equivalent to not less than **five percent (5.0%)** of the annual real estate tax increment generated by any parcel in the TIF District that is not included in or exempt from the Pre-existing Residential Properties.

The Village may enter into Intergovernmental Agreements with taxing districts at any time during the life of the TIF District, provided TIF funds are available and additional impacts, if any, occur as a result of development within the Rochester Redevelopment Project Area. If any portion of the Village’s TIF funds are paid as a reimbursement for additional capital costs that a taxing district(s) incur because of Rochester TIF District I, the taxing district(s) shall be required to provide the Village with an accounting of said capital costs as part of an ongoing impact analysis.

Ongoing Reporting and Accountability

The Village will notify all of the overlapping taxing districts of any proposed expansion or future amendments of the Rochester TIF District I Redevelopment Project Area, Plan and Projects as required by the Act.

The Village shall file TIF District Annual Reports with the Office of the Illinois Comptroller and in accordance with the requirement of the Act.

Pursuant to Section 5/11-74.4-5 (e) of the Act, the Joint Review Board will review the effectiveness and the status of the redevelopment project area following the end of each of the Village's fiscal years during the life of Rochester TIF District I. The Joint Review Board includes representatives of the taxing districts as designated by the Act that have the authority to directly levy taxes on the property within the redevelopment project area at the time that the TIF District is approved.

SECTION VI. OTHER STATUTORY REQUIREMENTS

General Land Uses. The general uses of the land within the Rochester TIF District I Redevelopment Project Area shall conform to the existing and future land uses as well as current and future zoning and subdivision codes of the Village of Rochester.

Certification of No Displacement of Residential Units. The Village of Rochester hereby certifies that the Redevelopment Plan will not result in the displacement of residents from ten or more inhabited residential units. However, the Redevelopment Project Area does contain more than 75 inhabited residential units.

Eminent Domain. The Village of Rochester hereby declares that the qualifying characteristics of blighted and conservation areas as provided herein for the purpose of establishing the Rochester TIF District I Redevelopment Project Area as a combination of "Blighted" and "Conservation" Areas pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) shall not be used by the Village for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/1-1-1 *et. seq.*), if such authority is ever exercised.

Commitment to Fair Employment. The Village of Rochester will comply with fair employment practices and an Affirmative Action Plan in the implementation of this Redevelopment Plan and Projects.

Provisions for Amending the Rochester TIF District I Redevelopment Plan. The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act and other applicable Village Ordinances.

Additional Changes Relating to Establishment of Rochester TIF I District: Pursuant to Section 5/11-74.4-5 of the Act, the Village may make changes in the Redevelopment Plan, Projects and Area any time prior to the adoption by the Village of an ordinance approving the Redevelopment Plan. Prior to the adoption of such ordinance, and at any time during the life of the TIF District, the Village will: **1.)** complete the annexation of any parcels within the redevelopment project area that are not already within the Village of Rochester (see ***Appendix D***); and **2.)** exclude from the redevelopment

project area any parcel(s) for which any member of the corporate authority, or an employee or consultant of the Village involved in the planning and preparation of the Redevelopment Plan, Area or Project directly or indirectly owns or controls an interest - unless said individual chooses to disclose such an interest and refrain from any further official involvement in regard to the redevelopment plan, projects and Area pursuant to Section 5/11-74.4-4(n) of the Act.

Term of the Rochester TIF District I Redevelopment Plan and Projects. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which payment is made to the Village Treasurer with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinances approving the TIF District Redevelopment Plan and Projects are adopted by the Village Board. The Village intends to utilize the incremental revenues generated in the 23rd year of the TIF District and received by the Village in the following 24th year for those projects included in the Redevelopment Plan.

Nature and Term of Bonds or Notes. The Village may utilize a “pay-as-you-go” approach for financing private TIF eligible project costs. The Village may issue bonds or other obligations to fund public infrastructure or other eligible project costs. Such obligations would not exceed 20 years in length or the term of the District, whichever is less. The Village may also issue revenue bonds, notes or other obligations to fund private eligible project costs as well which would also be limited to 20 years in length. The repayment of debt service of these obligations would be limited to the increments generated as permitted by the Act or other pledged funds authorized by the Village.

Contiguous Redevelopment Project Areas. Subsequent to the creation of Rochester TIF District I, the Village may create other TIF Districts which are contiguous to the original Rochester TIF District I. It is hereby contemplated that in any such contiguous TIF Districts, eligible redevelopment project costs may be paid or reimbursed from increment generated within the original Rochester TIF District I and that increment generated within any such contiguous TIF Districts may be used to pay or reimburse eligible project costs within the original Rochester TIF District I.

SECTION VII. CONCLUSION

The Village of Rochester, Sangamon County, Illinois has determined that in order to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the Rochester TIF District I should be undertaken. In order to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Area (see ***Appendix C***).

The Village finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and that the area would not reasonably be anticipated to be developed without the adoption of the redevelopment plan. Based on the legal opinion of Jacob & Klein, Ltd., The Economic Development Group, Ltd. and the Village hereby conclude that the Rochester TIF District I Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.

The President and Village Board hereby conclude that it is in the best interest of the Village and that the citizens of Rochester will benefit by the adoption of this Rochester Tax Increment Financing (TIF) District I Redevelopment Project Area, Plan and Projects.

VILLAGE OF ROCHESTER, ILLINOIS

By: David L. Armstrong Date 3 / 8 / 2017
President

Attest: Hilary Patterson Date 3 / 8 / 2017
Village Clerk

Rochester Village Board of Trustees

David L. Armstrong, Village President
Doug Zobrist, Trustee of Waste Water Management
Dale Laningham, Trustee of Police
Stacia Munroe, Trustee of Public Health and Safety
Maribeth Eandi, Trustee of Streets
Joe Hill, Trustee of Finance
Harold Hendrickson, Trustee of Water

Village Clerk

Lynn Langdon

Village Deputy Clerks

Annette Boxman
Hilary Patterson

Rochester Village Administration

Deb Elderton, Village Manager
Todd Folder, Public Works Superintendent
Kent Bragg, Police Chief
Patt Patterson, Building/Zoning Inspector
Jan Sparling, Office Manager/FOIA Officer

SECTION VIII. EXHIBITS

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EXHIBIT 1

**ROCHESTER TIF DISTRICT I
BOUNDARY MAP**

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VILLAGE OF
ROCHESTER

OWNER

ROCHESTER, ILLINOIS

MARK	DATE	DESCRIPTION
PROJECT NO:	19044-01-00	
CAD DWG FILE:	TIF DISTRICT	
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
APPROVED BY:		
COPYRIGHT:	CRAWFORD, MURPHY & TILLY, INC. 2018	

**PROPOSED TIF
DISTRICT MAP**

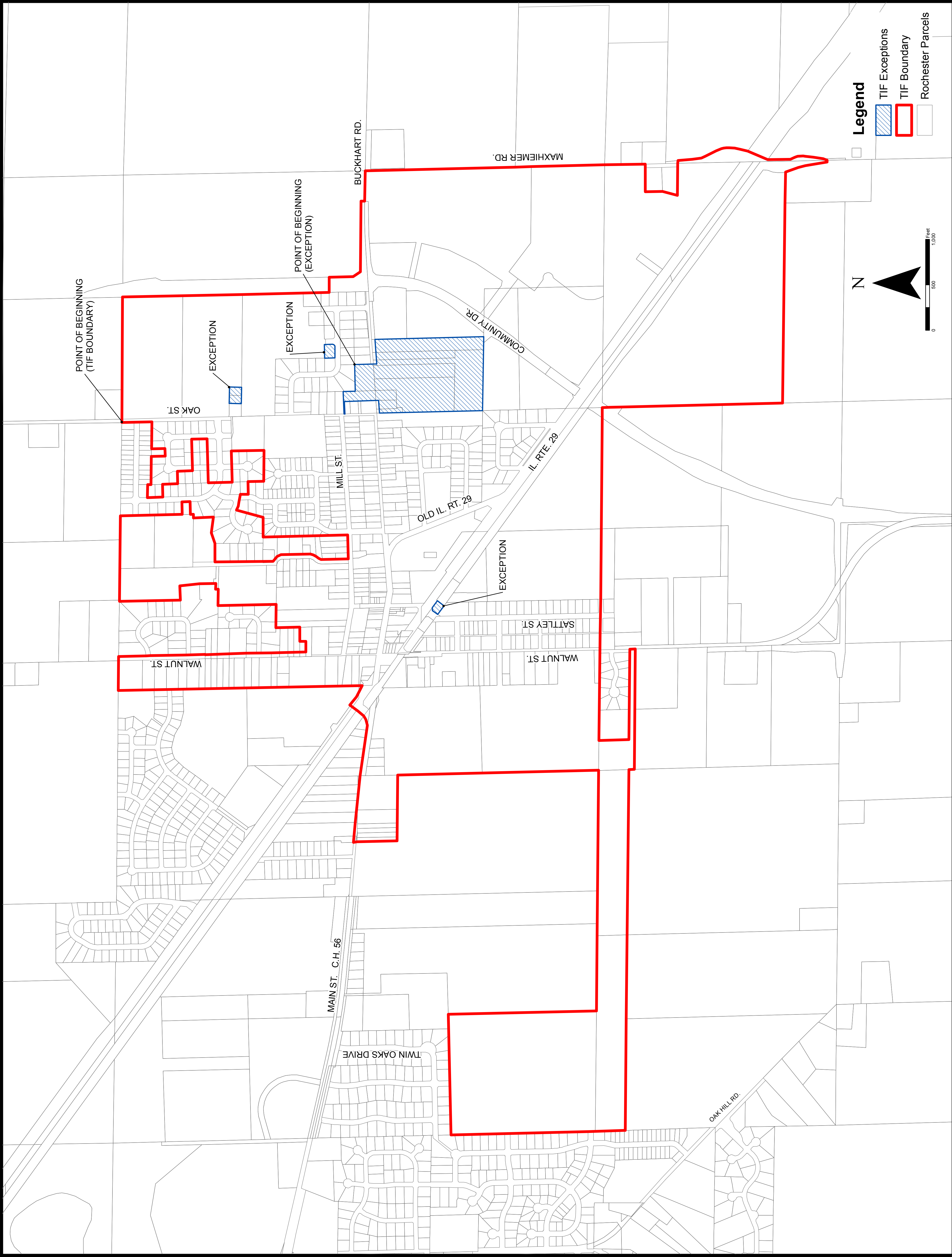


EXHIBIT 2

ROCHESTER TIF DISTRICT I LEGAL DESCRIPTION

PART OF SECTION 15, 16, 21 AND 22 ALL IN TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF THE SAID WEST HALF TO NORTHEAST CORNER OF LOT 22 OF EASTGATE MEADOWS SUBDIVISION; THENCE EAST TO A POINT ON THE EAST RIGHT OF WAY LINE OF COMMUNITY DRIVE; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE TO A POINT OF DEFLECTION IN THE SAID EAST RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 96.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BUCKHART ROAD (C.H. 4); THENCE EASTERLY ALONG THE SAID NORTH RIGHT OF WAY LINE TO A POINT ON THE EAST RIGHT OF WAY OF MAXHEIMER ROAD; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 3114.83 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 60.4 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 2 OF ROUTLEY SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE WEST LINE OF THE SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 1 OF SAID ROUTLEY SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAXHEIMER ROAD; THENCE SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 29; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29 AND THE EAST RIGHT OF WAY LINE OF MAXHEIMER ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO A POINT THAT IS 2852.61 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF LINE OF MAXHIEMER ROAD; THENCE NORTHWESTERLY ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 244.53 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG A CURVE OF SAID WEST RIGHT OF WAY A CHORD DISTANCE OF 79.11 FEET TO A POINT; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVED WEST RIGHT OF WAY LINE A CHORD DISTANCE OF 50.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE

NORTHEAST QUARTER OF SECTION 22; THENCE WEST ALONG THE SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 22; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 22; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15 TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 TO THE NORTHEAST CORNER OF LOT 1 OF THE COTTONWOOD ESTATES; THENCE WEST ALONG THE NORTH LINE OF COTTONWOOD ESTATES TO THE NORTHWEST CORNER OF LOT 6 OF SAID COTTONWOOD ESTATES; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 A DISTANCE OF 330 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 330.00 FEET; THENCE EAST A DISTANCE OF 330 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 8 OF SAID COTTONWOOD ESTATES; THENCE EAST ALONG THE SOUTH LINE OF COTTONWOOD ESTATES TO THE SOUTHEAST CORNER OF LOT 14 OF SAID COTTONWOOD ESTATES; THENCE EAST A DISTANCE OF 35 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG THE SAID EAST LINE A DISTANCE OF 60.00 FEET; THENCE WEST TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH ALONG THE SAID WEST LINE TO A POINT BEING 330.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE WEST ON A LINE 330.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21 TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE WEST ON A LINE 330.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 21 TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21 TO THE NORTHWEST CORNER OF THE SAID SECTION 21; THENCE NORTH ALONG THE WEST LINE OF SECTION 16 TO THE SOUTHWEST CORNER OF LOT 64 OF GROVE PARK ESTATES, SECOND PLAT; THENCE EAST ALONG THE SOUTH LINE OF LOTS 64, 63, 62, 38, 37 AND 36 OF SAID GROVE PARK ESTATES, SECOND PLAT TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE EAST ALONG THE SOUTH LINE OF LOTS 14, 13, 12 AND 11 OF GROVE PARK ESTATES, FIRST PLAT TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE EAST TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SAID SOUTHWEST QUARTER OF SECTION 16; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 16 TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER TO A POINT 435.6 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG A LINE PARALLEL WITH AND 435.6 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 16 A DISTANCE OF 725.7 FEET; THENCE NORTH TO A POINT ON THE

NORTH RIGHT OF WAY LINE OF MAIN STREET; THENCE EASTERLY AND NORTHERLY ALONG THE SAID NORTH RIGHT OF WAY LINE OF MAIN STREET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29; THENCE NORTHEASTERLY ON THE EXTENSION OF THE SAID NORTH RIGHT OF WAY LINE OF MAIN STREET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29; THENCE SOUTHEASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF LOT 4 OF THE SOUTHEAST QUARTER OF SECTION 16-15-4; THENCE NORTH PARALLEL WITH AND 330.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 TO A POINT ON THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 16; THENCE EAST ALONG THE SAID NORTH LINE TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST WALNUT STREET; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE OF EAST WALNUT STREET TO A POINT ON THE SOUTH LINE OF LOT 3 OF THE SUBDIVISION OF OUTLOT 9 OF THE NORTHWEST QUARTER OF SECTION 15-15-4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF LOT 2 OF THE SAID SUBDIVISION OF OUTLOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE EXTENSION OF THE EAST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 8 OF THE SAID SUBDIVISION OF THE SAID OUTLOT 9; THENCE EAST ON THE EXTENSION OF THE NORTH LOT LINE OF SAID LOT 8 TO THE POINT OF INTERSECTION OF THE EXTENSION OF THE EAST LINE OF KATIE LANE SUBDIVISION; THENCE NORTH ALONG THE EXTENSION OF SAID EAST LINE TO THE NORTHEAST CORNER OF KATIE LANE SUBDIVISION; THENCE EAST ON THE EXTENSION OF THE NORTH LINE OF SAID KATIE SUBDIVISION TO A POINT ON THE CENTERLINE OF THE BLACK BRANCH; THENCE NORTH 30.00 FEET; THENCE EAST 65.00 FEET; THENCE NORTHERLY MEANDERING ALONG THE CENTERLINE OF THE BLACK BRANCH TO THE POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 OF WHITE FENCE ACRES; THENCE WEST ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 9 TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH ALONG THE EAST LINE OF WHITE FENCE ACRES TO THE NORTH CORNER OF LOT 4 OF SAID WHITE FENCE ACRES, SAID POINT ALSO BEING ON THE NORTH LINE OF NORTHWEST QUARTER OF SAID SECTION 15; THENCE EAST ALONG THE SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 100 OF OAK MILL ESTATES, SECOND ADDITION; THENCE SOUTH ALONG THE WEST LINE OF THE SAID OAK MILL ESTATES, SECOND ADDITION TO THE NORTHWEST CORNER OF LOT 71 OF THE SAID OAK MILL ESTATES, SECOND ADDITION; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 71; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 71; THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 71; THENCE SOUTH ALONG THE WEST LINE OF LOT 70 OF SAID OAK MILL ESTATES, SECOND ADDITION TO A POINT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 70 TO THE NORTHWEST CORNER OF SAID LOT 70; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 65 OF OAK MILL ESTATES, FIRST ADDITION; THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT 65;

THENCE WESTERLY TO THE NORTHWEST CORNER OF LOT 64 OF OAK MILL ESTATES, FIRST ADDITION; THENCE WEST TO THE NORTHWEST CORNER OF LOT 1001 OF OAK MILL ESTATES, FIRST ADDITION, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF PARK STREET; THENCE SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY OF PARK STREET TO THE INTERSECTION OF THE SAID EAST RIGHT OF WAY OF PARK STREET AND THE NORTH RIGHT OF WAY LINE OF EAST MILL STREET; THENCE EAST ON THE SAID NORTH RIGHT OF WAY LINE OF EAST MILL STREET TO THE INTERSECTION OF THE SAID NORTH RIGHT OF WAY LINE OF EAST MILL STREET AND THE WEST RIGHT OF WAY LINE OF NORTH WATER STREET; THENCE NORTH ON THE NORTHERLY EXTENSION OF THE SAID WEST RIGHT OF WAY LINE OF NORTH WATER STREET AND THE WEST LINE OF LEXINGTON HEIGHTS NO. 1 TO THE NORTHWEST CORNER OF LOT 21 OF LEXINGTON HEIGHTS NO. 1; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 60 OAK MILL ESTATES, FIRST ADDITION; THENCE NORTHERLY TO THE NORTHEAST CORNER LOT 58 OF SAID OAK MILL ESTATES, FIRST ADDITION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SPRING RIDGE; THENCE EASTERLY ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF SPRING RIDGE TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF PARKVIEW DRIVE; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE OF PARKVIEW DRIVE TO THE SOUTHWEST CORNER OF LOT 52 OF OAK MILL ESTATES, FIRST ADDITION; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 46 OF OAK MILL ESTATES, FIRST ADDITION; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 44 OF SAID OAK MILL ESTATES, FIRST ADDITION; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 42 OF SAID OAK MILL ESTATES, FIRST ADDITION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 42; THENCE WEST TO THE NORTHEAST CORNER OF LOT 48 OF OAK MILL ESTATES, FIRST ADDITION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 48; THENCE NORTH TO THE NORTHWEST CORNER OF LOT 49 OF OAK MILL ESTATES, FIRST ADDITION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 84 OF OAK MILL ESTATES, FIRST ADDITION; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 84; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 84; THENCE EAST TO THE NORTHWEST CORNER OF LOT 98 OF OAK MILL ESTATES, FIRST ADDITION; THENCE EAST TO THE NORTHEAST CORNER OF LOT 31 OF OAK MILL ESTATES, FIRST ADDITION; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 29 OF OAK MILL ESTATES, SECOND ADDITION; THENCE WEST TO THE NORTHWEST CORNER OF LOT 96 OF OAK MILL ESTATES, SECOND ADDITION; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 87 OF OAK MILL ESTATES, SECOND ADDITION; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 88 OF OAK MILL ESTATES, SECOND ADDITION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 88; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 77 OF OAK MILL ESTATES, SECOND ADDITION; THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 77; THENCE NORTH TO THE NORTHWEST CORNER OF LOT 76 OF OAK MILL ESTATES, SECOND ADDITION; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 76; THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 113 OF OAK MILL ESTATES, SECOND ADDITION;

THENCE EAST TO THE NORTHWEST CORNER OF LOT 26 OF OAK MILL ESTATES, SECOND ADDITION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 108 OF OAK MILL ESTATES, SECOND ADDITION; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 108; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 107 OF OAK MILL ESTATES, SECOND ADDITION; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 107, SAID POINT BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE EAST ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPTING:

PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 15 IN TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF EASTGATE MEADOWS; THENCE SOUTH ALONG THE WEST LINE EXTENDED OF SAID LOT 1 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BUCKHART ROAD; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 269.2 FEET, MORE OR LESS TO THE WEST PROPERTY LINE OF THE ROCHESTER FIRE PROTECTION DISTRICT PROPERTY (P.I.N. 23-15.0-426-011); THENCE SOUTH ALONG THE SAID WEST PROPERTY LINE EXTENDED TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE WEST ALONG THE SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 8 OF MORNINGSIDE HEIGHTS SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH ALONG THE SAID WEST LINE OF THE SOUTHEAST QUARTER TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BUCKHART ROAD; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE TO A POINT 136.5 FEET EAST OF THE WEST LINE OF THE SAID SOUTHEAST QUARTER; THENCE NORTH ALONG A PARALLEL LINE 136.5 FEET EAST OF THE WEST LINE OF THE SAID SOUTHEAST QUARTER AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 376.85 FEET; THENCE WEST TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH OAK STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 10.0 FEET; THENCE EAST TO A POINT ON THE WEST LINE OF LOT 24 OF EASTGATE MEADOWS, SECOND PLAT; THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 14 OF EASTGATE MEADOWS; THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 13 OF EASTGATE MEADOWS TO THE POINT OF BEGINNING.

EXCEPTING P.I.N. 23-15.0-305-023:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 11 OF TWIST ADDITION TO THE VILLAGE OF ROCHESTER, ILLINOIS; THENCE SOUTHEASTERLY ON THE SOUTHERN RIGHT OF WAY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD, 103.04 FEET TO THE POINT OF BEGINNING; THENCE DEFLECTING TO THE LEFT 90 DEGREES 00 MINUTES 00 SECONDS, 70.00 FEET; THENCE DEFLECTING TO THE RIGHT 45 DEGREES 00 MINUTES 00 SECONDS, 32.73 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29; THENCE SOUTHEASTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, 96.85 FEET; THENCE DEFLECTING TO THE RIGHT 90 DEGREES 11 MINUTES 58 SECONDS, 93.48 FEET TO A POINT ON THE AFORESAID SOUTHERN RIGHT OF WAY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD; THENCE NORTHWESTERLY ON THE SAID SOUTHERN RIGHT OF WAY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD, 119.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING P.I.N. 23-15.0-201-013

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS, BEING A 90 FEET X 135 FEET PARCEL.

EXCEPTING P.I.N. 23-15.0-201-017

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS, BEING A 90 FEET X 135 FEET PARCEL.

EXCEPTING P.I.N. 23-15.0-252-002

ALL OF LOT 16 OF EASTGATE MEADOWS SUBDIVISION AND A STRIP OF LAND BEING 15 FEET X 150 FEET LYING ADJACENT TO THE NORTH LINE OF SAID LOT 16 ALL BEING A PART OF THE WEST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS.

All PINs are as of February 24, 2017.

Prepared by Crawford, Murphy & Tilly, Inc., 2750 West Washington Street, Springfield, IL 62702.

EXHIBIT 3

**CERTIFIED ENGINEER'S OPINION
DRAINAGE AND FLOODING CONDITIONS OF VACANT LANDS**

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December 1, 2016

Honorable David L. Armstrong
Village President
Village of Rochester
1 Community Drive
Rochester, Illinois 62563-0618

Dear President Armstrong:

RE: Village of Rochester
TIF District Development – Flooding / Drainage Opinion
CMT Job # 16044-01-00

The Village of Rochester has requested that CMT provide a flooding / drainage opinion for the vacant land being considered for a proposed Tax Increment Financing (TIF) District through its TIF Consultant – The Economic Development Group. This opinion is being provided as required by the TIF Act to elaborate on the extent to which the vacant parcels exhibit the following:

“The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.”

We were provided a map showing the boundaries for the proposed TIF District by Mr. Paul Ostrosky of The Economic Development Group that provided the background for our opinion (See Exhibit 1). Other resources used to develop our opinion include the Sangamon County aerial mapping and ground contours and FEMA Flood Insurance Rate Map (FIRM) for Sangamon County (Map Numbers 17167C: 0270F, 0435F & 0265F effective August 2, 2007).

Rochester is divided into two principal watersheds where the dividing line runs north to south, approximately in the middle of the Village (near Melody Drive) (See Exhibit 2). The eastern half of Rochester drains to the Black Branch Creek (BBC) while the western half drains to the South Fork Sangamon River (SFSR). Both BBC and SFSR are regulated floodplains with 100 and 500-year flood elevations delineated on the FIRMs.

Crawford, Murphy & Tilly

Centered in Value

Honorable David L. Armstrong
December 1, 2016
Page Two

With the inclusion of vacant land in the far northeast corner of the proposed TIF area, water drains to the McCoy Branch Creek, which is tributary to the BBC. Vacant parcels in this area are currently located outside the corporate limits of the Village and had not previously been identified in watershed mapping for Rochester's storm water jurisdiction.

Rochester is proposing approximately 75 vacant parcels located inside the corporate limits be included in the proposed TIF boundary shown on Exhibit 1. From our understanding of flooding and drainage issues in Rochester and the adjacent areas, the vacant parcels do not have a chronic (i.e., lasting a long time) history of flooding, but they do contribute to riverine and urban flooding during storm events when the ground is saturated and runoff occurs. Land adjacent to the BBC and SFSR has flooded in the past when water levels overtopped the banks, however, the flooded condition is usually temporary (e.g., up to a week). Typically, in the spring, water ponds and/or backs up onto some of these parcels due to saturated ground conditions, intense and/or extended rainfall events that cause the local swales and creeks to overtop the banks. Topography within the proposed TIF District varies depending on the location and proximity to either BBC or SFSR. Near the creeks and swales feeding BBC and SFSR, there is adequate slope to properly drain storm water runoff. Moving upslope towards the drainage divide or watershed boundary, topography of the land is rather flat. Drainage of storm water from these areas is generally poor.

It is our understanding that as areas within the proposed TIF District are developed, steps will be taken to help alleviate poor drainage conditions and minimize increased flooding downstream. The Village of Rochester has storm water management requirements in its Subdivision and Business & Industrial ordinances (Chapters 35 & 41, respectively). Requirements include providing storm sewers to effectively convey storm water away from developed property and detaining storm water to minimize the impact on downstream properties. The goal is to reduce the overall volume of runoff and provide detention storage to match existing conditions such that post-development runoff rates are no greater than pre-developed runoff rates. This requirement is usually achieved using wet and dry bottom detention ponds to store water as well as native plants that absorb water through the root structure. Some portions of vacant parcels may require storm water to be pumped rather than drain by gravity due to the flat topography.

Honorable David L. Armstrong
December 1, 2016
Page Three

Infrastructure to properly drain storm water runoff from all proposed vacant parcels will be necessary and essential. We strongly suggest the Village adhere to the approved ordinances and that no variances be granted to release developers from complying with the Village Code as it relates to storm water management requirements.

Thank you for the opportunity to provide this opinion to the Village of Rochester. If you have any questions regarding our opinion, please contact us.

Sincerely,

CRAWFORD, MURPHY & TILLY, INC.



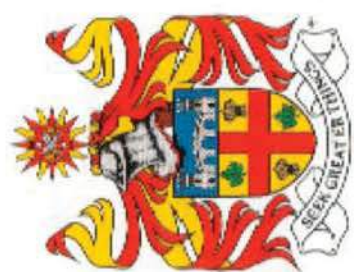
Timothy F. Sumner, PE, CFM, CSM
Village Engineer

attachments

- c: Village Board of Trustees w / attachments
- Ms. Lynn Langdon – Village Clerk w / attachments
- Ms. Deb Elderton – Village Manager w / attachments
- Mr. Todd Folder – Public Works Superintendent w / attachments
- Mr. Paul Ostrosky – The Economic Development Group, LTD. w / attachment



15000 N. STEPHENS
CRAWFORD, ILLINOIS



VILLAGE OF ROCHESTER

OWNER

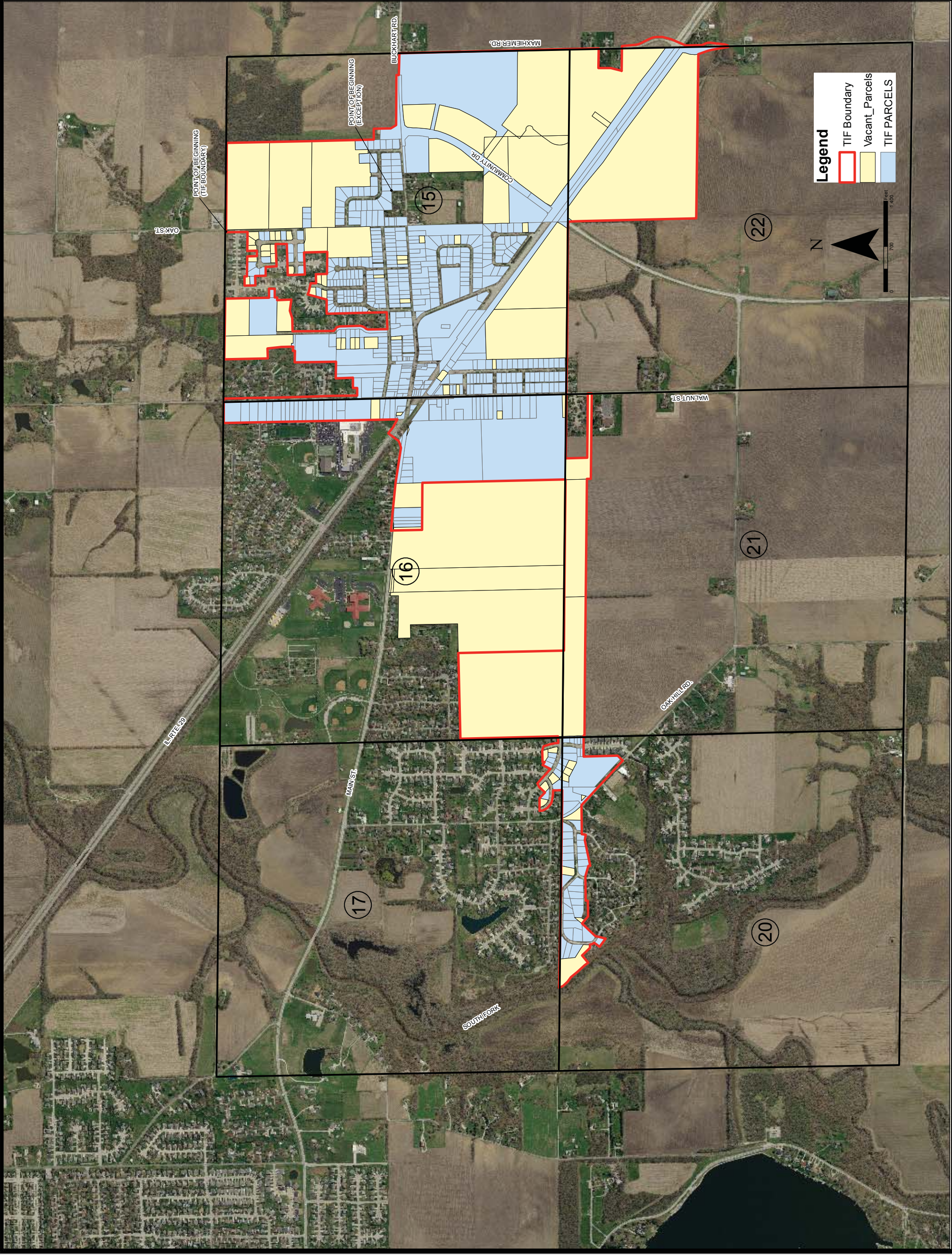
ROCHESTER, ILLINOIS

MARK	DATE	DESCRIPTION

PROJECT NO: 19044-01-00
 CAD DWG FILE: TIF DISTRICT
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 COPYRIGHT: CRAWFORD, MURPHY & TILLY, INC. 2018

PROPOSED TIF DISTRICT MAP

EXHIBIT - 1





11000 N. STEMMIS
CONSULTANTS



VILLAGE OF
ROCHESTER

OWNER

ROCHESTER, ILLINOIS

MARK	DATE	DESCRIPTION

PROJECT NO: 18044-01-00

CAD DWG FILE: FLOODING/DRAINAGE OPINION

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

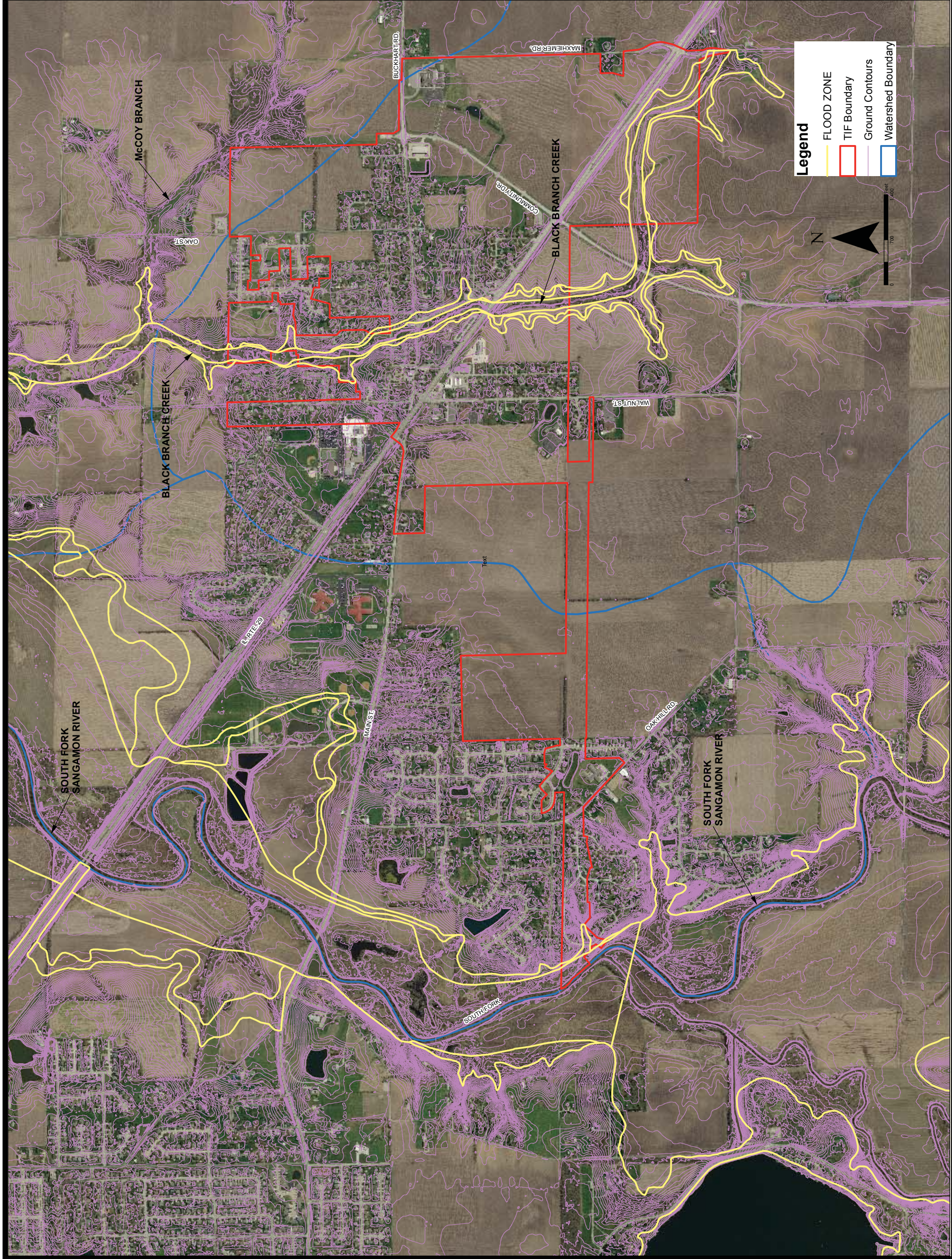
COPYRIGHT: CRAWFORD, MURPHY & TILLY, INC. 2018

SHEET TITLE





FLOODING/DRAINAGE
OPINION

EXHIBIT - 2

SHEET



Legend

	FLOOD ZONE
	TIF Boundary
	Ground Contours
	Watershed Boundary

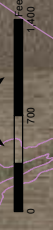


EXHIBIT 4
INDUCEMENT RESOLUTIONS

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Incorporated in 1869

Village of Rochester

RESOLUTION NO. 15-03

VILLAGE OF ROCHESTER, ILLINOIS

**PROPOSED
TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PROJECT**

INDUCEMENT RESOLUTION

WHEREAS, the Village of Rochester, Sangamon County, Illinois, (the "Village"), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other Village revenues; and

WHEREAS, the Village is considering proposals for commercial redevelopment projects on properties that the Village intends to include within a proposed Rochester Tax Increment Financing (TIF) District Redevelopment Project Area (the "Area"); and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and Projects to be created and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et seq.* (the "Act"); and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, Stites Development, Inc., 125 East Main Street, Rochester, Illinois, or assignee (the "Developer") is currently proposing a redevelopment project consisting of, but not limited to, the acquisition of land or redevelopment of land already owned for the purpose of constructing single-family and multi-family housing (the "Project") within the proposed Area; and

WHEREAS, redevelopment of the property within the Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

WHEREAS, this Resolution is intended to induce the Developer to commence the Project and to seek reimbursement from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the Rochester TIF District Redevelopment Plan and Projects as may be established by the Village for this Project; and

WHEREAS, the Board of Trustees has initiated an examination of the proposed Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan, provided that **this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.**

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, as follows:

1. That the intentions of the Village of Rochester regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Board of Trustees of the Village of Rochester is in favor of the proposed Project.
3. The Village shall proceed and use its best good faith efforts to establish a Tax Increment Financing Redevelopment Plan, Project and Area to include the Developer's Property and Projects. The Village and the Developer shall also use their best efforts to enter into a Predevelopment Agreement on or before December 31, 2015, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Rochester pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.

4. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

[The balance of the page is intentionally blank.]

PASSED, APPROVED AND ADOPTED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, on the 9 day of November A.D., 2015, and deposited and filed in the Office of the Village Clerk of said Village of Rochester on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Doug Zobrist	X			
Wayne Liken	X			
Stacia Munroe				X
Maribeth Eandi	X			
Joe Hill	X			
Harold Hendrickson				X
David L. Armstrong, President	X			
TOTALS:	5	0		2

APPROVED: David L. Armstrong, Date 11/9/2015
 President, Village of Rochester

ATTEST: [Signature], Date: 11/9/2015
 Deputy Clerk, Village of Rochester

November 9th, 2016.

Hon. David Armstrong, President
Village of Rochester
1 Community Drive
P.O. Box 618
Rochester, IL 62563

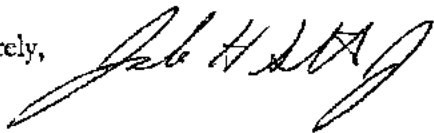
Dear President Armstrong:

As you are already aware, our company is intending to undertake a residential Project within the proposed Rochester TIF District. The Project was described in our *Application for TIF District Benefits* dated August 31, 2015, it was the subject of *Inducement Resolution No. 15-03* that was approved by the Village Board on November 9, 2015, and it has been discussed further with the Village on numerous occasions.

As the owner of property located on North Oak Street (PIN Nos. 23-15.0-126-008; 23-15.0-126-021; and 23-15.0-126-019), I still intend to construct a residential subdivision on these tracts as a third phase of the Oakmill Subdivision. Such third phase construction will consist of eight (8) single family lots and Fourteen (14) duplex lots. The improvements that I outlined in my TIF Application will not be possible for my company to complete, but for the financial assistance that the Village may make available to me from the new Tax Increment Financing District that the Village is now in the process of establishing.

I believe that the improvements that I have proposed will generate a significant increase in the property's assessed valuation and ultimately be of benefit to all of the taxing bodies overlapping the proposed TIF District. Therefore, please be advised that I am prepared to undertake this project as currently proposed if the Village of Rochester will proceed with approving a TIF Pre-Development Agreement with my company and continue with its best good faith efforts to include the above described property in the proposed TIF District. Approval of the Pre-Development Agreement will further allow me, at my risk, to begin incurring additional TIF eligible project costs that may be reimbursed after the TIF District has been established and my Project begins to generate new real estate tax increment. Following the establishment of the TIF District, I would also ask that the Village then ratify and re-affirm the Pre-Development Agreement as a TIF Redevelopment Agreement with SITES Development, Inc., thereby making this Project fully viable and eligible to receive reimbursements of TIF eligible project costs as specified in the Pre-Development Agreement.

Sincerely,



Mr. John H. Stites, Jr.
President, SITES Development, Inc.

CC: Ms. Deb Elderton, Village Manager



Incorporated in 1869

Village of Rochester

RESOLUTION NO. 16-02

VILLAGE OF ROCHESTER, ILLINOIS

PROPOSED TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT PROJECT

INDUCEMENT RESOLUTION

WHEREAS, the Village of Rochester, Sangamon County, Illinois, (the "Village"), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other Village revenues; and

WHEREAS, the Village is considering proposals for commercial redevelopment projects on properties that the Village intends to include within a proposed Rochester Tax Increment Financing (TIF) District Redevelopment Project Area (the "Area"); and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and

Projects to be created and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et. seq.* (the "Act"); and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, Steven M. LuParell, 505 N. Dirkin Dr., Springfield, Illinois, or assignee (the "Developer") is currently proposing a redevelopment project consisting of, but not limited to, the acquisition of land and buildings located at 441 S. State St., Rochester, Illinois (PIN 23 -15.0-376-020) for the purpose of redeveloping the site as a "Professional Office" (the "Project" as further described in *Exhibit A*) within the proposed Area; and

WHEREAS, redevelopment of the property within the Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

WHEREAS, this Resolution is intended to induce the Developer to commence the Project and to seek reimbursement from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the Rochester TIF District Redevelopment Plan and Projects as may be established by the Village for this Project; and

WHEREAS, the Board of Trustees has initiated an examination of the proposed Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan, provided that **this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.**

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, as follows:

1. That the intentions of the Village of Rochester regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Board of Trustees of the Village of Rochester is in favor of the proposed Project.
3. The Village shall proceed and use its best good faith efforts to establish a Tax Increment

Financing Redevelopment Plan, Project and Area to include the Developer's Property and Projects. The Village and the Developer shall also use their best efforts to enter into a Predevelopment Agreement on or before July 11, 2016, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Rochester pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.

- The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, on the 8th day of February, A.D., 2016, and deposited and filed in the Office of the Village Clerk of said Village of Rochester on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Doug Zobrist	X			
Wayne Liken				X
Stacia Munroe	X			
Maribeth Handi	X			
Joe Hill				X
Harold Hendrickson	X			
David L. Armstrong, President	X			
TOTALS:	5	0		2

APPROVED: David L. Armstrong Date 2/8 / 2016
 President, Village of Rochester

ATTEST: [Signature] Date: 2/5 / 2016
 Clerk, Village of Rochester

Attachment:

Exhibit A. Tax Increment Financing (TIF) District Application for TIF Benefits



ECONOMIC DEVELOPMENT CONSULTING & LAW

TAX INCREMENT FINANCING (TIF) DISTRICT

APPLICATION FOR TIF BENEFITS RELATING TO PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS

Pursuant to Section (65 ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 et seq.), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment costs and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4 (j)).

Private developers seeking reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the Tax Increment Financing (TIF) District.

INSTRUCTIONS: Complete each section and return via fax (309) 864-7878 or U.S. Mail to: The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.

PART I: DEVELOPER INFORMATION

Developer Legal/Business Name: STEVEN M. LUPARELLI / OR ASSIGNS Date: 1/12/16

Business type: [] Sole Proprietorship; [] Partnership; [] Corporation (State of Charter: _____); [] Other (please describe): TSD

Developer's Contact Information:

Name STEVEN M. LUPARELLI Title _____

Address 505 No. Berlin Ave

City SPFLD State IL Zip 62702

Daytime Phone 217-416-6464 Mobile _____

Fax _____ email SML2003HA@YAHOO.COM

PART II: PROJECT INFORMATION

TIF District Name Rochester TIF I City Rochester, IL

Project Name Dentist office

Anticipated Start Date Jan. 30, 2016 Anticipated Completion Date May 30, 2016

Project Description Dentist office

Project is classified as: Industrial; Commercial; Residential

Project Street Address 441 South State Rockledge, IL

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN) 23-15.0-376-020
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: 1/30/16
** HAVE PROTESTED TAXES TO AFR MARKET VALUE OF \$91,000*
2. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: _____
3. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: _____

(Please list any additional parcels on separate sheet and attach)

IF RESIDENTIAL: what is the expected absorption rate or "build-out" for the project?

PHASE I: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)
<u>2016</u>		

PHASE II: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

(Please describe additional phases on separate sheet and attach)

FOR ENTIRE PROJECT:

Total Projected Investment \$ _____ *(Land and Real Estate Improvements Only)*

Total Number of Jobs Created: _____

Number of Jobs FTE: 3

Current annual retail sales (if applicable - commercial projects only) \$ 0

Projected (new) annual retail sales generated by this project \$ 218,295

PART III. ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:

	Phase I:	Phase II:
1. Land and buildings (acquisition costs)	\$ <u>91,000</u>	\$ _____
2. Site preparation, clearing and grading	\$ <u>10,000</u>	\$ _____
3. Demolition	\$ <u>—</u>	\$ _____

Professional Fees:

1. Planning, engineering, architectural	\$ <u>5,000</u>	\$ _____
2. Legal	\$ <u>5,000</u>	\$ _____
3. Accounting/financial	\$ <u>2,000</u>	\$ _____
4. Marketing (land only)	\$ <u>—</u>	\$ _____
5. Other professional fees	\$ <u>2,000</u>	\$ _____
Job training and retraining services	\$ _____	\$ _____
Rehabilitation or renovation (existing buildings)	\$ <u>29,000.</u>	\$ _____
Public infrastructure improvements (Water, sewer, drainage, sidewalks, curb, etc.)	\$ <u>—</u>	\$ _____
Utilities extension	\$ <u>—</u>	\$ _____

Interest Buy-Down:

Principal \$ _____ @ _____ % per annum
for _____ years = Estimated Interest Expense

X 30%

Miscellaneous/Other (please specify):

1. <u>Interest</u>	\$ <u>20,000</u>	\$ _____
2. _____	\$ <u>—</u>	\$ _____
3. _____	\$ <u>—</u>	\$ _____

TOTAL ESTIMATED ELIGIBLE COSTS

\$ 164,000 \$ _____

Additional Notes/Comments: Fair market value when completed is
estimated At \$150,000

(Please describe estimated eligible project costs for additional phases on separate sheet and attach)



Incorporated in 1869

Village of Rochester

RESOLUTION NO. 16-03

VILLAGE OF ROCHESTER, ILLINOIS

PROPOSED TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT PROJECT

INDUCEMENT RESOLUTION

WHEREAS, the Village of Rochester, Sangamon County, Illinois, (the "Village"), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other Village revenues; and

WHEREAS, the Village is considering proposals for commercial redevelopment projects on properties that the Village intends to include within a proposed Rochester Tax Increment Financing (TIF) District Redevelopment Project Area (the "Area"); and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and

Projects to be created and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et. seq.* (the "Act"); and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, Steven M. LuParell, 505 N. Dirkin Dr., Springfield, Illinois, or assignee (the "Developer") is currently proposing a redevelopment project consisting of, but not limited to, the acquisition of land and buildings located at 445 S. State St., Rochester, Illinois (PIN 23 -15.0-376-019) for the purpose of redeveloping the site as a "Retail Strip Mall and Restaurant" (the "Project" as further described in *Exhibit A*) within the proposed Area; and

WHEREAS, redevelopment of the property within the Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

WHEREAS, this Resolution is intended to induce the Developer to commence the Project and to seek reimbursement from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the Rochester TIF District Redevelopment Plan and Projects as may be established by the Village for this Project; and

WHEREAS, the Board of Trustees has initiated an examination of the proposed Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan, provided that this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, as follows:

1. That the intentions of the Village of Rochester regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Board of Trustees of the Village of Rochester is in favor of the proposed Project.
3. The Village shall proceed and use its best good faith efforts to establish a Tax Increment

Financing Redevelopment Plan, Project and Area to include the Developer's Property and Projects. The Village and the Developer shall also use their best efforts to enter into a Predevelopment Agreement on or before July 11, 2016, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Rochester pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.

- The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, on the 8th day of February, A.D., 2016, and deposited and filed in the Office of the Village Clerk of said Village of Rochester on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Doug Zobrist	X			
Wayne Liken				X
Stacia Munroe	X			
Maribeth Eandi	X			
Joe Hill				X
Harold Hendrickson	X			
David L. Armstrong, President	X			
TOTALS:	5	0	0	2

APPROVED: David L. Armstrong, Date 02/08 / 2016
 President, Village of Rochester

ATTEST: Jim Jang, Date: 2/8 / 2016
 Clerk, Village of Rochester

Attachment:
 Exhibit A. Tax Increment Financing (TIF) District Application for TIF Benefits



Economic Development Commission of Ill.

TAX INCREMENT FINANCING (TIF) DISTRICT

APPLICATION FOR TIF BENEFITS RELATING TO PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS

Pursuant to Section (65 ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 et. seq.), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment costs and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4 (j)).

Private developers seeking reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the Tax Increment Financing (TIF) District.

INSTRUCTIONS: Complete each section and return via fax (309) 664-7878 or U.S. Mail to: The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.

PART I: DEVELOPER INFORMATION

Developer Legal/Business Name: STEVEN M. LUPARELLI / OR ASSIGNEE'S Date: 1/12/16

Business type: [] Sole Proprietorship; [] Partnership; [] Corporation (State of Charter: _____); [] Other (please describe): TBD

Developer's Contact Information:

Name: Steven M. Luparelli Title: _____

Address: 505 No. Durkin Dr.

City: SPFD State: IL Zip: 62702

Daytime Phone: 217-416-6464 Mobile: _____

Fax: _____ email: SML2003FA@YAHOO.COM

PART II: PROJECT INFORMATION

TIF District Name: Rochester TIF I City: Rochester, IL

Project Name: Retail Strip mall

Anticipated Start Date: Jan. 30, 2016 Anticipated Completion Date: May 30, 2016

Project Description: Retail strip mall w/ Restaurant Abe's

Project is classified as: Industrial; Commercial; Residential

Project Street Address 445 South State Rochester

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN) 23-15.0-376-019
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: 1/30/16
- * *Property TAXES WILL BE BASED ON PURCHASE PRICE \$134,000-*
2. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: _____
3. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: _____

(Please list any additional parcels on separate sheet and attach)

IF RESIDENTIAL: what is the expected absorption rate or "build-out" for the project?

PHASE I: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

PHASE II: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

(Please describe additional phases on separate sheet and attach)

FOR ENTIRE PROJECT:

Total Projected Investment \$ _____ (Land and Real Estate Improvements Only)

Total Number of Jobs Created: _____

Number of Jobs FTE: 9

Current annual retail sales (if applicable - commercial projects only) \$ _____

Projected (new) annual retail sales generated by this project \$ 1,694,000

PART III. ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:

	<u>Phase I:</u>	<u>Phase II:</u>
1. Land and buildings (acquisition costs)	\$ <u>134,000</u>	\$ _____
2. Site preparation, clearing and grading	\$ <u>Inc</u>	\$ _____
3. Demolition	\$ <u>—</u>	\$ _____

Professionals' Fees:

1. Planning, engineering, architectural	\$ <u>5,000</u>	\$ _____
2. Legal	\$ <u>5,000</u>	\$ _____
3. Accounting/financial	\$ <u>5,000</u>	\$ _____
4. Marketing (land only)	\$ <u>—</u>	\$ _____
5. Other professional fees	\$ <u>2,000</u>	\$ _____

Job training and retraining services \$ — \$ _____

Rehabilitation or renovation (existing buildings) \$ 266,000 \$ _____

Public infrastructure improvements
(Water, sewer, drainage, sidewalks, curb, etc.) \$ — \$ _____

Utilities extension \$ 15,000 \$ _____

Interest Buy-Down:

Principal \$ _____ @ _____ % per annum
for _____ years = Estimated Interest Expense

X 30%

Miscellaneous/Other (please specify): \$ _____ \$ _____

1. <u>Int</u>	\$ <u>29,000</u>	\$ _____
2. _____	\$ _____	\$ _____
3. _____	\$ _____	\$ _____

TOTAL ESTIMATED ELIGIBLE COSTS \$ 447,000 - \$ _____

Additional Notes/Comments: Fair market value when complete estimated
At \$500,000

(Please describe estimated eligible project costs for additional phases on separate sheet and attach)



Incorporated in 1869

Village of Rochester

RESOLUTION NO. 16-04

VILLAGE OF ROCHESTER, ILLINOIS

PROPOSED TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT PROJECT

INDUCEMENT RESOLUTION

WHEREAS, the Village of Rochester, Sangamon County, Illinois, (the "Village"), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other Village revenues; and

WHEREAS, the Village is considering proposals for commercial redevelopment projects on properties that the Village intends to include within a proposed Rochester Tax Increment Financing (TIF) District Redevelopment Project Area (the "Area"); and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and

Projects to be created and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et. seq.* (the "Act"); and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, Rochester Partners, LLC., 505 N. Dirkin Dr., Springfield, Illinois, or assignee (the "Developer") is currently proposing a redevelopment project consisting of, but not limited to, the acquisition of land and buildings located at 320 E. Main St., Rochester, Illinois (PIN 23-15.0-304-017) for the purpose of redeveloping the site as a "Corner Café" and general merchandise business (the "Project" as further described in *Exhibit A*) within the proposed Area; and

WHEREAS, redevelopment of the property within the Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

WHEREAS, this Resolution is intended to induce the Developer to commence the Project and to seek reimbursement from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the Rochester TIF District Redevelopment Plan and Projects as may be established by the Village for this Project; and

WHEREAS, the Board of Trustees has initiated an examination of the proposed Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan, provided that **this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.**

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, as follows:

1. That the intentions of the Village of Rochester regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Board of Trustees of the Village of Rochester is in favor of the proposed Project.

3. The Village shall proceed and use its best good faith efforts to establish a Tax Increment Financing Redevelopment Plan, Project and Area to include the Developer's Property and Projects. The Village and the Developer shall also use their best efforts to enter into a Predevelopment Agreement on or before July 11, 2016, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Rochester pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.
4. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, on the 8th day of February, A.D., 2016, and deposited and filed in the Office of the Village Clerk of said Village of Rochester on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Doug Zobrist	X			
Wayne Liken				X
Stacia Munroe	X			
Maribeth Eandi	X			
Joe Hill				X
Harold Hendrickson	X			
David L. Armstrong, President	X			
TOTALS:	5	0	0	2

APPROVED: David L. Armstrong, Date 02 / 08 / 2016
 President, Village of Rochester

ATTEST: Shirley Langst, Date: 2 / 8 / 2016
 Clerk, Village of Rochester

Attachment:

Exhibit A. Tax Increment Financing (TIF) District Application for TIF Benefits



Economic Development, Construction & Law

TAX INCREMENT FINANCING (TIF) DISTRICT

APPLICATION FOR TIF BENEFITS RELATING TO PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS

Pursuant to Section (65 ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 et seq.), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment costs and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4 (j)).

Private developers seeking reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the Tax Increment Financing (TIF) District.

INSTRUCTIONS: Complete each section and return via fax (309) 664-7878 or U.S. Mail to: The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.

PART I: DEVELOPER INFORMATION

Developer Legal/Business Name: Rochester Porters LLC Date: 1/5/16

Business type: Sole Proprietorship; Partnership; Corporation (State of Charter: _____);
 Other (please describe): LLC

Developer's Contact Information:

Name Steve Luporell / Daniel Nika Title Owners LLC

Address 505 N. Durluh Dr

City Springfield State IL Zip 62702

Daytime Phone 217 466 6164 Mobile 217 971-3383

Fax _____ email switebooks@gmail.com

PART II: PROJECT INFORMATION

TIF District Name Rochester TIF City Rochester, IL

Project Name Corner Cafe

Anticipated Start Date 1/11/16 Anticipated Completion Date 3/15/16

Project Description building used to sublease merchandise business and cafe

Project is classified as: Industrial; Commercial; Residential

Project Street Address 320 E Main, Rochester IL 62663

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN) 23-15.0-304-017
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: 1/21/18

2. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: _____

3. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes or No
Date property was acquired: _____

(Please list any additional parcels on separate sheet and attach)

IF RESIDENTIAL: what is the expected absorption rate or "build-out" for the project?

PHASE I: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

PHASE II: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

(Please describe additional phases on separate sheet and attach)

FOR ENTIRE PROJECT:

Total Projected Investment \$ _____ *(Land and Real Estate Improvements Only)*

Total Number of Jobs Created: _____

Number of Jobs FTE: _____

Current annual retail sales (if applicable - commercial projects only) \$ _____

Projected (new) annual retail sales generated by this project \$ _____

PART III. ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:

	<i>Phase I:</i>	<i>Phase II:</i>
1. Land and buildings (acquisition costs)	\$ <u>100,000</u>	\$ _____
2. Site preparation, clearing and grading	\$ _____	\$ _____
3. Demolition	\$ _____	\$ _____

Professional Fees:

1. Planning, engineering, architectural	\$ <u>1,000</u>	\$ _____
2. Legal	\$ <u>5,000</u>	\$ _____
3. Accounting/financial	\$ <u>5,000</u>	\$ _____
4. Marketing (land only)	\$ _____	\$ _____
5. Other professional fees	\$ <u>1,000</u>	\$ _____

Job training and retraining services \$ _____

Rehabilitation or renovation (existing buildings) \$ 30,000

Public infrastructure improvements \$ _____
(Water, sewer, drainage, sidewalks, curb, etc.)

Utilities extension \$ _____

Interest Buy-Down:

Principal \$ 100,000 @ 4.0 % per annum
for 15 years = Estimated Interest Expense

X 30% \$ 30,000

Miscellaneous/Other (please specify):

1. _____	\$ _____	\$ _____
2. _____	\$ _____	\$ _____
3. _____	\$ _____	\$ _____

TOTAL ESTIMATED ELIGIBLE COSTS \$ 178,000

Additional Notes/Comments: _____

(Please describe estimated eligible project costs for additional phases on separate sheet and attach)

PART IV. DECLARATIONS

Municipality

Pursuant to the TIF Act, the municipality has the authority to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Furthermore, the municipality may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; provided, however, that on and after the effective date of the amendatory Act of the 81st General Assembly, no municipality shall incur redevelopment project costs (except for planning costs and any other eligible costs authorized by municipal ordinance or resolution that are subsequently included in the redevelopment plan for the area and are incurred by the municipality after the ordinance or resolution is adopted) that are not consistent with the program for accomplishing the objectives of the redevelopment plan as included in that plan and approved by the municipality until the municipality has amended the redevelopment plan as provided elsewhere in the Act.

Jacob & Klein, Ltd. and The Economic Development Group, Ltd.

As special TIF attorneys and TIF consultants (respectively for municipalities), Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) will rely on the information and assumptions contained in the foregoing material to prepare financial projections relating to this project and the potential benefits of tax increment financing. J&K and EDG will not undertake an independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information contained herein or the results projected in any presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations used to project potential TIF benefits and have no obligation to investigate or update, recalculate or revise the calculations. The material presented by J&K and EDG based on information provided herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those persons providing information contained in this Application for Reimbursement of TIF Eligible Project Costs have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing financial projections or other presentations based on the information contained in this Application should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations presented by J&K and EDG. By acceptance and use of any presentation created from the information contained herein, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith.

Private Developer

The Private Developer hereby asserts that this redevelopment project would not be completed without the use of tax increment financing.

The undersigned further certifies and warrants that to the best of his/her knowledge the information contained in this Application for Reimbursement of Private (TIF) Eligible Redevelopment Project Costs is true, correct and complete.



Private Developer



Title



Date

OFFICE USE ONLY

Date received _____ By _____

City of Chicago, Illinois
Department of Finance
Office of the Director of Finance
100 North Dearborn Street, 10th Floor
Chicago, IL 60610
Phone: (312) 744-3000
Fax: (312) 744-3001
www.cityofchicago.org



Incorporated in 1869

RESOLUTION NO. 16-14

VILLAGE OF ROCHESTER, ILLINOIS

**PROPOSED
TAX INCREMENT FINANCING (TIF) DISTRICT I
REDEVELOPMENT PROJECT**

INDUCEMENT RESOLUTION

WHEREAS, the Village of Rochester, Sangamon County, Illinois, (the "Village"), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other Village revenues; and

WHEREAS, the Village is considering proposals for commercial and residential redevelopment projects on properties that the Village intends to include within a proposed Rochester Tax Increment Financing (TIF) District I Redevelopment Project Area (the "Area"); and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and Projects to be created and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et seq.* (the "Act"); and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or

incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, the **Roman Catholic Diocese of Springfield in Illinois Trustee Corporation, Trustee of St. Jude Parish of Rochester, Sangamon County, Illinois, Real Estate Trust or nominee thereof** (the "Developer") is currently proposing redevelopment projects consisting of, but not limited to, the construction of commercial and residential buildings (the "Projects") on property currently owned by the Diocese and within the proposed Area; and

WHEREAS, redevelopment of the property within the Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing and other incentives being offered by the Village, the proposed Project is not financially feasible; and

WHEREAS, this Resolution is intended to induce the Developer to commence the Projects and to seek reimbursement from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the Rochester TIF District I Redevelopment Plan and Projects as may be established by the Village for this Project; and

WHEREAS, the Board of Trustees has initiated an examination of the proposed Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan, provided that **this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.**

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, as follows:

1. That the intentions of the Village of Rochester regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. Nothing herein shall further be deemed obligatory or binding upon the Developer, nor may the same be relied upon to any entity's or person's detriment by such entity or person, whether third person or otherwise, should the Developer choose not to proceed for any reason or for no reason at all.
3. That the Board of Trustees of the Village of Rochester is in favor of the proposed Project.
4. The Village shall proceed and use its best good faith efforts to establish a Tax Increment Financing Redevelopment Plan, Project and Area to include the Developer's Property and Projects. The Village and the Developer are encouraged (if and to the extent each

determines it beneficial in their individual sole discretion) to enter into a Predevelopment Agreement on or before December 31, 2016, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Rochester pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.

- The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, on the 11th day of October, A.D., 2016, and deposited and filed in the Office of the Village Clerk of said Village of Rochester on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Doug Zobrist	✓			
Wayne Liken				✓
Stacia Munroe	X			
Maribeth Eandi	X			
Joe Hill	X			
Harold Hendrickson	X			
David L. Armstrong, President	X			
TOTALS:	6			1

APPROVED: David L. Armstrong Date: 10/11 / 2016
 President, Village of Rochester

ATTEST: Sen Singh Date: 10/11 / 2016
 Clerk, Village of Rochester



Diocese of Springfield in Illinois

Catholic Pastoral Center • 1615 West Washington • Springfield, Illinois 62702-4757

www.dio.org

(217) 698-8500

Fax: (217) 698-8282

Property, Buildings and Cemeteries

November 29, 2016

Hon. David Armstrong, President
Village of Rochester
1 Community Drive
P.O. Box 618
Rochester, IL 62563

Dear President Armstrong:

As the Director for Property, Buildings, and Cemeteries of the Roman Catholic Diocese of Springfield in Illinois Trustee Corporation, Trustee of St. Jude Parish of Rochester, I am writing to you in regards to the 19.93 acres of unimproved farm land (PIN No. 23-15.0-426-023), 17.69 acres of unimproved farm land (PIN No. 23-15.0-426-018) and 9.53 acres of unimproved farm land (PIN No. 23-15.0-246-024), located along Cardinal Hill Road that has been identified as being included in a TIF study area in Rochester. The project site was the subject of *Inducement Resolution No. 16-14* that was passed, approved and adopted at the Village's regular board meeting on Tuesday, October 11th, 2016, and it has been discussed further with the Village on numerous times.

As the Director of the property, I believe that the land has the ability to be developed in a commercial and residential manner consistent with current development elsewhere in the Village. The improvements will not be possible to complete, but for the financial assistance the Village may make available through the new Tax Increment Financing District that the Village is now in the process of establishing, including eliminating the fair share assessment fees within the TIF District, and some form of sales tax incentives for the retail businesses within the TIF District I believe that the Project, if completed, will generate a significant increase in the property's assessed valuation and ultimately be of benefit to all of the taxing bodies overlapping the proposed TIF District.

We however, cannot move forward without assurance that there are incentives in place to make the development of this ground a viable project. To do so, would not be in the best interest of the church and we would not be good stewards of the gifts that were given to us by Mrs. Redman through her estate.

Sincerely,

Mr. Gregory K. J. Fleck
Director for Property, Buildings and Cemeteries, Roman Catholic Diocese of Springfield in Illinois
Trustee Corporation, Trustee of St. Jude Parish of Rochester



Incorporated in 1869

RESOLUTION NO. 16-15

VILLAGE OF ROCHESTER, ILLINOIS

**PROPOSED
TAX INCREMENT FINANCING (TIF) DISTRICT I
REDEVELOPMENT PROJECT**

INDUCEMENT RESOLUTION

WHEREAS, the Village of Rochester, Sangamon County, Illinois, (the "Village"), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other Village revenues; and

WHEREAS, the Village is considering proposals for commercial and residential redevelopment projects on properties that the Village intends to include within a proposed Rochester Tax Increment Financing (TIF) District I Redevelopment Project Area (the "Area"); and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and Projects to be created and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.* (the "Act"); and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or

incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, Sundown Farms II, LLC, 725 W. Main St., Rochester, Illinois, or assignee (the "Developer") is currently proposing redevelopment projects consisting of, but not limited to, the construction of residential buildings (the "Project") on property currently owned by Sundown Farms II, LLC and within the proposed Area; and

WHEREAS, redevelopment of the property within the Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible (see *Exhibit A*, Developer Letter); and

WHEREAS, this Resolution is intended to induce the Developer to commence the Project and to seek reimbursement from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the Rochester TIF District I Redevelopment Plan and Projects as may be established by the Village for this Project; and

WHEREAS, the Board of Trustees has initiated an examination of the proposed Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan, provided that **this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.**

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, as follows:

1. That the intentions of the Village of Rochester regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Board of Trustees of the Village of Rochester is in favor of the proposed Project.
3. The Village shall proceed and use its best good faith efforts to establish a Tax Increment Financing Redevelopment Plan, Project and Area to include the Developer's Property and Projects. The Village and the Developer shall also use their best efforts to enter into a Predevelopment Agreement on or before December 31, 2016, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Rochester pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.

4. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, on the 11th day of October, A.D., 2016, and deposited and filed in the Office of the Village Clerk of said Village of Rochester on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Doug Zobrist	X			
Wayne Liken				X
Stacia Munroe	X			
Maribeth Eandi	X			
Joe Hill	X			
Harold Hendrickson	X			
David L. Armstrong, President	X			
TOTALS:	6	0	0	1

APPROVED: David L. Armstrong, Date: 10/11 / 2016
 President, Village of Rochester

ATTEST: Jim Langst, Date: 10/11 / 2016
 Clerk, Village of Rochester

EXHIBIT A
DEVELOPER LETTER

September 28, 2016

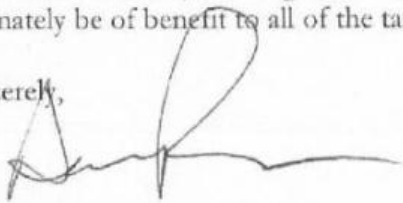
Hon. David Armstrong, President
Village of Rochester
1 Community Drive
P.O. Box 618
Rochester, IL 62563

Dear President Armstrong:

I am the single member of Sundown Farms II, LLC and owner of 47.33 acres of unimproved farm land (PIN No. 23-16.0-351-004) located immediately east of the 4th and 5th additions of the Wyndmoor Subdivision that has been identified as being included in a TIF study area in Rochester. The Project is the subject of *Inducement Resolution No. 16-15* that is on the agenda for the Village's next regular board meeting on Tuesday, October 11th, 2016, and it has been discussed further with the Village on numerous times.

As the owner of the property, I believe that the land has the ability to be developed in a residential manner consistent with current development to the west of said property. The improvements will not be possible to complete, but for the financial assistance the Village may make available from the new Tax Increment Financing District that the Village is now in the process of establishing. I believe that the Project will generate a significant increase in the property's assessed valuation and ultimately be of benefit to all of the taxing bodies overlapping the proposed TIF District.

Sincerely,



Mr. Dean (Robbie) Robert, Jr.
Member, Sundown Farms II, LLC

cc: Ms. Deb Elderton, Village Manager



Incorporated in 1869

RESOLUTION NO. 16-18

VILLAGE OF ROCHESTER, ILLINOIS

**PROPOSED
TAX INCREMENT FINANCING (TIF) DISTRICT I
REDEVELOPMENT PROJECT**

INDUCEMENT RESOLUTION

WHEREAS, the Village of Rochester, Sangamon County, Illinois, (the "Village"), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other Village revenues; and

WHEREAS, the Village is considering proposals for commercial and residential redevelopment projects on properties that the Village intends to include within a proposed Rochester Tax Increment Financing (TIF) District I Redevelopment Project Area (the "Area"); and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and Projects to be created and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et seq.* (the "Act"); and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or

incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, Bentley Builders Construction & Development, Inc., 4003 Kearns Drive., Champaign, Illinois, or assignee (the "Developer") is currently proposing a redevelopment project consisting of, but not limited to, the construction of an assisted living facility (the "Project") on property currently owned by Lisa Haltom, et al. and within the proposed Area; and

WHEREAS, redevelopment of the property within the Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible (see *Exhibit A*, Developer Letter); and

WHEREAS, this Resolution is intended to induce the Developer to commence the Project and to seek reimbursement from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the Rochester TIF District I Redevelopment Plan and Projects as may be established by the Village for this Project; and

WHEREAS, the Board of Trustees has initiated an examination of the proposed Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan, provided that this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, as follows:

1. That the intentions of the Village of Rochester regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Board of Trustees of the Village of Rochester is in favor of the proposed Project.
3. The Village shall proceed and use its best good faith efforts to establish a Tax Increment Financing Redevelopment Plan, Project and Area to include the Developer's Property and Projects. The Village and the Developer shall also use their best efforts to enter into a Predevelopment Agreement on or before December 31, 2016, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Rochester pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.

4. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the President and Board of Trustees of the Village of Rochester, Sangamon County, Illinois, on the 14th day of November, A.D., 2016, and deposited and filed in the Office of the Village Clerk of said Village of Rochester on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Maribeth Eandi	X			
Harold Hendrickson				X
Joe Hill	X			
Dale Laningham	X			
Stacia Munroe	X			
Doug Zobrist	X			
David L. Armstrong, President	X			
TOTALS:	6	0	0	1

APPROVED: David L. Armstrong, Date: 12/12/2016
 President, Village of Rochester

ATTEST: Jim Langel, Date: 12/12/2016
 Clerk, Village of Rochester

EXHIBIT A
DEVELOPER LETTER



November 29, 2016

Hon. David Armstrong, President
Village of Rochester
1 Community Drive
P.O. Box 618
Rochester, IL 62563

Dear President Armstrong:

I am the co-owner of Bentley Builders Construction & Development Inc. located at 4003 Kearns Drive in Champaign, IL. I am considering a proposal to undertake an assisted living facility Project on a portion of unimproved property (current PIN No. 23-22.0-200-017) located along IL Rt. 29 that has been identified as being included in a TIF study area in Rochester. The Project was described in our *Application for TIF District Benefits* dated November 29, 2016, it is the subject of *Inducement Resolution No. 16-18* that is on the agenda for the Village's next regular board meeting on Monday, December 12, 2016, and it has been discussed further with the Village on numerous times.

The acquisition of this site and the improvements that I outlined in my TIF Application will not be possible for my company to complete, but for the financial assistance that the Village may make available from the new Tax Increment Financing District that the Village is now in the process of establishing. I believe that the Project will generate a significant increase in the property's assessed valuation and ultimately be of benefit to all of the taxing bodies overlapping the proposed TIF District.

Sincerely,


Ms. Carrie Bentley

Co-Owner, Bentley Builders Construction & Development Inc.

cc: Ms. Deb Elderton, Village Manager

EXHIBIT 5

EXAMPLE TIF DISTRICT PROJECTIONS

NOTE: The following TIF Projections are examples based on estimates and do not represent an offer, financial advice or acceptance of any terms relating to redevelopment projects or agreements.

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EXHIBIT 5 (A) VILLAGE OF ROCHESTER TIF DISTRICT I

Proposed Commercial Projects

3/8/2017 TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Commercial Project I		Built	Assessed	\$1,223	\$1,247	\$1,272	\$1,298	\$1,324	\$1,350	\$1,377	\$1,405	\$1,433	\$1,462
Commercial Project II			Built		Assessed	\$6,115	\$6,237	\$6,362	\$6,489	\$6,619	\$6,751	\$6,886	\$7,024
Commercial Project III			Built		Assessed		\$18,344	\$18,711	\$19,085	\$19,467	\$19,856	\$20,254	\$20,659
Commercial Project IV			Built		Assessed		\$24,459	\$24,948	\$25,447	\$25,956	\$26,475	\$27,005	\$27,545
Commercial Project V			Built		Assessed		Assessed	\$73,377	\$74,845	\$76,341	\$77,868	\$79,426	\$81,014
Comm. General Merch. Project I			Built	Assessed	\$12,230	\$12,474	\$12,724	\$12,978	\$13,238	\$13,502	\$13,772	\$14,048	\$14,329
Comm. General Merch. Project II			Built		Assessed	\$24,459	\$24,948	\$25,447	\$25,956	\$26,475	\$27,005	\$27,545	\$28,096
Comm. General Merch. Project III			Built		Assessed		\$73,377	\$74,845	\$76,341	\$77,868	\$79,426	\$81,014	\$82,634
Comm. General Merch. Project IV			Built		Assessed		Assessed	\$73,377	\$74,845	\$76,341	\$77,868	\$79,426	\$81,014
Convenience Store/Restaurant I			Built		Assessed		Assessed	\$19,567	\$19,959	\$20,358	\$20,765	\$21,180	\$21,604
Restaurant II			Built		Assessed	\$14,675	\$14,969	\$15,268	\$15,574	\$15,885	\$16,203	\$16,527	\$16,857
Restaurant III			Built		Assessed		\$14,675	\$14,969	\$15,268	\$15,574	\$15,885	\$16,203	\$16,527
Commercial/Retail Strip Project			Built		Assessed		Assessed	\$85,607	\$87,319	\$89,065	\$90,846	\$92,663	\$94,516
Motel/Hotel Project			Built		Assessed		\$195,672	\$199,585	\$203,577	\$207,649	\$211,802	\$216,038	\$220,358
Commercial Rehab/Renovations		1/15 Built	1/15 Assessed	\$3,669	\$7,411	\$11,228	\$15,122	\$19,093	\$23,144	\$27,275	\$31,490	\$35,788	\$40,173
Senior Development Project			Built		Assessed		\$198,729	\$202,704	\$206,758	\$210,893	\$215,111	\$219,413	\$223,802
Assisted/Supp. Living Facility I			Built		Assessed		Assessed	\$117,403	\$119,751	\$122,146	\$124,589	\$127,081	\$129,623
Assisted/Supp. Living Facility II			Built		Assessed		\$210,702	\$219,215	\$223,599	\$228,071	\$232,632	\$237,285	\$242,031
Total Real Estate Tax Increment				\$207,412	\$227,459	\$280,926	\$615,470	\$1,204,780	\$1,232,544	\$1,260,864	\$1,289,750	\$1,319,214	\$1,349,267
Cumulative R. E. Tax Increment				\$207,412	\$434,871	\$715,797	\$1,531,268	\$2,736,047	\$3,968,592	\$5,229,455	\$6,519,205	\$7,838,419	\$9,187,686
Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Commercial Project I	\$1,491	\$1,521	\$1,551	\$1,582	\$1,614	\$1,646	\$1,679	\$1,712	\$1,747	\$1,782	\$1,817	\$1,854	\$33,385
Commercial Project II	\$7,164	\$7,308	\$7,454	\$7,603	\$7,755	\$7,910	\$8,068	\$8,230	\$8,394	\$8,562	\$8,733	\$8,908	\$148,572
Commercial Project III	\$21,072	\$21,493	\$21,923	\$22,362	\$22,809	\$23,265	\$23,730	\$24,205	\$24,689	\$25,183	\$25,686	\$26,200	\$418,993
Commercial Project IV	\$28,096	\$28,658	\$29,231	\$29,815	\$30,412	\$31,020	\$31,640	\$32,273	\$32,919	\$33,577	\$34,249	\$34,933	\$559,657
Commercial Project V	\$82,634	\$84,287	\$85,973	\$87,692	\$89,446	\$91,235	\$93,060	\$94,921	\$96,819	\$98,756	\$100,731	\$102,746	\$1,571,171
Comm. General Merch. Project I	\$14,615	\$14,908	\$15,206	\$15,510	\$15,820	\$16,137	\$16,459	\$16,788	\$17,124	\$17,467	\$17,816	\$18,172	\$315,317
Comm. General Merch. Project II	\$28,658	\$29,231	\$29,815	\$30,412	\$31,020	\$31,640	\$32,273	\$32,919	\$33,577	\$34,249	\$34,933	\$35,632	\$594,289
Comm. General Merch. Project III	\$84,287	\$85,973	\$87,692	\$89,446	\$91,235	\$93,060	\$94,921	\$96,819	\$98,756	\$100,731	\$102,746	\$104,800	\$1,675,972
Comm. General Merch. Project IV	\$82,634	\$84,287	\$85,973	\$87,692	\$89,446	\$91,235	\$93,060	\$94,921	\$96,819	\$98,756	\$100,731	\$102,746	\$1,571,171
Convenience Store/Restaurant I	\$22,036	\$22,477	\$22,926	\$23,385	\$23,852	\$24,329	\$24,816	\$25,312	\$25,819	\$26,335	\$26,862	\$27,399	\$418,979
Restaurant II	\$17,195	\$17,538	\$17,889	\$18,247	\$18,612	\$18,984	\$19,364	\$19,751	\$20,146	\$20,549	\$20,960	\$21,379	\$356,574
Restaurant III	\$16,857	\$17,195	\$17,538	\$17,889	\$18,247	\$18,612	\$18,984	\$19,364	\$19,751	\$20,146	\$20,549	\$20,960	\$335,194
Commercial/Retail Strip Project	\$96,407	\$98,335	\$100,302	\$102,308	\$104,354	\$106,441	\$108,570	\$110,741	\$112,956	\$115,215	\$117,519	\$119,870	\$1,833,033
Motel/Hotel Project	\$224,766	\$229,261	\$233,846	\$238,523	\$243,294	\$248,159	\$253,123	\$258,185	\$263,349	\$268,616	\$273,988	\$279,468	\$4,469,258
Commercial Rehab/Renovations	\$44,645	\$49,207	\$53,860	\$58,606	\$63,447	\$68,277	\$73,107	\$78,037	\$82,967	\$87,897	\$92,827	\$97,757	\$965,273
Senior Development Project	\$228,278	\$232,843	\$237,500	\$242,250	\$247,095	\$252,037	\$257,078	\$262,219	\$267,464	\$272,813	\$278,269	\$283,834	\$4,539,090
Assisted/Supp. Living Facility I	\$132,215	\$134,859	\$137,557	\$140,308	\$143,114	\$145,976	\$148,896	\$151,874	\$154,911	\$158,009	\$161,169	\$164,393	\$2,513,874
Assisted/Supp. Living Facility II	\$246,871	\$251,809	\$256,845	\$261,982	\$267,222	\$272,566	\$278,017	\$283,578	\$289,249	\$295,034	\$300,935	\$306,954	\$5,528,604
Total Real Estate Tax Increment	\$1,379,921	\$1,411,188	\$1,443,081	\$1,475,611	\$1,508,793	\$1,538,968	\$1,569,748	\$1,601,143	\$1,633,166	\$1,665,829	\$1,699,145	\$1,733,128	\$27,847,408
Cumulative R. E. Tax Increment	\$10,567,607	\$11,978,796	\$13,421,877	\$14,897,488	\$16,406,281	\$17,945,249	\$19,514,997	\$21,116,140	\$22,749,305	\$24,415,134	\$26,114,279	\$27,847,408	

EXHIBIT 5 (A)

Real Estate Assumptions - Commercial Projects										
	Commercial Project I	Commercial Project II	Commercial Project III	Commercial Project IV	Commercial Project V	Comm. Gen. Merch. I	Comm. Gen. Merch. II	Comm. Gen. Merch. III	Comm. Gen. Merch. IV	Conv. Store/ Restaurant I
Total Projected Market Value	\$50,000	\$250,000	\$750,000	\$1,000,000	\$3,000,000	\$500,000	\$1,000,000	\$3,000,000	\$3,000,000	\$800,000
Increase in EAV	\$16,667	\$83,333	\$250,000	\$333,333	\$1,000,000	\$166,667	\$333,333	\$1,000,000	\$1,000,000	\$266,667
Real Estate Tax Increment	\$1,223	\$6,115	\$18,344	\$24,459	\$73,377	\$12,230	\$24,459	\$73,377	\$73,377	\$19,567
Estimated Eligible Project Costs	\$50,000	\$250,000	\$750,000	\$1,000,000	\$3,000,000	\$150,000	\$300,000	\$1,250,000	\$1,250,000	\$150,000

Real Estate Assumptions - Commercial Projects										
	Restaurant II	Restaurant III	Comm. Retail Strip Project	Motel/Hotel Project	Comm. Rehab Projects	Senior Dev. Project I	Assisted/Supp. Living I	Assisted/Supp. Living II	TOTALS	
Total Projected Market Value	\$600,000	\$600,000	\$3,500,000	\$8,000,000	\$2,250,000	\$10,075,000	\$8,000,000	\$13,800,000	\$60,175,000	
Increase in EAV	\$200,000	\$200,000	\$1,166,667	\$2,666,667	\$750,000	\$2,708,333	\$1,600,000	\$2,760,000	\$16,501,667	
Real Estate Tax Increment	\$14,675	\$14,675	\$85,607	\$195,672	\$55,033	\$198,729	\$117,403	\$202,521	\$1,210,843	
Estimated Eligible Project Costs	\$100,000	\$100,000	\$600,000	\$2,500,000	\$2,250,000	\$1,500,000	\$2,000,000	\$5,750,000	\$22,950,000	

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

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EXHIBIT 5 (B)

VILLAGE OF ROCHESTER TIF DISTRICT I

Proposed Highway and Service Business Projects I - IV

		TIF FORMED												
	Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Hwy and Service Bus. Project I				Built	Assessed	\$14,675	\$14,969	\$15,268	\$15,574	\$15,885	\$16,203	\$16,527	\$16,857	\$17,195
Hwy and Service Bus. Project II						Built	Assessed	\$14,675	\$14,969	\$15,268	\$15,574	\$15,885	\$16,203	\$16,527
Hwy and Service Bus. Project III						Built		Built	Assessed	\$30,574	\$31,185	\$31,809	\$32,445	\$33,094
Hwy and Service Bus. Project IV									Built	Assessed	\$67,262	\$68,607	\$69,980	\$71,379
Total Real Estate Tax Increment						\$14,675	\$14,969	\$29,944	\$30,543	\$61,727	\$130,224	\$132,828	\$135,485	\$138,195
Cumulative R. E. Tax Increment						\$14,675	\$29,644	\$59,588	\$90,131	\$151,858	\$282,082	\$414,910	\$550,395	\$688,590

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Hwy and Service Bus. Project I	\$17,538	\$17,899	\$18,247	\$18,612	\$18,984	\$19,364	\$19,751	\$20,146	\$20,549	\$20,960	\$21,379	\$21,807	\$378,380
Hwy and Service Bus. Project II	\$16,857	\$17,195	\$17,538	\$17,889	\$18,247	\$18,612	\$18,984	\$19,364	\$19,751	\$20,146	\$20,549	\$20,960	\$335,194
Hwy and Service Bus. Project III	\$33,756	\$34,431	\$35,120	\$35,822	\$36,538	\$37,269	\$38,015	\$38,775	\$39,550	\$40,341	\$41,148	\$41,971	\$611,844
Hwy and Service Bus. Project IV	\$72,807	\$74,263	\$75,748	\$77,263	\$78,808	\$80,385	\$81,992	\$83,632	\$85,305	\$87,011	\$88,751	\$90,526	\$1,253,720
Total Real Estate Tax Increment	\$140,959	\$143,778	\$146,653	\$149,686	\$152,678	\$155,630	\$158,742	\$161,917	\$165,155	\$168,459	\$171,828	\$175,264	\$2,579,139
Cumulative R. E. Tax Increment	\$829,548	\$973,326	\$1,119,979	\$1,269,566	\$1,422,144	\$1,577,774	\$1,736,516	\$1,898,433	\$2,063,589	\$2,232,047	\$2,403,875	\$2,579,139	

Real Estate Assumptions - Highway and Service Business Projects I - IV						
	Hwy and Service I	Hwy and Service II	Hwy and Service III	Hwy and Service IV	TOTALS	
Total Projected Market Value	\$600,000	\$600,000	\$1,250,000	\$2,750,000	\$5,200,000	
Increase in EAV	\$200,000	\$200,000	\$416,667	\$916,667	\$1,733,333	
Real Estate Tax Increment	\$14,675	\$14,675	\$30,574	\$67,262	\$127,187	
Estimated Eligible Project Costs	\$80,000	\$80,000	\$175,000	\$350,000	\$685,000	

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

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EXHIBIT 5 (C)

VILLAGE OF ROCHESTER TIF DISTRICT I

Proposed Highway and Service Business Project V

3/8/2017 TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Built in 2017	Built	Assessed	\$7,827	\$7,983	\$8,143	\$8,306	\$8,472	\$8,642	\$8,814	\$8,991	\$9,170	\$9,354	\$9,541
Built in 2018		Built	Assessed	\$4,892	\$4,990	\$5,089	\$5,191	\$5,295	\$5,401	\$5,509	\$5,619	\$5,732	\$5,846
Built in 2019			Built	Assessed	\$4,892	\$4,990	\$5,089	\$5,191	\$5,295	\$5,401	\$5,509	\$5,619	\$5,732
Built in 2020				Built	Assessed	\$4,892	\$4,990	\$5,089	\$5,191	\$5,295	\$5,401	\$5,509	\$5,619
Built in 2021					Built	Assessed	\$4,892	\$4,990	\$5,089	\$5,191	\$5,295	\$5,401	\$5,509
Built in 2022						Built	Assessed	\$4,892	\$4,990	\$5,089	\$5,191	\$5,295	\$5,401
Total Real Estate Tax Increment			\$7,827	\$12,875	\$18,025	\$23,277	\$28,634	\$34,099	\$34,781	\$35,476	\$36,186	\$36,909	\$37,648
Cumulative R. E. Tax Increment			\$7,827	\$20,702	\$38,727	\$62,003	\$90,638	\$124,736	\$159,517	\$194,993	\$231,179	\$268,088	\$305,736

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Built in 2017	\$9,732	\$9,926	\$10,125	\$10,327	\$10,534	\$10,745	\$10,960	\$11,179	\$11,402	\$11,630	\$11,863	\$12,100	\$225,766
Built in 2018	\$5,963	\$6,082	\$6,204	\$6,328	\$6,455	\$6,584	\$6,715	\$6,850	\$6,987	\$7,126	\$7,269	\$7,414	\$133,541
Built in 2019	\$5,846	\$5,963	\$6,082	\$6,204	\$6,328	\$6,455	\$6,584	\$6,715	\$6,850	\$6,987	\$7,126	\$7,269	\$126,127
Built in 2020	\$5,732	\$5,846	\$5,963	\$6,082	\$6,204	\$6,328	\$6,455	\$6,584	\$6,715	\$6,850	\$6,987	\$7,126	\$118,858
Built in 2021	\$5,619	\$5,732	\$5,846	\$5,963	\$6,082	\$6,204	\$6,328	\$6,455	\$6,584	\$6,715	\$6,850	\$6,987	\$111,731
Built in 2022	\$5,509	\$5,619	\$5,732	\$5,846	\$5,963	\$6,082	\$6,204	\$6,328	\$6,455	\$6,584	\$6,715	\$6,850	\$104,745
Total Real Estate Tax Increment	\$38,401	\$39,169	\$39,952	\$40,751	\$41,566	\$42,397	\$43,245	\$44,110	\$44,992	\$45,892	\$46,810	\$47,746	\$820,768
Cumulative R. E. Tax Increment	\$344,136	\$383,305	\$423,257	\$464,008	\$505,574	\$547,971	\$591,217	\$635,327	\$680,319	\$726,212	\$773,022	\$820,768	

Real Estate Assumptions - Highway and Service Project V							
Year Completed	2017	2018	2019	2020	2021	2022	TOTALS
Total Projected Market Value	\$320,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,320,000
Increase in EAV	\$106,667	\$66,667	\$66,667	\$66,667	\$66,667	\$66,667	\$440,000
Real Estate Tax Increment	\$7,827	\$4,892	\$4,892	\$4,892	\$4,892	\$4,892	\$32,286

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

Estimated Eligible Project Costs: \$250,000

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EXHIBIT 5 (D)

VILLAGE OF ROCHESTER TIF DISTRICT I

Proposed Residential Projects I

TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Townhouse Project I		Built	Assessed	\$129,144	\$131,726	\$134,361	\$137,048	\$139,789	\$142,585	\$145,437	\$148,345	\$151,312	\$154,338
Townhouse Project II			Built	Assessed	\$64,572	\$65,863	\$67,180	\$68,524	\$69,895	\$71,292	\$72,718	\$74,173	\$75,656
Total Real Estate Tax Increment				\$129,144	\$196,298	\$200,224	\$204,229	\$208,313	\$212,479	\$216,729	\$221,064	\$225,485	\$229,995
Cumulative R.E. Tax Increment				\$129,144	\$325,442	\$525,666	\$729,894	\$938,208	\$1,150,687	\$1,367,416	\$1,588,480	\$1,813,964	\$2,043,959

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Townhouse Project I	\$157,425	\$160,574	\$163,785	\$167,061	\$170,402	\$173,810	\$177,286	\$180,832	\$184,449	\$188,138	\$191,900	\$195,738	\$3,525,487
Townhouse Project II	\$77,169	\$78,713	\$80,287	\$81,893	\$83,530	\$85,201	\$86,905	\$88,643	\$90,416	\$92,224	\$94,069	\$95,950	\$1,664,874
Total Real Estate Tax Increment	\$234,594	\$239,286	\$244,072	\$248,954	\$253,933	\$259,011	\$264,191	\$269,475	\$274,865	\$280,362	\$285,969	\$291,689	\$5,190,361
Cumulative R.E. Tax Increment	\$2,278,553	\$2,517,840	\$2,761,912	\$3,010,865	\$3,264,798	\$3,523,809	\$3,788,001	\$4,057,476	\$4,332,341	\$4,612,703	\$4,898,672	\$5,190,361	

Real Estate Assumptions - Residential Projects I	Townhouse Project I	Townhouse Project II	TOTALS
	Total Projected Market Value	\$6,000,000	\$3,000,000
Increase in EAV	\$2,000,000	\$1,000,000	\$3,000,000
Homestead Exemptions	\$240,000	\$120,000	\$360,000
Real Estate Tax	\$129,144	\$64,572	\$193,715
Estimated Eligible Project Costs	\$900,000	\$450,000	\$1,350,000

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

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EXHIBIT 5 (E) VILLAGE OF ROCHESTER TIF DISTRICT I

Proposed Residential Projects II

3/8/2017		TIF FORMED												
Calendar Year of Receipts		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Apartment Complex I	Built		Assessed	\$92,944	\$94,803	\$96,699	\$98,633	\$100,606	\$102,618	\$104,670	\$106,764	\$108,899	\$111,077	\$113,298
Apartment Complex II	Built		Assessed	\$92,944	\$94,803	\$96,699	\$98,633	\$100,606	\$102,618	\$104,670	\$106,764	\$108,899	\$111,077	\$113,298
Apartment Complex III	Built		Assessed	\$92,944	\$94,803	\$96,699	\$98,633	\$100,606	\$102,618	\$104,670	\$106,764	\$108,899	\$111,077	\$113,298
Total Real Estate Tax Increment				\$92,944	\$187,747	\$191,502	\$195,332	\$199,239	\$203,224	\$207,288	\$211,434	\$308,607	\$314,779	\$321,075
Cumulative R.E. Tax Increment				\$92,944	\$280,691	\$472,194	\$667,526	\$866,765	\$1,069,989	\$1,277,277	\$1,488,711	\$1,797,318	\$2,112,096	\$2,433,171

Calendar Year of Receipts		2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Apartment Complex I		\$115,564	\$117,876	\$120,233	\$122,638	\$125,091	\$127,592	\$130,144	\$132,747	\$135,402	\$138,110	\$140,872	\$143,690	\$2,680,972
Apartment Complex II		\$113,298	\$115,564	\$117,876	\$120,233	\$122,638	\$125,091	\$127,592	\$130,144	\$132,747	\$135,402	\$138,110	\$140,872	\$2,537,282
Apartment Complex III		\$98,633	\$100,606	\$102,618	\$104,670	\$106,764	\$108,899	\$111,077	\$113,298	\$115,564	\$117,876	\$120,233	\$122,638	\$1,607,323
Total Real Estate Tax Increment		\$327,496	\$334,046	\$340,727	\$347,541	\$354,492	\$361,582	\$368,814	\$376,190	\$383,714	\$391,388	\$399,216	\$407,200	\$6,825,577
Cumulative R.E. Tax Increment		\$2,760,667	\$3,094,713	\$3,435,440	\$3,782,981	\$4,137,473	\$4,499,056	\$4,867,869	\$5,244,059	\$5,627,773	\$6,019,161	\$6,418,377	\$6,825,577	

Real Estate Assumptions - Residential Projects II

	Apt. Complex			TOTAL
	I	II	III	
Avg Market Value per Bldg.	\$3,800,000	\$3,800,000	\$3,800,000	\$11,400,000
Increase in EAV	\$1,266,667	\$1,266,667	\$1,266,667	\$3,800,000
Real Estate Tax (Per Bldg.)	\$92,944	\$92,944	\$92,944	\$278,833
Estimated Eligible Project Costs	\$700,000	\$700,000	\$700,000	\$2,100,000

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

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EXHIBIT 5 (F) VILLAGE OF ROCHESTER TIF DISTRICT I

Proposed Residential Projects III

3/8/2017 TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Built in 2017	Built	Assessed	\$42,656	\$43,510	\$44,380	\$45,267	\$46,173	\$47,096	\$48,038	\$48,999	\$49,979	\$50,978	\$51,998
Built in 2018		Built	Assessed	\$56,647	\$57,780	\$58,936	\$60,114	\$61,317	\$62,543	\$63,794	\$65,070	\$66,371	\$67,698
Built in 2019		Built	Assessed	\$56,647	\$56,647	\$57,780	\$58,936	\$60,114	\$61,317	\$62,543	\$63,794	\$65,070	\$66,371
Total Real Estate Tax Increment			\$42,656	\$100,157	\$158,807	\$161,983	\$165,223	\$168,527	\$171,898	\$175,336	\$178,842	\$182,419	\$186,068
Cumulative R.E. Tax Increment			\$42,656	\$142,813	\$301,620	\$463,603	\$628,826	\$797,353	\$969,250	\$1,144,586	\$1,323,428	\$1,505,847	\$1,691,915

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Built in 2017	\$53,038	\$54,099	\$55,181	\$56,284	\$57,410	\$58,558	\$59,729	\$60,924	\$62,142	\$63,385	\$64,653	\$65,946	\$1,230,425
Built in 2018	\$69,052	\$70,433	\$71,842	\$73,279	\$74,745	\$76,239	\$77,764	\$79,320	\$80,906	\$82,524	\$84,175	\$85,858	\$1,546,407
Built in 2019	\$67,698	\$69,052	\$70,433	\$71,842	\$73,279	\$74,745	\$76,239	\$77,764	\$79,320	\$80,906	\$82,524	\$84,175	\$1,460,549
Total Real Estate Tax Increment	\$189,789	\$193,585	\$197,456	\$201,405	\$205,434	\$209,542	\$213,733	\$218,008	\$222,368	\$226,815	\$231,352	\$235,979	\$4,237,380
Cumulative R.E. Tax Increment	\$1,881,704	\$2,075,288	\$2,272,745	\$2,474,150	\$2,679,584	\$2,889,126	\$3,102,859	\$3,320,867	\$3,543,235	\$3,770,050	\$4,001,402	\$4,237,380	

Real Estate Assumptions - Residential Projects III

	Single-Family I	Duplexes I	TOTAL
Avg Market Value per Unit	\$290,000	\$168,000	\$7,024,000
Increase in EAV	\$96,667	\$56,000	\$2,341,333
Homestead Exemption	\$6,000	\$6,000	\$216,000
Real Estate Tax (Per Unit)	\$6,653	\$3,669	\$155,951
Built in 2017	2	8	10
Built in 2018	3	10	13
Built in 2019	3	10	13
Total Homes Built	8	28	36

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

Estimated Eligible Project Costs: \$1,700,000

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EXHIBIT 5 (G) VILLAGE OF ROCHESTER TIF DISTRICT I

Proposed Residential Projects IV

3/8/2017 TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Built in 2018		Built	Assessed	\$15,849	\$16,166	\$16,490	\$16,820	\$17,156	\$17,499	\$17,849	\$18,206	\$18,570	\$18,942
Built in 2019		Built	Assessed	Assessed	\$15,849	\$16,166	\$16,490	\$16,820	\$17,156	\$17,499	\$17,849	\$18,206	\$18,570
Built in 2020		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2021		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2022		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2023		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2024		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2025		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2026		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2027		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2028		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Built in 2029		Built	Assessed	Built	Assessed	\$42,461	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774
Total Real Estate Tax Increment				\$15,849	\$32,016	\$75,117	\$119,080	\$163,923	\$209,662	\$256,316	\$303,903	\$352,442	\$401,952
Cumulative R.E. Tax Increment				\$15,849	\$47,865	\$122,982	\$242,062	\$405,985	\$615,647	\$871,963	\$1,175,866	\$1,528,308	\$1,930,259

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS
Built in 2018	\$19,320	\$19,707	\$20,101	\$20,503	\$20,913	\$21,331	\$21,758	\$22,193	\$22,637	\$23,090	\$23,551	\$24,022	\$24,503	\$432,673
Built in 2019	\$18,942	\$19,320	\$19,707	\$20,101	\$20,503	\$20,913	\$21,331	\$21,758	\$22,193	\$22,637	\$23,090	\$23,551	\$24,022	\$408,651
Built in 2020	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$56,026	\$57,147	\$58,290	\$59,455	\$60,645	\$61,857	\$63,091	\$1,031,686
Built in 2021	\$48,774	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$56,026	\$57,147	\$58,290	\$59,455	\$60,645	\$61,857	\$969,829
Built in 2022	\$47,818	\$48,774	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$56,026	\$57,147	\$58,290	\$59,455	\$60,645	\$909,184
Built in 2023	\$46,880	\$47,818	\$48,774	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$56,026	\$57,147	\$58,290	\$59,455	\$849,729
Built in 2024	\$45,961	\$46,880	\$47,818	\$48,774	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$56,026	\$57,147	\$58,290	\$791,439
Built in 2025	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$56,026	\$57,147	\$734,293
Built in 2026	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$56,026	\$678,267
Built in 2027	\$43,310	\$44,176	\$45,060	\$45,961	\$46,880	\$47,818	\$48,774	\$49,750	\$50,745	\$51,760	\$52,795	\$53,851	\$54,928	\$623,339
Built in 2028	\$26,611	\$27,144	\$27,686	\$28,240	\$28,805	\$29,381	\$29,969	\$30,568	\$31,179	\$31,803	\$32,439	\$33,088	\$33,749	\$356,914
Built in 2029	Assessed	\$26,611.39	\$27,144	\$27,686	\$28,240	\$28,805	\$29,381	\$29,969	\$30,568	\$31,179	\$31,803	\$32,439	\$33,088	\$323,826
Total Real Estate Tax Increment	\$436,602	\$471,945	\$481,384	\$491,012	\$500,832	\$510,849	\$521,066	\$531,487	\$542,117	\$552,959	\$564,019	\$575,299	\$586,802	\$8,109,832
Cumulative R.E. Tax Increment	\$2,366,861	\$2,838,807	\$3,320,191	\$3,811,203	\$4,312,036	\$4,822,885	\$5,343,951	\$5,875,438	\$6,417,555	\$6,970,514	\$7,534,533	\$8,109,832	\$8,700,000	\$13,109,832

EXHIBIT 5 (G)

Real Estate Assumptions - Residential Projects IV				
	Single-Family II	Duplexes II	TOTAL	
Avg Market Value per Unit	\$290,000	\$180,000	\$18,800,000	
Increase in EAV	\$96,667	\$60,000	\$6,266,667	
Homestead Exemption	\$6,000	\$6,000	\$480,000	
Real Estate Tax (Per Unit)	\$6,653	\$3,962	\$424,608	
Built in 2018		4	4	4
Built in 2019		4	4	4
Built in 2020	4	4	8	8
Built in 2021	4	4	8	8
Built in 2022	4	4	8	8
Built in 2023	4	4	8	8
Built in 2024	4	4	8	8
Built in 2025	4	4	8	8
Built in 2026	4	4	8	8
Built in 2027	4	4	8	8
Built in 2028	4	4	8	4
Built in 2029	4	4	8	4
Total Homes Built	40	40	40	80

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

Estimated Eligible Project Costs: \$3,250,000

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EXHIBIT 5 (H)

VILLAGE OF ROCHESTER TIF DISTRICT I

Residential Single-Family Housing Development III and IV

3/8/2017 TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Built in 2017	Built	Assessed	\$73,083	\$74,545	\$76,036	\$77,557	\$79,108	\$80,690	\$82,304	\$83,950	\$85,629	\$87,342	\$89,088
Built in 2018		Built	Assessed	\$28,568	\$29,139	\$29,722	\$30,317	\$30,923	\$31,542	\$32,172	\$32,816	\$33,472	\$34,142
Built in 2019		Built	Assessed	\$21,426	\$21,426	\$21,855	\$22,292	\$22,738	\$23,192	\$23,656	\$24,129	\$24,612	\$25,104
Total Real Estate Tax Increment			\$73,083	\$103,113	\$126,602	\$129,134	\$131,716	\$134,351	\$137,038	\$139,778	\$142,574	\$145,425	\$148,334
Cumulative R.E. Tax Increment			\$73,083	\$176,197	\$302,798	\$431,932	\$563,648	\$697,999	\$835,037	\$974,815	\$1,117,389	\$1,262,815	\$1,411,149

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Built in 2017	\$90,870	\$92,688	\$94,541	\$96,432	\$98,361	\$100,328	\$102,335	\$104,381	\$106,469	\$108,598	\$110,770	\$112,986	\$2,108,091
Built in 2018	\$34,824	\$35,521	\$36,231	\$36,956	\$37,695	\$38,449	\$39,218	\$40,002	\$40,802	\$41,618	\$42,451	\$43,300	\$779,880
Built in 2019	\$25,606	\$26,118	\$26,641	\$27,173	\$27,717	\$28,271	\$28,837	\$29,413	\$30,002	\$30,602	\$31,214	\$31,838	\$552,436
Total Real Estate Tax Increment	\$151,301	\$154,327	\$157,413	\$160,561	\$163,773	\$167,048	\$170,389	\$173,797	\$177,273	\$180,818	\$184,435	\$188,123	\$3,440,407
Cumulative R.E. Tax Increment	\$1,562,449	\$1,716,776	\$1,874,189	\$2,034,751	\$2,198,523	\$2,365,571	\$2,535,961	\$2,709,757	\$2,887,030	\$3,067,849	\$3,252,283	\$3,440,407	

Real Estate Assumptions - Single Family II and III		Single-Family Single-Family		TOTAL
	III	IV		
Avg Market Value per Unit	\$350,000	\$310,000		\$5,320,000
Increase in EAV	\$116,667	\$103,333		\$1,773,333
Homestead Exemption	\$6,000	\$6,000		\$96,000
Real Estate Tax (Per Unit)	\$8,120	\$7,142		\$123,078
Built in 2017	9			9
Built in 2018		4		4
Built in 2019		3		3
Total Homes Built	9	7		16

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

Estimated Eligible Project Costs: \$850,000

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EXHIBIT 5 (I)

VILLAGE OF ROCHESTER TIF DISTRICT I

Residential Single-Family Housing Development V

3/8/2017

TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Built in 2025									Built	Assessed	\$17,806	\$18,162	\$18,526
Built in 2026									Built	Assessed	Assessed	Assessed	\$18,162
Built in 2027									Built	Built	Built	Assessed	\$17,806
Built in 2028											Built	Assessed	\$17,806
Built in 2029												Built	Assessed
Built in 2030													Built
Built in 2031													Built
Built in 2032													Built
Built in 2033													Built
Built in 2034													Built
Total Real Estate Tax Increment											\$17,806	\$35,968	\$54,494
Cumulative R.E. Tax Increment											\$17,806	\$53,775	\$108,269

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Built in 2025	\$18,896	\$19,274	\$19,659	\$20,053	\$20,454	\$20,863	\$21,280	\$21,706	\$22,140	\$22,583	\$23,034	\$23,495	\$307,929
Built in 2026	\$18,526	\$18,896	\$19,274	\$19,659	\$20,053	\$20,454	\$20,863	\$21,280	\$21,706	\$22,140	\$22,583	\$23,034	\$284,434
Built in 2027	\$18,162	\$18,526	\$18,896	\$19,274	\$19,659	\$20,053	\$20,454	\$20,863	\$21,280	\$21,706	\$22,140	\$22,583	\$261,400
Built in 2028	\$17,806	\$18,162	\$18,526	\$18,896	\$19,274	\$19,659	\$20,053	\$20,454	\$20,863	\$21,280	\$21,706	\$22,140	\$238,818
Built in 2029	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	\$216,678
Built in 2030	Built	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	\$194,972
Built in 2031	Built	Built	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	\$173,692
Built in 2032	Built	Built	Built	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	\$152,830
Built in 2033	Built	Assessed	Built	Built	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	\$132,376
Built in 2034	Built	Assessed	Built	Built	Built	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed	\$112,323
Total Real Estate Tax Increment	\$73,390	\$92,664	\$112,323	\$132,376	\$152,830	\$173,692	\$194,972	\$198,872	\$202,849	\$206,906	\$211,044	\$215,265	\$2,075,453
Cumulative R.E. Tax Increment	\$181,659	\$274,322	\$386,646	\$519,022	\$671,851	\$845,544	\$1,040,516	\$1,239,388	\$1,442,237	\$1,649,144	\$1,860,188	\$2,075,453	

EXHIBIT 5 (I)

Real Estate Assumptions		TOTAL
Avg Market Value per Unit	\$200,000	\$8,000,000
Increase in EAV	\$66,667	\$2,666,667
Homestead Exemption	\$6,000	\$240,000
Real Estate Tax (Per Unit)	\$4,452	\$178,062
Built in 2025	4	
Built in 2026	4	
Built in 2027	4	
Built in 2028	4	
Built in 2029	4	
Built in 2030	4	
Built in 2031	4	
Built in 2032	4	
Built in 2033	4	
Built in 2034	4	
Total Homes Built	40	

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

Estimated Eligible Project Costs: \$1,250,000

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EXHIBIT 5 (J)

VILLAGE OF ROCHESTER TIF DISTRICT I

Residential Rehabilitation/Renovation Projects

3/8/2017 TIF FORMED

Calendar Year of Receipts	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Built in 2016			Built	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971
Built in 2017			Built	Assessed	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893
Built in 2018			Built	Assessed	Built	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817
Built in 2019			Built	Assessed	Built	Assessed	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742
Built in 2020			Built	Assessed	Built	Assessed	Built	Assessed	\$0	\$0	\$0	\$0	\$3,669
Built in 2021			Built	Assessed	Built	Assessed	Built	Assessed	Assessed	\$0	\$0	\$0	\$0
Built in 2022			Built	Assessed	Built	Assessed	Built	Assessed	Built	Assessed	\$0	\$0	\$0
Built in 2023			Built	Assessed	Built	Assessed	Built	Assessed	Built	Assessed	\$0	\$0	\$0
Total Real Estate Tax Increment									\$3,669	\$7,411	\$11,228	\$15,122	\$19,093
Cumulative R.E. Tax Increment									\$3,669	\$11,080	\$22,308	\$37,430	\$56,522

Calendar Year of Receipts	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS
Built in 2016-2020	\$19,475	\$19,864	\$20,261	\$20,667	\$21,080	\$21,502	\$21,932	\$22,370	\$22,818	\$23,274	\$23,740	\$24,214	\$317,719
Built in 2021	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$4,132	\$4,214	\$4,299	\$4,385	\$4,472	\$4,562	\$49,207
Built in 2022	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$4,132	\$4,214	\$4,299	\$4,385	\$4,472	\$44,645
Built in 2023	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$4,132	\$4,214	\$4,299	\$4,385	\$40,173
Built in 2024	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$4,132	\$4,214	\$4,299	\$35,788
Built in 2025	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$4,132	\$4,214	\$31,490
Built in 2026	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$4,132	\$27,275
Built in 2027	Built	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$23,144
Built in 2028	Built	Assessed	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$19,093
Built in 2029	Built	Assessed	Built	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$3,893	\$15,122
Built in 2030	Built	Assessed	Built	Assessed	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$3,817	\$11,228
Built in 2031	Built	Assessed	Built	Assessed	Built	Assessed	\$0	\$0	\$0	\$0	\$3,669	\$3,742	\$7,411
Total Real Estate Tax Increment	\$23,144	\$27,275	\$31,490	\$35,788	\$40,173	\$44,645	\$49,207	\$53,860	\$58,606	\$63,447	\$68,385	\$69,752	\$622,294
Cumulative R.E. Tax Increment	\$79,666	\$106,941	\$138,431	\$174,219	\$214,392	\$259,037	\$308,244	\$362,104	\$420,710	\$484,157	\$552,542	\$622,294	

Real Estate Assumptions		TOTALS
Total Projected Investment	\$75,000	\$2,400,000
Increase in EAV	\$25,000	\$800,000
Real Estate Tax (Per Home)	\$1,834	\$58,702

Variables	
Inflation Rate	2.0%
Total Tax Rate	7.3377%

Estimated Eligible Project Costs: \$2,400,000

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SECTION IX. APPENDICES

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APPENDIX A.

VILLAGE OF ROCHESTER COMPREHENSIVE PLAN

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2011

Village of Rochester Comprehensive Plan

Acknowledgements

The Village of Rochester Comprehensive Plan would not have been possible without the feedback, input, and expertise provided by Rochester's leadership, citizens, Village staff, federal and state agencies, and volunteers. We would like to give a special thank you to the hundreds of citizens not mentioned below who freely gave their time and input in hopes of building a stronger, more sensible village.

Village Staff and Officials

Village President, David Armstrong
Village Manager, Dale Laningham
Office Manager, Steve Ransford
Public Works Superintendent,
Wayne Beck
Police Chief, William Marass
Building/Zoning Inspector, Pat
Patterson

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Trustee of Finance, Wayne Liken
Trustee of Police, John Shoudel
Trustee of Public Health + Safety,
Michael Greer
Trustee of Streets, Maribeth Eandi
Trustee of Waste Water
Management, Joe Hill
Trustee of Water, Harold
Hendrickson
Village Clerk, Stacia Munroe

Planning Commission

Frank Maras, Chair
Pam Bruzan
Michael Berry
Wally Biermann
Kathy Blasko
Tom Munroe
Jim Theis

Zoning Board of Appeals

John Romang, Chair
Steve Knoblock
Robert Langdon
Jeff Torricelli
Emma Van Dyke
Tom Walker
Mark White

University of Illinois Staff

Pat Curry
Zach Kennedy
James Mortland
Rachel Siegert

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Background for Planning

Location and Setting

The Village of Rochester, Illinois, is located six miles southeast of Springfield, Illinois, in the central part of the state. Connection to Springfield is via Illinois Route 29, which also intersects at Springfield with Interstate 55, providing excellent access to St. Louis (approximately 95 miles southwest of Springfield) and Chicago (approximately 197 miles northwest of Springfield).

Springfield's civic, cultural, and recreational events, as well as higher education facilities, excellent medical facilities, commercial shopping opportunities, and a wide range of employment opportunities are convenient and quickly accessible to Rochester residents.

Similarly, the amenities of the larger metropolitan areas of St. Louis and Chicago are accessible within a few hours of ground transportation time by way of interstate highways. Springfield has passenger rail service to both Chicago and St. Louis and also operates Abraham Lincoln Capital Airport for flight service.

Base Mapping

A considerable effort was undertaken in revising the existing base map to more accurately reflect the current situation relative to streets, properties, and Village boundaries. It would be advisable to update the Village map on an annual basis so an accurate base map is available for reference. A geodatabase of Village information has been created using ESRI ArcGIS 9.3.1 software, which should be maintained and updated as the Village progresses. All data collected and created for the update of this Comprehensive Plan were delivered to Village officials for ease of maintaining and updating the Rochester database as variables change over time. Exhibits throughout this document are legible at the 11" x 17" scale, but can most accurately be viewed when plotted at a larger scale, such as 24" x 36" (Arch D paper size) or 30" x 42" (Arch E1 paper size).

Topography and Development Constraints

Topography is more varied within the immediate area of Rochester than is typical of Midwestern prairie, largely due to the streams in the Rochester vicinity. Elevations generally range from 550 to 570 feet above sea level, although one area in the eastern portion of the Camelot subdivision has elevations reaching

580 feet above sea level. The Black Branch of the South Fork of the Sangamon River flows through Rochester, which presents obstacles in constructing future roadway connections in areas currently undeveloped.

The flood plain of the South Fork of the Sangamon River is to the west of Rochester, approximately 1,600 feet west of the present Village limits on Route 29. South of Route 29, the corporate limits extend to the river in several locations, resulting in substantial areas of flood plain within the Village. The flood plain restricts development, which consequently prevents much of this area from being developed. Both the Village of Rochester and Sangamon County have formally acknowledged the flood plain restrictions near the South Fork and the Black Branch and monitor development within these areas. While development plans outlined in this document have been completed with sensitivity to the identified flood plain as designated by Federal Emergency Management Agency (FEMA), additional detail may be required when various proposed development projects are near the flood plain. Minor adjustments may be required to avoid flood plain locations, once flood plain limits are more accurately defined. The flood plain in and near Rochester is illustrated on **Exhibit C** near the end of this document.

Underground mines and the possibility of mine subsidence are not an inhibiting factor to development in Rochester. There are no known records of underground mines in Rochester.

Climate

Average monthly temperatures in Rochester range from the upper 20s during January to the upper 70s during July, although considerable variation may take place within the seasons. Temperatures in the lower 90s during the summer months and in the upper teens during the winter months are not uncommon (see **Table 1** for climatological characteristics).

There are no obvious wet and dry seasons in Rochester. Monthly precipitation averages between four and five inches during May and June and between one and two inches during January and February. Snowfall in January and February ranges between four and five inches per month. Thunderstorms are common during hot weather and may be severe with heavy showers. The average year has approximately fifty thunderstorms, two-thirds of which occur between May and August. Damaging hail accompanies few of the thunderstorms and the areas affected are typically small.

Sunshine is particularly abundant during the summer months, while January is typically the cloudiest month of the year. March is the windiest month, when wind speeds average 12-13 miles per hour. Wind velocities of more than 40

miles per hour are not unusual during most months of the year. The prevailing wind direction is southerly during most of the year, with northwesterly winds during the late fall and early spring months.

A broad description of the climate in Rochester would be one indicating pleasant conditions with sharp seasonal changes, but no extended periods of severely frigid weather. Summer weather is often uncomfortably warm and humid.

Table 1: Climatological Characteristics

Annual Mean Precipitation	43.0 inches
Annual Mean Snowfall	17.2 inches
Wettest Month	June
Sunrise to Sunset (Mean Number of Days)	
Clear	115
Partly Cloudy	96
Cloudy	155
Mean Number of Days with Thunderstorms	49
Prevailing Wind Direction	
January-March	Northwest
April-December	South or Southwest
Annual Mean Wind Speed	10.5 mph

National Oceanic and Atmospheric Administration's National Weather Service

Issues and Opportunities

The Issues and Opportunities element explains the nature and extent of the current and emerging issues facing the Village of Rochester. This inventory of issues, however, is not intended to remain unchanged over the next twenty years. Some of these issues may become lower in priority as planning measures are taken by the Village to address them. Additional issues will also arise that should be added to the list and addressed by the Village as they emerge.

Being able to address such issues of the Village is an integral part of a comprehensive plan. The issues currently facing Rochester, as well as the impending issues, will largely dictate the development that will occur and the planning that will need to take place. Many of the following issues and opportunities were identified during the public participation process, through both public meetings and the August 2008 community-wide survey results. More detailed information about public input for this comprehensive plan can be found in **Appendix A**. The main issues identified are used as a framework for the guidelines and recommendations found throughout this document.

Land Use and Natural Resources

- **Restricted development locations** — the flood plain of the South Fork of the Sangamon River is to the west of Rochester, which largely prevents expansion in this direction.
- **Zoning enforcement** — Rochester residents indicated that they are pleased with the overall appearance of the Village, but they would like to improve several issues, including the removal of junk from yards, methods to prevent and eliminate nuisances, and strategies to address vacant buildings that are deteriorating.
- **Lack of a streetscape plan** — through the community survey conducted in August 2008, residents widely indicated that Rochester should implement a streetscape plan, although few offered suggestions of how to implement or fund such a plan.
- **Incompatible uses** — particularly near the downtown, Rochester's zoning does not allow a buffer between residential uses and more intense uses. Therefore care must be used when considering proposed development.

- **Sprawl**—growth should occur within the Village, when possible, before new land is acquired to help minimize urban sprawl and to cut down on the costs of providing additional public infrastructure.

Transportation

- **Infrastructure maintenance and improvement** — Rochester should minimize new road construction to the extent possible to focus on maintaining current infrastructure and allow more funding for roadway improvements.
- **Walkability** — create a walkable, pedestrian-friendly community with a connected sidewalk network.
- **Integrated street systems** — new developments should connect with existing streets to allow for multiple access points and better connectivity between neighborhoods.
- **Public bike paths** — development of a public bike path system that connects community facilities like schools and parks with the Lost Bridge Trail would provide alternative transportation options for residents.

Housing

- **Recognize diverse housing needs** — Rochester has a high median home price, but lacks diverse types of housing, such as affordable and multi-family units.
- **Encourage higher densities** — promote denser development to utilize the space within the Village to the extent possible, while diversifying the housing stock and reducing sprawl.

Economic Development

- **Economic growth challenges** — Rochester's close proximity to Springfield hinders its ability to generate a substantial economic base.
- **Downtown vitality** — the core of Rochester, near its downtown, needs to be rehabilitated and revitalized.
- **Economic development that follows current and future infrastructure** — commercial and industrial development should be encouraged in areas that are currently (or will soon be) serviced by water, sewer, and streets in order to make the development more cost-effective.

- **Industry location** — new industrial development should be directed towards more compatible uses, with extensive measures taken to buffer the industrial use from other types of development.

Opportunities

- **Growing population creates housing demands** — Rochester's population growth leads to a demand for diverse types of housing.
- **Small town character and high quality of life** — Rochester is a desirable place to live due to its low crime and friendly atmosphere.
- **Expand recreational opportunities** — expand the Lost Bridge Trail to North Park and expand the bicycle network to the extent possible to allow Rochester to be a more walkable, pedestrian-friendly community by collaborating with Sangamon County on its proposed bicycle path plan.
- **Funding options** — explore grants and incentives available for Rochester, particularly for the rehabilitation and preservation of historical structures, economic development, and public infrastructure.
- **New development creates an opportunity for sustainability** — promote and implement environmentally friendly development throughout Rochester.
- **Promote innovative marketing strategies** — to strengthen the local economy, the Village should develop innovative marketing strategies designed to attract new businesses and entrepreneurs. Work to make the new, small business development process simpler by creating a resource to be published on the Village website or a printed brochure that explains the business start-up procedures.
- **Energy efficiency** — enforce the Illinois Energy Conservation Code for Commercial Buildings to reduce energy consumption and assist in protecting the environment.
- **Intergovernmental coordination** — establish and maintain relationships with neighboring and regional agencies to explore future planning opportunities and to strengthen coordination between agencies.

Goals, Objectives, and Policies

Through an extensive public participation process, many issues facing Rochester were recognized. Accordingly, each of these topics led to a recommended goal, a related objective, and a set of policies written to achieve the goal.

Residential Growth and Village Character

Goal 1

Provide for controlled and managed growth of residential areas while maintaining a small-town character.

Objective 1.1

Maintain the essential character of the Village as single-family dwellings, but provide for clustered multi-family dwelling units of a limited number.

Objective 1.2

Control density within new single-family residential areas to an average of three homes per platted acre with a smaller minimum lot size than has previously existed.

Objective 1.3

Provide zoning for buffer areas within the Village to separate single-family units from more intense uses like high density residential and commercial uses.

Commentary

One of Rochester's assets is its small town character, where residents feel more of an identity and more involved in the community than in a larger city. The overwhelming proportion of development has been single-family structures, although as Rochester grows, a greater desire for multi-family housing will result.

Business Growth and Village Character

Goal 2

Encourage the controlled development and expansion of a cohesive business community.

Objective 2.1

Provide adequate zoning for planned and compatible business expansion and development.

Objective 2.2

Promote and define clustered business areas within the Village.

Objective 2.3

Stimulate the development of additional services by promoting small businesses.

Commentary

Due to limited existing commercial areas and difficulty in expanding the present areas due to surrounding development, the only option appears to be locating new commercial development near Rochester's fringe or along Route 29, where appropriate, so as to not directly interfere with single-family uses. No industrial uses exist at this time, but if the opportunity presents itself in the future, the industry should be located away from residential uses to the degree possible. Extensive buffering and screening measures should be discussed at the time the development is proposed to protect the character of the surrounding area.

Village Infrastructure

Goal 3

Maintain and expand the infrastructure necessary to support a managed increase in commercial and residential areas.

Objective 3.1

Promote development in areas where infrastructure is available.

Objective 3.2

Develop and implement a long-range plan for the maintenance and expansion of existing Village infrastructure.

Objective 3.3

The impact of development on existing infrastructure should be examined and documented as development is being proposed.

Goal 4

Zone all areas within the municipal boundary according to available infrastructure and the compatibility of surrounding uses.

Objective 4.1

Require that all proposed zoning changes or special-use designations be accompanied by an evaluation of the possible impacts on the supporting infrastructure.

Goal 5

Maintain and require that existing and new residential or commercial development pay a development impact fee.

Objective 5.1

Require that a proposed development appropriately contribute to the cost of Village infrastructure by adhering to the development impact fee standards outlined in the Village of Rochester Code.

Commentary

Compatibility of proposed development with existing infrastructure will be achieved since new developments will have to relate to sewer and water systems and treatment capacity limitations. The ability to zone in relation to existing infrastructure is somewhat limited since zoning applies only to corporate limits, most of which is already developed. It is necessary that new developments contribute to the costs of their impact on the community by paying an impact fee.

Village Public Health and Safety

Goal 6

Provide for public health and safety within the Village.

Objective 6.1

Maintain and improve the level of Village services provided by the police, fire, and rescue squads and Village personnel.

Objective 6.2

Continue to facilitate and improve the access of emergency vehicles and response times through design of new streets and roadways.

Goal 7

Maintain existing and provide for new recreational facilities.

Objective 7.1

Establish a desirable ratio of recreational facilities to population and promote development of new recreational facilities.

Objective 7.2

Provide linkage of recreational facilities with greenways, pedestrian pathways, and/or bicycle paths.

Objective 7.3

Promote a recreational/mixed-use community facility.

Goal 8

Provide pedestrian sidewalks and crosswalks for safe access to all parts of the Village, including the new intermediate school on the eastern edge of Rochester.

Objective 8.1

Evaluate areas in the Village where sidewalks and crosswalks are not present and implement a plan for providing them (see **Exhibit F**).

Commentary

A major effort of the planning process is to plan for a system of future collector and arterial streets to provide better roadway connections between the various portions of the community. In time, these connections will provide considerably improved travel in the community, including improved travel and access for emergency vehicles.

The need for additional sidewalks along existing streets is a difficult problem to resolve. Some communities have allocated funds to cost share in provision of such sidewalks with property owners, which may be beneficial for the Village Board to consider. The new intermediate school on the east side of the Village presents a need to implement crosswalks and to extend the existing sidewalk network to serve the needs of the students, staff, and visitors.

Protection of Environmental Quality

Goal 9

Protect and enhance the quality of the environment within the Village.

Objective 9.1

Strongly encourage adhering to and expanding existing standards to prevent infringement upon the 100-year flood plain, intrusion into hazardous areas, destruction of natural resource areas, and control excess soil erosion and sedimentation from construction activities while simultaneously working to improve stormwater management.

Objective 9.2

Promote the utilization of natural resource areas for conservation and recreation.

Objective 9.3

Encourage LEED (Leadership in Energy and Environmental Design, a sustainable rating system developed by the U.S. Green Building Council) certified development within the Village and consider incentives for such development.

Commentary

LEED is a third-party certification program and the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in several key areas of human and environmental health. As environmental concerns are becoming more urgent as society develops, measures to preserve the environment are necessary. To encourage and promote LEED-certified development, the Village Board may wish to consider offering developers an incentive to develop sensibly, such as a density bonus, fee waiver, or expedited review process.

Village Administration

Goal 10

Promote community awareness of and adherence to Village ordinances, especially those related to private and commercial planning and development.

Objective 10.1

Establish clear direction for Village administration to guide future development proposals and amendments to the subdivision, zoning, and annexation ordinances.

Objective 10.2

Ensure that all proposals for future developments within the Village be required to demonstrate that they are compatible with the overall goals of the Village.

Objective 10.3

Ensure that notice of public meetings and other relevant Village information is posted in a variety of public locations, with timely notice provided. Use of electronic notification should be encouraged, as well, whether through an e-mail list and/or by a posting on the Village website.

Objective 10.4

Utilize and regularly update the Village website to reflect Village activities and news.

Commentary

Involving residents in the planning process is a key element to achieving a harmonious community. By educating the public on this process and ensuring a fundamental understanding of basic planning operations, future planning efforts would yield greater public support. By utilizing technology like e-mail and the Village website, a larger number of residents can be notified about public hearings and Village events more quickly and efficiently.

Community Profile

Population

Rochester's historic and current population growth is a product of new annexation and subdivision development. Total population trends indicate dramatic growth spurts that are independent of the growth context of Sangamon County (see **Table 2** below). Between 1970 and 1980, total Village population increased 49.3 percent compared with a 9.1 percent increase for Sangamon County. During the next 20 years, population growth slowed significantly as the Village added only 372 residents (a 15 percent increase), but still outpaced the County growth rate. Between 2000 and 2009, the Village experienced another significant growth surge, adding 646 new residents for a 22.6 percent increase at a time when the County population increased only 3.6 percent.

Table 2: Total Population Trends

		1970	1980	1990	2000	2010
Rochester	Total	1,667	2,488	2,707	2,860	3,689
	% Change		49.3%	8.8%	5.7%	22.6%
Sangamon County	Total	161,335	176,089	178,386	188,951	195,672
	% Change		9.1%	1.3%	5.9%	3.6%

Source: U.S. Census Bureau

This pattern indicates that growth is primarily a function of housing availability driven by new subdivision developments in the Village rather than regional growth trends. To capture the benefits of this growth, the Village conducted a Special Census in 2006 to adjust the Official Census Statistics for the Village (see **Table 3** below). The Special Census only included the southwest residential neighborhoods where significant new growth occurred between 2000 and 2006 (see **Figure 1**). Population counts in that area increased 63.0 percent and housing counts increased 69.8 percent (see **Table 4** for building permit activity).

Table 3: Special Census Population and Housing Counts

	Population	Housing Units
2000 Census	790	275
2006 Special Census	1,288	467
Change	498	192
% Change	63.0%	69.8%

Source: U.S. Census Bureau

Figure 1: 2006 Special Census Area



Table 4: Building Permits for New Residential Construction by Subdivision and Type of Permit

Year	Permit Type	Maplehurst	Oak Mill Estates	Park Forest Place	Woodlands	Wyndmoor	Total
2000	House	5	-	-	3	-	8
2001	Duplex	-	-	-	-	1	1
	House	5	-	-	7	-	12
2002	House	6	-	-	14	6	26
2003	House	2	-	1	3	17	23
2004	House	2	-	20	5	17	44
2005	House	-	17	16	-	12	45
2006	Duplex	-	3	-	-	8	11
	House	-	7	12	3	14	36
2007	Duplex	-	2	-	-	4	6
	House	-	7	5	-	7	19
2008	House	-	3	4	-	1	8
2009	Duplex	-	2	-	-	1	3
	House	-	5	3	1	2	11
Total		20	46	61	36	90	253

Source: Village of Rochester

The age characteristics of the population influence many of the Villages institutions and services, including public safety, transportation, parks and

recreation, and schools. Of particular importance in Rochester is the growth in the number of school-aged children between 2000 and 2009. This growth, when combined with population growth in other areas of the school district, contributed to an unprecedented increase in school enrollment (see **Table 5** below).

Table 5: Population Age Characteristics

	1990		2000		2010	
Under 5	199	7.4%	137	4.8%	225	6.1%
5 to 9	273	10.1%	217	7.6%	347	9.4%
10 to 14	241	8.9%	263	9.2%	362	9.8%
15 to 19	223	8.2%	250	8.7%	254	6.9%
20 to 24	82	3.0%	100	3.5%	92	2.5%
25 to 34	265	9.8%	234	8.2%	251	6.8%
35 to 44	595	22.0%	485	17.0%	675	18.3%
45 to 54	331	12.2%	552	19.3%	648	17.6%
55 to 59	81	3.0%	163	5.7%	277	7.5%
60 to 64	149	5.5%	135	4.7%	159	4.3%
65 to 74	104	3.8%	196	6.8%	210	5.7%
75 to 84	151	5.6%	93	3.2%	144	3.9%
85+	13	0.5%	35	1.2%	46	1.3%
Total	2,707		2,860		3,689	

Source: U.S. Census Bureau; 2009 estimate University of Illinois Extension

The number of children ages five to fourteen years increased 40 percent between 2000 and 2009. This growth occurred primarily because of the immigration of new residents who were more likely to be married families with children than current residents as of 2000. Prior to the growth in this decade, the number of school-aged children was declining slightly. The dominant age group continues to be adults between the ages of thirty-five and fifty-four; nearly 36 percent of the population is in this age bracket. The number of persons aged sixty-five and older increased by 17.7 percent, which was similar to the growth rate between 1990 and 2000. This indicates the Village is retaining many residents as they age and may be attracting seniors to the community.

Household and Housing Characteristics

One of the unfortunate consequences of the population growth trends in the Village is the inability to make accurate estimates for some population and household characteristics. By the beginning of 2010, neither the U.S. Census Bureau nor private data companies had captured the population and housing growth that has occurred in Rochester since 2000. Although it is possible to make some estimates based on the Special Census and building permit data, there are many household characteristics that cannot be estimated. Those data are flagged with the '(X)' symbol in this document.

In 2009, there were an estimated 1,353 housing units in the Village (see **Table 6**). Between 2000 and 2009, an estimated 238 new housing units were constructed for a total growth of 21.3 percent. The housing occupancy rate of 97.1 percent is high and indicates how robust the local housing market is despite the large number of new units added since 2000. As a point of comparison, the Sangamon County occupancy rate is 92 percent. High occupancy rates are a good indicator of how attractive the Village is now and has been in the past.

Table 6: Housing Tenure

	1990		2000		2010	
Total housing units	980		1,115		1,401	
Occupied	961	98.1%	1,090	97.8%	1,360	97.1%
Owner-occupied housing units	859	87.6%	1,010	90.6%	1,288	91.9%
Renter-occupied housing units	121	12.4%	105	9.4%	113	8.1%
Vacant	19	1.9%	25	2.2%	41	2.9%

Source: U.S. Census Bureau; 2009 estimate by University of Illinois Extension

Owner occupancy rates are also high and have increased since 1990. In 2010, an estimated 91.9 percent of all housing units in Rochester were owner-occupied, compared with only 75 percent in Sangamon County (see **Table 6**).

The dominant housing type in the Village is a single-family detached home (see **Table 7** below). In 2010, an estimated 94.6 percent of all residential units were in this category. Although there was a decrease in the number of multi-family units between 1990 and 2000, there was a slight increase between 2000 and 2009. This growth was exclusively in the form of duplexes. One of the most notable housing options added since 2000 was the development of the Wyndcrest Assisted Living Community, which is classified as group quarters housing by the U.S. Census Bureau. This option will undoubtedly help to retain residents who need assisted-living housing.

Table 7: Units by Type of Structure

	1990		2000		2010	
Total housing units	980		1,115		1,401	
One-unit attached/detached	911	93.0%	1,061	95.2%	1,325	94.6%
Multi-family/other	69	7.0%	54	4.8%	76	5.4%

Source: U.S. Census Bureau; 2010 estimate University of Illinois Extension

Data from the Village building permit database indicates that residential property owners are investing in property improvements (see **Table 8** below). Between 2002 and 2009, a total of 671 building permits were issued for remodeling projects. Roofing and deck/fence construction were the dominant types of property improvement with 472 permits, or 70.3 percent of the total number of residential remodeling permits issued.

Table 8: Permits Issued for Residential Remodeling from 2000 to 2009

	Deck/Fence	New Addition	New/Remodel Garage	New/Remodel Roof	New/Remodel Siding	Residential Other
Total Permits	182	6	27	290	75	91

Source: Village of Rochester

The lack of available data on the characteristics of new households makes it impossible to form an estimate for household characteristics, although some indicators from the 2006 Special Census can be used to suggest how household characteristics changed in recent years. Some notable characteristics of new households indicate that:

1. They are more likely to be married families with children;
2. They are more likely to own a home;
3. They have an income slightly higher than the Village average; and
4. They have age characteristics similar to the Village.

Table 9: Household Characteristics

	1990		2000	
1-person household:	40	14.6%	194	18.1%
2 or more person household:	822	85.4%	873	81.9%
Family households:	810	84.2%	863	80.8%
Married-couple family:	736	76.5%	754	70.7%
With own children under 18 years	402	41.7%	345	32.4%
No own children under 18 years	335	34.8%	409	38.3%
Other family:	74	7.7%	108	10.1%
Male householder, no wife present:	13	1.3%	22	2.0%
With own children under 18 years	8	0.9%	14	1.3%
No own children under 18 years	4	0.4%	8	0.7%
Female householder, no husband present:	62	6.4%	86	8.1%
With own children under 18 years	46	4.8%	62	5.8%
No own children under 18 years	16	1.6%	25	2.3%
Nonfamily households:	12	1.2%	11	1.0%
Total	962		1,067	

Source: U.S. Census Bureau

Household characteristics from 1990 and 2000 indicate that Rochester has a very stable base of traditional married couple families (see **Table 9** above). Although there was a slight decline in the proportion of family households between 1990 and 2000, it is likely that will reverse when the 2010 U.S. Census is completed. In 2000, 80.8 percent of all households were families and 70.7 percent were married couples. The proportion of households with children is relatively high with 39.5 percent of all households having at least one child

under the age of 18 years. The proportion of single-parent households increased slightly between 1990 and 2000.

Population and Housing Projections

Population and housing projections provide a basis for estimating future land use needs but should not be used as a prescriptive guide. Projections are at best an educated guess of future circumstances that are often influenced by unpredictable exogenous factors. Projecting Rochester's population and housing is also complicated by the lack of current data on the resident population. The robust growth that occurred between 2002 and 2007 highlights the inherent problem with projections since more growth occurred in those five years than in the previous 15 years.

Three projections were prepared using different assumptions about economic growth and migration. The 2010 Census data are used as the base year for projections. Estimates are provided by five year increments for a fifteen year planning horizon. The High Growth scenario assumes a quick economic recovery from the current recession and migration rates similar to those experienced over the last decade. The Moderate and Low Growth scenarios depend on slower rates of recovery and lower rates of migration. Migration into the Village is the driver of population growth rather than changes in birth rates or mortality. Tables 10 thru 14 provide the results of the projections.

Using the high growth assumptions the Village population is estimated to increase to 3,935 by 2015 an increase of 737 over the base year population of 3,689. By 2025 population is estimated to increase to 4,426, a 20 percent increase over the base year. To accommodate that growth an additional 364 housing units will be needed. Using current data on lot size in new developments an additional 132 acres of land will be needed for housing construction.

The Moderate Growth scenario estimates an increase in population of 118 by 2015 and 537 by 2025. An additional 278 housing units and 101 acres of land would be needed by 2025 to accommodate that growth.

Low Growth estimates indicate an increase of 96 new residents by 2015 and 416 by 2025. Only 178 new housing units, approximately 10 a year, would be needed by 2025.

Table 10: Population Projections

Growth Scenario	2015	2020	2025
High Growth	3,935	4,180	4,426
Moderate Growth	3,807	4,041	4,226
Low Growth	3,785	3,963	4,105

Table 11: Projected Population Increase from 2010

Growth Scenario	2015	2020	2025
High Growth	246	491	737
Moderate Growth	118	352	537
Low Growth	96	274	416

Table 12: Housing Projections

Growth Scenario	2015	2020	2025
High Growth	1,506	1,612	1,717
Moderate Growth	1,452	1,552	1,631
Low Growth	1,421	1,485	1,531

Table 13: Projected Growth in Housing Units from 2010

Growth Scenario	2015	2020	2025
High Growth	153	259	364
Moderate Growth	99	199	278
Low Growth	68	132	178

Table 14: Projected Number of Acres of Land Needed for New Residential Growth

Growth Scenario	2015	2020	2025
High Growth	56	94	132
Moderate Growth	36	72	101
Low Growth	25	48	65

Income Characteristics

Rochester has a relatively high income profile when compared with Sangamon County or the state of Illinois. The estimated household income in 2009 was 33 percent greater than the average for Sangamon County. The median household income was 48 percent greater than the County and 22 percent greater than the Illinois median income. The poverty rate for families in

Rochester was estimated to be less than one percent in 2009. See **Table 15** for household income characteristics in Rochester.

Table 15: Household Income Characteristics

	2000		2009	
Less than \$15,000	52	5.5%	38	3.5%
\$15,000 to \$24,999	56	5.8%	73	6.7%
\$25,000 to \$34,999	113	11.8%	60	5.5%
\$35,000 to \$49,999	151	15.7%	157	14.4%
\$50,000 to \$74,999	214	22.3%	222	20.4%
\$75,000 to \$99,999	169	17.6%	190	17.5%
\$100,000 to \$149,999	164	17.1%	248	22.7%
\$150,000 to \$249,999	30	3.2%	82	7.6%
\$250,000 to \$499,999	9	1.0%	16	1.5%
\$500,000 or more	1	0.1%	3	0.3%
Average household income	\$72,954		\$86,474	
Median household income	\$62,554		\$74,421	
Per capita income	\$26,574		\$33,008	

Source: U.S. Census Bureau. 2009 estimate by University of Illinois Extension

Economy

There are arguably two approaches in viewing the Village economy. One is focused on the residents' source and type of employment, income level, and other characteristics that influence employment opportunity. The other is to examine the Village as a place of business. This approach describes the type of businesses, employment levels, types of jobs, and retail sales. Both approaches provide useful insight into the workings of the economy and potential opportunities and threats to the Village's future economic development.

Labor Force

Rochester is overwhelmingly classified as a bedroom community. Census data from 1990 and 2000 indicate that nearly 90 percent of residents commute outside of the Village for employment (see **Table 16**). It is likely that the majority of those workers travel to jobs in Springfield. One way to look at the economic base of the Village is to think of residents as exported labor that import money back into the community when they bring home a paycheck. The income is then spent on local services, retail purchases, and most important for the Village, on home purchases and property taxes. Residential property is 95.3 percent of the property tax base. Residents' outside income is the economic base of the Village.

Table 16: Commuting Patterns

	1990		2000	
Worked in place of residence	147	10.7%	190	12.5%
Worked outside place of residence	1,227	89.3%	1,334	87.5%

Source: U.S. Census Bureau

The large number of commuters, combined with the lack of public transportation options and relatively high-income levels, suggests that automobile transport is particularly important. Seventy-one percent of Rochester households own two or more automobiles compared with 56 percent in Sangamon County. In 2000, 85.4 percent of workers drove alone to work in a private car or truck (see **Table 17**). The relatively high density of automobile ownership combined with the large proportion of commuters and limited access to many community facilities for bicyclists and pedestrian indicates that transportation planning may be an impending issue.

Table 17: Method of Transportation to Work

	1990		2000	
Car, truck, or van	1,321	96.1%	1,444	94.8%
Drove alone	1,175	85.5%	1,301	85.4%
Carpooled	146	10.6%	143	9.4%
Bicycle	0	0.0%	7	0.5%
Walked	19	1.4%	17	1.1%
Worked at home	34	2.5%	53	3.5%

Source: U.S. Census Bureau

The Rochester labor force has many distinguishing features. First, the educational attainment for the adult population 25 years and over is extremely high. In 2008, an estimated 72.8 percent of Rochester adults had formal education beyond high school, compared with 58 percent in Sangamon County and 54.2 percent in Illinois (see **Table 18**). The proportion of adults with a bachelor's degree or greater was 45.2 percent compared with 29.5 percent in Sangamon County and 26.4 percent in Illinois. Because household income and educational attainment are highly correlated, this helps explain the high income profile for the Village.

Table 18: 2008 Educational Attainments

	Sangamon County	Illinois	Rochester
High School or less	42.0%	45.8%	27.2%
Some college, no degree	21.8%	21.7%	18.9%
Associate Degree	6.8%	6.1%	8.7%
Bachelor's Degree	18.8%	16.8%	29.1%
Master's Degree	7.4%	6.6%	12.3%
Professional Degree	2.4%	2.1%	1.8%
Doctorate Degree	0.9%	0.9%	2.0%

Source: U.S. Census Bureau

The labor force participation rate is over five percent above both the County and Illinois rates with an estimated 74.1 percent of persons 16 years and older in the labor force. The high labor force participation rate indicates that a significant number of households have two persons in the labor force. The last available data from the 2000 U.S. Census indicates that 84.7 percent of households with children have both parents in the labor force (see **Table 19**). This large proportion of two-worker households can potentially lead to several issues, many of which are centered on child care, availability of after school programs for youth, unsupervised children left home alone, and safe transportation.

Table 19: Labor Force Status of Households with Children

	Households with children	Both parents working	%
Child under 6 years	136	87	64.0%
Child 6 to 17 years	622	555	89.2%
Total	758	642	84.7%

Source: U.S. Census Bureau

Business Community

The Village is home to 100 business establishments, employing an estimated 786 persons in 2008 (see **Table 20**). The service sector, which includes the school system, is by far the largest employment sector with forty establishments and 524 employees. Retail trade is the second largest sector, with 22 businesses and 100 employees. Together, the retail and service sectors account for 80 percent of all jobs in the Village. Although the number of establishments and employment levels are low for many types of businesses there is a notable amount of diversity in the business community.

Table 20: Establishments and Employment by Type of Business

Economic Sector	Establishments		Employment	
	Count	%	Count	%
Agricultural, Forestry, Fishing	3	3%	13	2%
Construction	11	11%	46	6%
Manufacturing	3	3%	16	2%
Transportation and Communications	3	3%	16	2%
Wholesale Trade	5	5%	21	3%
Retail Trade	22	22%	100	13%
Finance, Insurance And Real Estate	10	10%	41	5%
Services	40	40%	524	67%
Unclassified	3	3%	9	1%
Total	100	100%	786	100%

Source: Applied Geographic Solutions

Rochester is primarily home to small businesses. Over 85 percent of all establishments have fewer than ten employees (see **Table 21**). The largest employer in the Village is Rochester Community Unit School District #3A, which maintains over 100 employees. Over 90 percent of businesses are clustered in the commercial district, with the remainder operating as home occupation establishments scattered across residential areas.

Table 21: Business Establishments by Number of Employees

	Count	%
1 to 4 Employees	63	63%
5 to 9 Employees	23	23%
10 to 19 Employees	7	7%
20 to 49 Employees	5	5%
50 to 99 Employees	1	1%
100 to 249 Employees	1	1%

Source: Applied Geographic Solutions

Retail businesses are increasingly important in many communities, due to the benefit of sales tax revenue for the municipal government. Rochester’s close proximity to Springfield has suppressed retail development in the community, despite significant increases in the buying income of residents. In 2009, per capita retail sales in Rochester were only 14 percent of the Sangamon County average of \$14,569 and 10 percent of the Springfield per capita retail sales of \$20,430 (see **Table 22** below). Retail sales leakage from Rochester is estimated to be \$26.8 million (estimate by University of Illinois Extension).

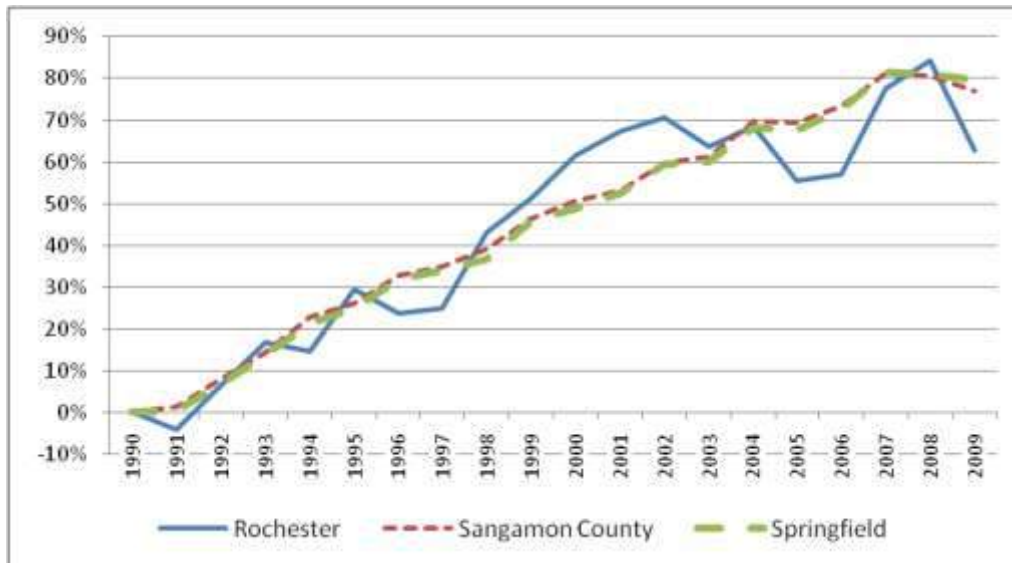
Table 22: 2009 Retail Sales Summary

	Rochester	Springfield	Sangamon County
Per capita sales	\$2,074	\$20,430	\$14,569
2009 population	3,506	117,941	195,716
2009 sales	\$7,273,128	\$2,409,563,149	\$2,851,334,125

Source: Illinois Department of Revenue

Retail sales growth trends have tracked closely with those in Springfield and Sangamon County, although with greater volatility (see **Figure 2**). See **Table 23** for total retail sales in Rochester by year.

Figure 2: Retail Sales Growth Trends



Source: Illinois Department of Revenue

Table 23: Total Retail Sales in Rochester between 1990 and 2009

Year	TotalSales	% increase from 1990
1990	\$4,469,503	0
1991	\$4,282,390	-4.2%
1992	\$4,760,688	6.5%
1993	\$5,215,542	16.7%
1994	\$5,124,523	14.7%
1995	\$5,781,919	29.4%
1996	\$5,532,274	23.8%
1997	\$5,579,021	24.8%
1998	\$6,390,293	43.0%
1999	\$6,759,226	51.2%
2000	\$7,215,576	61.4%
2001	\$7,472,531	67.2%
2002	\$7,624,300	70.6%
2003	\$7,307,684	63.5%
2004	\$7,529,816	68.5%
2005	\$6,952,462	55.6%
2006	\$7,014,768	56.9%
2007	\$7,940,545	77.7%
2008	\$8,230,526	84.1%
2009	\$7,273,128	62.7%

Source: Illinois Department of Revenue

Schools

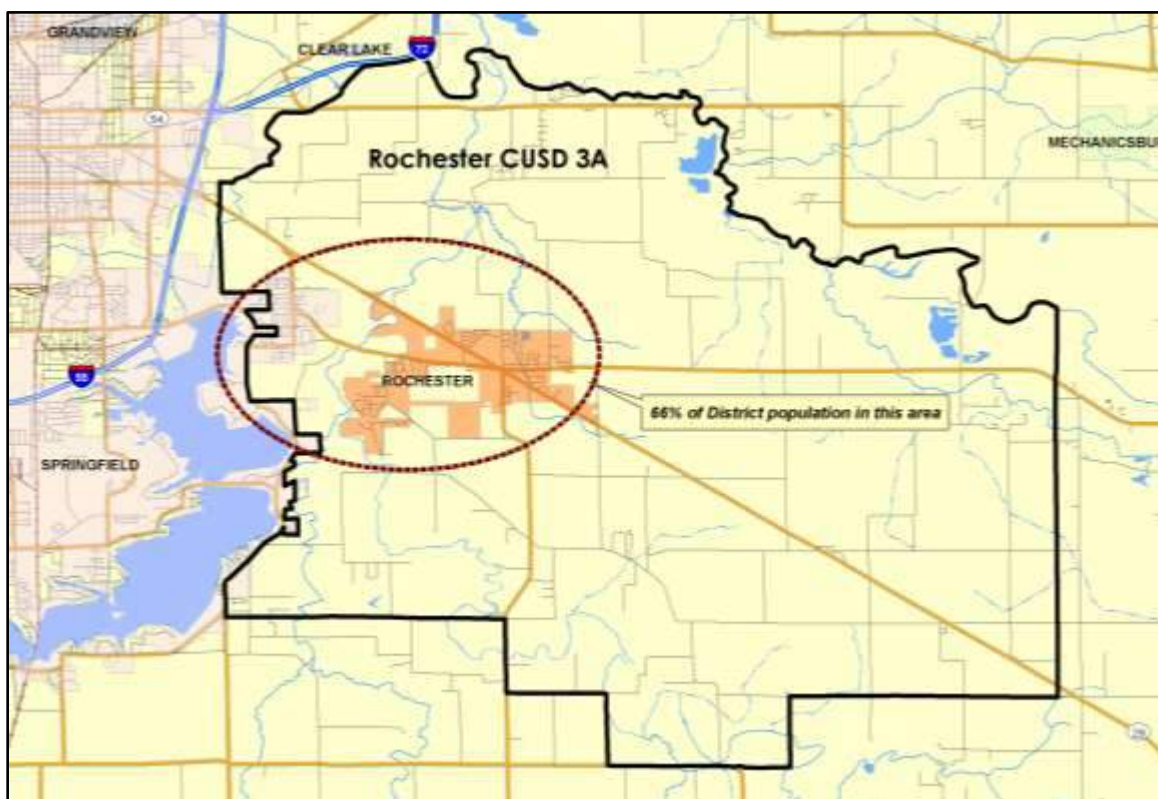
Educational services are provided by the Rochester Community Unit School District #3A. The 65 square mile district includes Rochester, a small, but growing area on the southeast edge of Springfield, and a large sparsely populated area of farmland (see **Figure 3**). Nearly two-thirds of the district's population base is clustered in an eight square mile area that includes the Village and Springfield subdivisions located just west of Rochester.

All school facilities are located within the Village. Currently, five schools are located on three campuses. The high school and junior high school share one campus north of Route 29 and the elementary and middle school share a campus on the south side of Route 29. A new intermediate school recently opened on the eastern edge of the Village, bounded by Community Drive, Buckhart Road, Maxheimer Road, and Route 29. This school is likely to create significant new demands on the transportation system in that area.

The schools occupy a unique and important role in the Village and have several impacts on current and future land use, including the following:

1. The high quality of education provided by the school system is a driver of growth. Resident satisfaction with schools is very high and taxpayers most recently expressed their commitment and satisfaction by approving a bond referendum in 2007 for new school construction. Enrollment has increased over 25 percent since 2000.
2. The schools have a large land use footprint with nearly 150 acres of land in or contiguous to the Village.
3. The schools create demands on the transportation system via bus and parent trips to school facilities during the school year.
4. The schools are a highly visible element of the landscape because of the location on Route 29, the primary transportation corridor bisecting the Village.
5. The schools have numerous athletic facilities, including a new field house that provides recreational venues for school events and resident recreation.

Figure 3: Rochester Community Unit School District #3A Boundary



Source: University of Illinois Extension

Public Safety

The Rochester Fire Protection District (RFPD) provides fire and emergency medical services. The RFPD is a volunteer department that serves a large rural area in addition to the Village. A new modern facility, Rochester Fire Station Number One, located at Community Drive and Buckhart Road, was completed in 2003 and serves as the RFPD main office. The RFPD station has sixteen bays to allow for storage of district apparatus, a communications room, a shop, and a utility room to support fire, emergency medical services, and rescue missions. There is room for public use, education, training, administration, and facilities for housing full-time firefighters. Firefighting equipment currently includes three engines, three tankers, three squad vehicles, a brush truck, and a rescue boat.

The Village provides police protection. The Rochester Police Department is housed in the Village Hall and occupies 3,500 square feet of the complex with two private offices for command personnel, a squad room with individual cubicles for each officer, meeting room, break room/kitchen, an evidence processing lab, three separate interview rooms, a locker room with shower, a two car attached garage, and several storage and evidence rooms. The Rochester Police Department has eight officers and functions as a full-time agency, providing twenty-four hour per day service. All officers are graduates of the State's police training academies and are state-certified police officers. In addition to this mandated training, all police officers have additional specialized training in various disciplines.

Parks

The Village owns and maintains two parks. Rochester Community Park, nearly 80 acres in size, is the Village's largest park. The park includes several notable and heavily used facilities, including a lighted playing field, soccer fields, a small lagoon, a large play structure with playground equipment, and restroom facilities. In addition to more traditional outdoor recreation activity, the park also serves as a venue for special community events. The most notable is "Sparks in the Park," an annual Independence Day festival. Rochester Community Park is bounded on the east by a cemetery and school, on the north by the Lost Bridge Trail and Route 29, on the west by undeveloped flood-prone land, and on the south by West Main Street.

North Park is currently an undeveloped park located at the northern edge of the Village on Park Street, in the shadow of the Village water tower. This 12-acre site is bounded by a residential housing development on the east, undeveloped land on the north (platted for a subdivision), the wooded Black Branch drainage on the west, and residential housing to the south. Current plans for park

development include athletic fields, playground area, parking, and a permanent building.

Rochester is the southeastern end of the Lost Bridge Trail, a five-mile rails-to-trails project built by the Illinois Department of Transportation (IDOT). It is operated jointly by the Illinois Department of Natural Resources, Springfield, and Rochester. The popular trail originates at the IDOT building on Dirksen Parkway in Springfield, crosses Sugar Creek and South Fork of the Sangamon River, and offers an unimpeded pedestrian and bicycle route between the Village and Springfield. Current plans are to extend the trail eastward to Taylorville. Lost Bridge Trail is discussed further under the Transportation section of this document.

Churches and Civic Organizations

Rochester is home to several active church and civic organizations that enrich the lives of residents and visitors (see **Table 24**). They also have notable impact on land use in the Village because of property and building ownership. This is particularly true for the developing east side near the new school and the undeveloped infill area between South Walnut Street and the Grove Park and Wyndmoor subdivisions. One of the most notable examples of civic action is the recently completed reconstruction of an historic 1830s-era home on a site adjacent to the Rochester Community Park by the Rochester Historical Preservation Society.

Table 24: Churches and Civic Organizations in Rochester

Churches

Church of St Jude (Catholic)
 Good Shepherd Lutheran Church
 Rochester Christian Church
 Rochester First Baptist Church
 Rolling Prairie Baptist Church
 Rochester United Methodist Church

Rochester Clubs & Organizations

American Legion
 Lions Club
 Masonic Temple
 Mothers Club
 VFW Post 11463
 Women's Club
 Rochester Historical Preservation Society
 Rochester Youth Athletic Association

Source: University of Illinois Extension

Land Use and Natural Resources

The Village of Rochester's current land use patterns form the setting for making future land use decisions. Some evaluation of existing land use development within the community is warranted in order to relate to likely future land use development trends. The existing land use development within Rochester is simple in terms of classifications, although the development pattern is somewhat fragmented, with certain developed areas being somewhat more isolated from the remainder of the community. This is less likely to occur in the future, as public sewer and public water are essential to any new development.

Following are some descriptive comments on existing land use development in Rochester.

Zoning

Rochester's current zoning is illustrated in **Exhibit A** and **Exhibit B** at the end of this document. Rochester maintains ten zoning districts: Agricultural (A-1), General Business (B-1), Highway and Service (B-2), Light Industrial (I-1), Heavy Industrial (I-2), Medium Density (R-1), Duplex Housing (R-2), Multi-Family Residential (R-4), Multi-Family Residential (R-5), and Residential Suburban (R-S). Zoning for areas falling outside of the Village limits will defer to provisions of the A-1 district after they are annexed into the Village limits.

The Village of Rochester's Zoning Code, found in Chapter 40 of the Village of Rochester Code, is similar to most zoning codes found in small communities. The following provides an overview of each of the Village's ten zoning districts, although more comprehensive information can be found in the full text of the Zoning Code.

Agricultural District

Agricultural District (A-1): The A-1 Agricultural District is designed to accommodate and protect agricultural and related uses, as well as other uses commonly found in agricultural areas.

Business Districts

General Business District (B-1): The purpose of the B-1 General Business District is to accommodate a wide range of retail stores, offices, and service establishments compatible to a central location within the community, as the community's primary business center.

Highway and Service Business District (B-2): The purpose of the B-2 Highway and Service Business District is to accommodate those businesses who have needs for large sites, use of outdoor storage or heavy dependence on trucking large material, equipment, or supplies, and are not generally compatible with the uses in the B-1 General Business District.

Industrial Districts

Light Industrial District (I-1): The purpose of the I-1 Light Industrial District is to accommodate a wide range of manufacturing and similar industrial facilities, which can conform to a high level of performance standards.

Heavy Industrial District (I-2): The purpose of the I-2 Heavy Industrial District is to provide for and accommodate heavy industrial uses in a manner that minimizes adverse effects.

Residential Districts

Medium Density Residential District (R-1): The purpose of the R-1 Medium Density Residential District is to accommodate single-family detached residential structures at a medium density, primarily in the developed portions of the community existing at the present time.

Duplex Housing District (R-2): The purpose of the R-2 Duplex Housing District is to accommodate a variety of housing types, including detached and duplex structures.

[Note: An R-3 zoning district does not exist at the time this Comprehensive Plan was written.]

Multiple-Family Housing District (R-4): The purpose of the R-4 Multiple-Family Housing District is to accommodate housing types, including detached and multiple-family structures of no more than four dwelling units in a single structure.

Multiple-Family Housing District (R-5): The purpose of the R-5 Multiple-Family Housing District is to accommodate housing types, including detached, duplex, and multiple-family structures.

Residential Suburban District (R-S): The purpose of the R-S Residential Suburban District is to provide for a low-density single-family district.

Planned Unit Developments

Planned unit developments are permitted uses under the A-1, R-S, and R-1 zoning classifications. Article IX of the Village of Rochester Zoning Code specifies that “the planned unit development process should allow

increased flexibility in design and improvements required from what is otherwise required in the traditional subdivision requirements...” and that “in each planned development, an area should be provided as permanent open space.” Planned unit developments may contain:

- (A) Dwelling units in detached, semi-detached, attached, or multi-family structure, of any combination thereof; and
- (B) Nonresidential uses of a religious, cultural and recreational nature, and commercial uses to the extent that such commercial uses are designed and intended to serve primarily the residents of the immediate area.
- (C) No commercial use, nor any building devoted primarily to a commercial use, shall be built or established prior to substantial completion of residential buildings as specified in the Village of Rochester Zoning Code.

The area of each zoning district is presented in **Table 25**. Medium Density Residential (74.08 percent) is the largest land use in the Village of Rochester. Considering all residential classifications (R-1, R-2, R-4, R-5, and R-S), residential uses account for 92.45 percent of Rochester’s land cover. Such a high percentage of residential uses is not uncommon for communities similar to Rochester’s size and locale. Business uses (B-1 and B-2 classifications) make up 5.74 percent of the community, while Agriculture (A-1) consumes 1.81 percent of land uses within the municipal boundary. While two classifications for industrial uses exist (I-1 and I-2), there are actually no portions of the Village zoned for either category.

Table 25: Zoning District Areas

Zoning Classification		Area in Square Miles	% of Village
A-1	Agricultural District	0.04	1.81%
B-1	General Business District	0.09	3.60%
B-2	Highway & Service District	0.05	2.13%
I-1	Light Industrial District	0.00	0.00%
I-2	Heavy Industrial District	0.00	0.00%
R-1	Medium Density Residential District	1.81	74.08%
R-2	Duplex Housing District	0.01	0.33%
R-4	Multi-Family Residential District	0.00	0.00%
R-5	Multi-Family Residential District	0.01	0.39%
R-S	Residential Suburban District	0.43	17.64%
Total Area of Rochester		2.45	100.00%

Source: ESRI ArcGIS Calculations of Zoning Shapefile; Village of Rochester Zoning Map

Flood Plain

Rochester's entire western edge abuts a large flood plain, and some of its incorporated area is still covered by the flood plain. Another smaller flood plain bisects the community near Route 29 and Park Street (see **Exhibit C** at the end of this document). Chapter 14 of the Village of Rochester Code mandates that development not take place in a flood plain in order to:

- (A) Prevent unwise developments from increasing flood or drainage hazards to others;
- (B) Protect new buildings and major improvements to buildings from flood damage;
- (C) Promote and protect the public health, safety, and general welfare of the citizens from the hazards of flooding;
- (D) Lessen the burden on the taxpayer for flood control, repairs to public facilities and utilities, and flood rescue and relief operations;
- (E) Maintain property values and a stable tax base by minimizing the potential for creating blight areas;
- (F) Make federally subsidized flood insurance available;
- (G) Preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and storm water impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development;
- (H) Provide for the orderly growth and development [pursuant to this plan] of an environment that is especially sensitive to changes from human activity; and
- (I) Assist in maintaining the capacity of storm water conveyance systems as defined in the Ordinance Regulating the Disposal of Trash, Debris and Unwanted Materials Into the Storm Water Conveyance Systems (latest version).

Design Standards

Many residents pointed out in the community-wide survey that intense commercial uses abut less intense uses like residential properties, with no buffering or screening between them. The Village of Rochester does have landscaped buffering or screening standards in place for these instances (Section 40-3-8 of the Village of Rochester Zoning Code). The uses that were established prior to this section of the code are not required to conform to the

standards, per Section 16.140 (“Pre-Existing, Non-Conforming Uses (Grandfather Clause)”) of the Illinois Administrative Code, unless 80 percent or more of the structure is destroyed or demolished (Section 16.150 of the Illinois Administrative Code).

Public Property

As shown in **Table 26**, 22.27 percent of the Village’s property is publicly owned. The Village of Rochester owns almost half (178.03 acres) of the publicly owned property, while the State of Illinois owns about 20 percent (78.80 acres) of the public property. The State of Illinois Department of Transportation (IDOT) owns the land utilized for highways. The State of Illinois Department of Natural Resources owns one small parcel near the Village’s core. Rochester Community Unit School District #3A owns 143.68 acres of land in the Village. Sangamon County owns 12.64 acres of land, the vast majority of which is recorded under the Sangamon County Highway Department and provides for infrastructure.

Table 26: Public Property Ownership

Public Property by Entity	Area in Acres	% Public Property	% of Village
Village of Rochester	178.03	43.09%	11.43%
Rochester Community Unit School District #3A	143.68	34.78%	5.12%
State of Illinois	78.80	19.07%	4.90%
Sangamon County	12.64	3.06%	0.82%
Total	413.15	100.00%	22.27%

Source: University of Illinois Extension

Future Land Use

The Village experienced extraordinary growth between 2000 and 2010. The 29 percent growth in population added 285 new housing units primarily in the southwest residential neighborhoods. An estimated 104 acres of land was converted to residential neighborhood development. Growth spurts of this type have been typical in Rochester over the last 40 years often followed by periods of slow growth.

One of the positive outcomes of the recent growth is attention to where new development should occur in the future and what type of infrastructure and transportation systems will be needed. The development of new housing southwest along the bluffs above the South Fork of the Sangamon River created a horseshoe-shaped development pattern. This was accentuated by the recent construction of the intermediate school on the eastern edge of the Village. This development pattern leaves a large tract of undeveloped land bounded by South Walnut on the east, West Main on the North and Heathrow on the west. This land is currently in agricultural use but at least one subdivision has been proposed for the site. Another area proposed for housing development is Oak Mill Estates north of Karen Rose Drive. Several commercial subdivisions have been proposed at Coe Commons located south of the new intermediate school with frontage on Illinois Route 29. Other commercial sites are available on community drive north of Route 29. This represents nearly 140 acres of land for housing and 80 acres for commercial development. This substantial land bank should meet the Villages development needs through the 2025 planning horizon based on the 'High Growth' development scenario.

Although the proposed housing and commercial developments may be many years in the future it is necessary to think now about transportation systems needed to support additional growth. Exhibit G: Future Land Use Map identifies four future transportation improvements that will support community growth and improve overall efficiency of the transportation system. The first would be an extension of Community Drive north eventually connecting with North Oak Street near the proposed Oak Mill Estates. The second is a north-south arterial from West Main Street near Education Avenue extending south to Oak Hill Road. The third would be an extension of Mill Dale Drive east to Cardinal Hill Road. Finally, an extension of Oak Hill Road from Cardinal Hill Road to Maxheimer Road would provide an additional access route to the eastern edge of the Village and Route 29.

Additional park land will be needed to meet the needs of residents in the future. With the shift in the geographic location of new residential development to the southwest and potential infill development south of West Main Street a park may be needed on the south side of the Village. A long term proposed location for a new park is at the intersection of South Walnut and Oak Hill Road (see **Exhibit G: Future Land Use**).

Transportation

Transportation is a personal activity, a social service, and an industry. The Village of Rochester recognizes the need to coordinate with Sangamon County, the State of Illinois, and the Federal government. Transportation systems must meet identified and projected transportation needs in a timely and cost-effective manner, while maintaining compatibility with the Village. A well-functioning transportation system is crucial for Rochester to ensure the efficient movement of people and goods, while both maintaining its small town character and stimulating economic growth.

Perhaps the largest factor in Rochester's transportation and street system is the location of Illinois Route 29. Although Route 29 (a controlled-access arterial street) provides excellent service through Rochester and to Springfield and Taylorville, it bisects the community in a difficult, unconnected way. In doing so, it presents difficulty in traveling between the northern half and southern half of the Village.

Traffic counts provided by the Illinois Department of Transportation (IDOT) cannot conclude how Route 29 affects travel patterns between the northern and southern halves of the Village, but they do indicate which roads residents and visitors are heavily relying upon to navigate within the Village (see **Table 27**). Traffic counts taken by IDOT in 1969, 1985, 1987-1988, and 2007 show historical trends of the Average Annual Daily Traffic (AADT) volumes, which is calculated by the total volume of vehicle traffic for a particular road in one year, divided by 365 days. Aside from knowing which roads are subject to high volumes of traffic, the AADT is most important in that it determines the amount of federal funding a state will receive for its roadways.

Many public transit options are available in Sangamon County, although routes do not currently serve Rochester and Rochester does not operate its own public transit system. In conjunction with Village Goal 9, which is to "protect and enhance the quality of the environment within the Village," the Village Board may wish to consider exploring opportunities available to partner with the Springfield Mass Transit District (SMTD) to reduce the number of automobile trips made daily and to provide transportation opportunities for the disadvantaged and elderly.

Analysis and Recommendations

In a small community such as Rochester, the hierarchy of street classifications is somewhat simplified. Essentially, it includes arterial streets, collector streets, and local streets. Arterial streets are major thoroughfares that serve as traffic ways for travel between and through the Village. Collector streets are relatively low-

speed, low-volume streets that provide circulation within and between neighborhoods. Local streets are those that are primarily residential and are generally used by residents of that neighborhood. It must be realized that as Rochester continues to grow, it will have to plan for a future street system that overcomes the dividing effects of Route 29 through the center of the community. With the significant residential growth occurring in Rochester, it must take advantage of the opportunity to plan for a future system of roads chiefly controlled by development. It is imperative that the Village be vigilant so that a sensible and connected network of streets results as development proceeds. The Planning Commission and Village Board Members should not deviate from a policy of requiring developers to incorporate planned collector streets in the street pattern of the new development.

Because of the new intermediate school near Route 29 and Community Drive, additional traffic and pedestrian safety concerns need to be addressed. Sidewalks need to be extended to the school with marked crosswalks. Additional traffic control may be necessary to manage automobile access to the school.

Pedestrian and Bicycle Transportation

Pedestrian and bicycle transportation systems are increasingly important components of community planning. Results from the Comprehensive Plan Survey highlighted residents concern about pedestrian and cycling infrastructure. The condition of sidewalks and streets were the two highest ranked infrastructure concerns of residents with 36 percent dissatisfied with sidewalks and 39 percent dissatisfied with streets. This observation when coupled with the high proportion of residents that utilize the Lost Bridge Trail, 36 percent are frequent users (more than 20 visits per year), it is important to consider how to enhance the safety and experience of walkers, runners and cyclists.

Rochester currently has 22.4 miles of sidewalk (see **Exhibit F**). Despite the extensive sidewalk network there are notable gaps in the connectivity of sidewalks. Recommendations for improving the connectivity are noted in Exhibit F and Figure 4. Closing these gaps, while requiring sidewalk construction in new subdivisions, will improve the safety of pedestrians and increase transportation options for residents. The Village currently does not have a bicycle network system. A Proposed Bicycle Network plan (**Figure 5**) is currently being developed in cooperation with the Sangamon county Regional Planning Commission.

Lost Bridge Trail

Constructed in 1995, Lost Bridge Trail currently begins on the east side of Springfield at a trailhead near the IDOT building. Over five miles long, the trail continues through the grounds, under Interstate 55, and continues east on the abandoned railroad bed to the community of Rochester where it terminates.

Acquired and built by the Illinois Department of Natural Resources, the three-mile western section was transferred to the Springfield Park District and the two-mile eastern section was transferred to the Village of Rochester. Rochester has subsequently extended the trail on their eastern boundary and constructed a loop through Rochester Community Park. The corridor is very scenic, crossing several creeks and bordering the lake at IDOT. The proximity of busy Interstate 55 and Route 29 do not deter from the recreational quality of the trail.

In 2009, a state grant supplemented by a fundraising effort headed by the Rochester Women's Club, paid for the addition of a \$90,000 comfort station for Lost Bridge Trail recreationalists. The station, located on the corner of West Main Street and Route 29, includes a unisex, handicapped-accessible restroom, water fountains, vending machines, and picnic tables.

Residents responding to the Comprehensive Plan Survey identified the Lost Bridge Trail as the most frequently visited recreational facility in the Village. With such an amenity, Rochester must take full advantage of Lost Bridge Trail and actively seek to maintain and expand its section of the trail. The new school near the end of the trail creates an opportunity to connect the school to the trail. By doing so, students, faculty, and staff will have the option of traveling safely by bicycle or foot to school and school functions.

Adherence to Required Standards

While Rochester has implemented several notable street improvements since the last Comprehensive Plan update in 1991, many of the streets still do not meet the required standards. This is understandable for the older areas of Rochester, where streets were constructed prior to the establishment of standards. All new development must adhere to the requirements set forth in Chapter 35 of the Subdivision Code of the Village of Rochester. Right-of-way width of non-Village streets should be in accord with the more restrictive requirements of the governmental unit having jurisdiction over right-of-way width.

It is critical that new subdivision developments meet the minimum requirements in right-of-way and pavement width to provide adequate service to proposed developments. It is especially critical that as new development occurs, it be

required to provide adequate right-of-way and setbacks for buildings to be constructed on proposed or designated collector and arterial streets. Even if the space is not necessary at the time, right-of-way should be dedicated for future upgrades and expansions. Similarly, all new streets that are developed must conform to the required standards of right-of-way, pavement width, and materials set forth in the Village Code. If this is not done at the time of development, it is extremely difficult to have streets upgraded in the future. The standards that are adopted and the inspection methods established in the subdivision regulations are to provide a minimum level of quality and service to residents of the Village. If that level is not required and maintained residents and the community suffer the results.

Figure 4: Proposed Priority Pedestrian Network

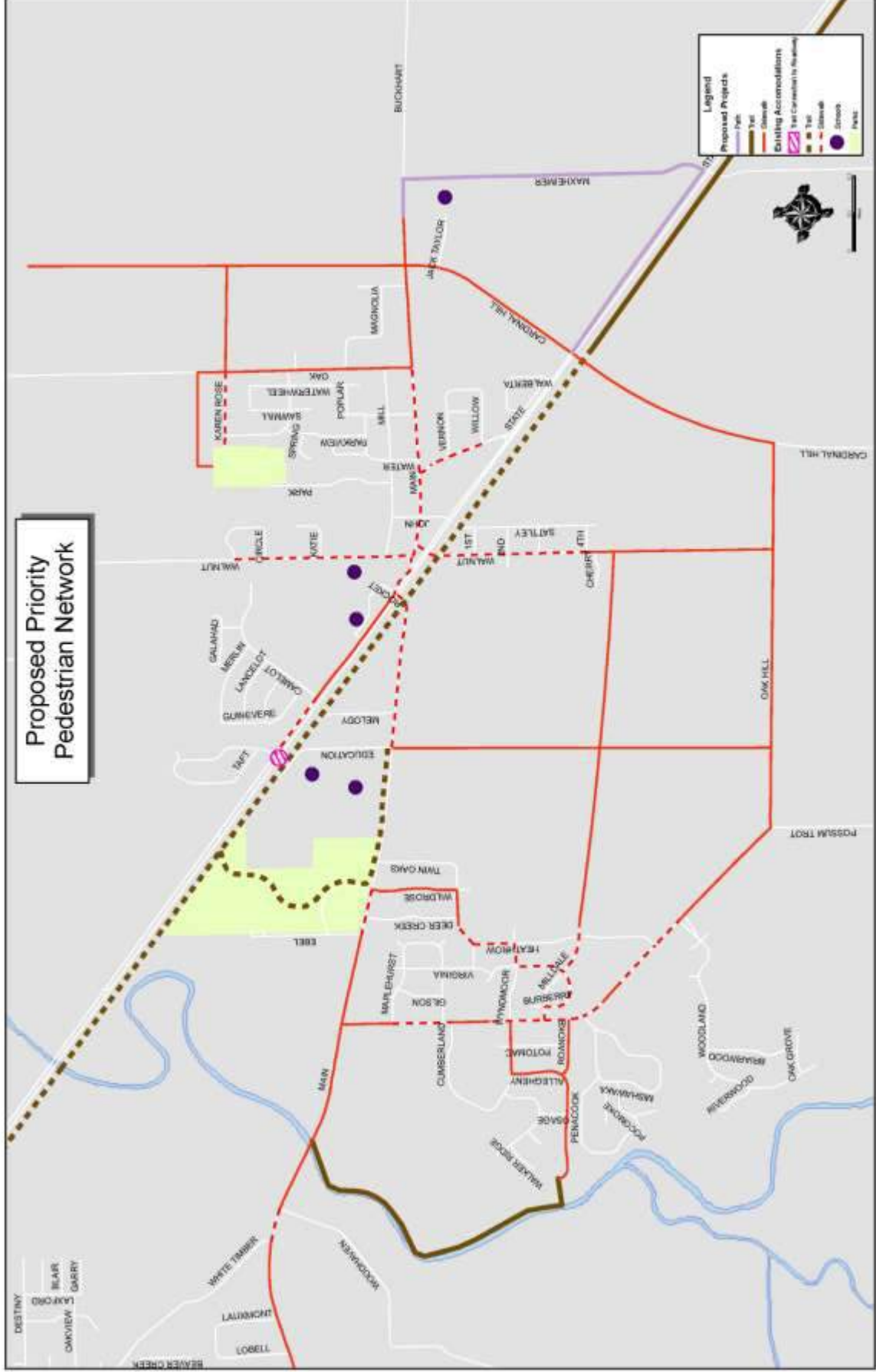


Figure 5: Proposed Bicycle Network

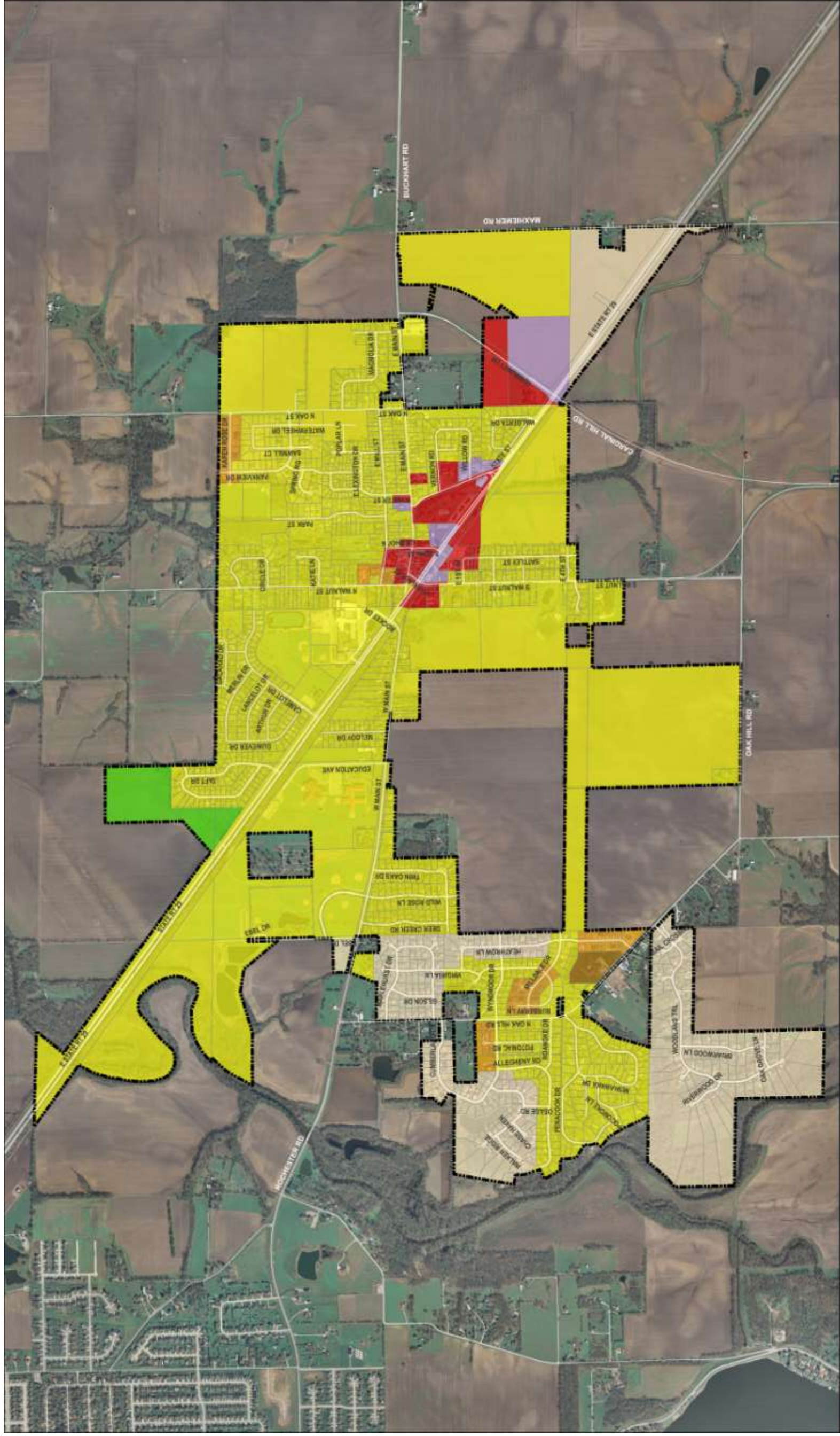


Source: Sangamon County Regional Planning Commission

Table 27: Traffic Counts

Location	Year				
	1969	1985	1987-88	2007	
Average Annual Daily Traffic Volumes (AADT)					
IL-29 from W. Main Street to Walnut Street	-	12,500	14,500	14,200	
IL-29 from Taft Drive to W. Main Street	6,000	-	11,500	13,500	
IL-29 from western municipal boundary to Taft Drive	9,800	10,300	-	13,300	
IL-29 from Walnut Street to Cardinal Hill Road	4,450	7,300	-	10,600	
IL-29 from Cardinal Hill Road to Maxheimer Road	3,650	-	6,100	9,300	
Rochester Road from Woodhaven Drive to Oak Hill Road	-	-	-	6,600	
W. Main Street from Oak Hill Road to Deer Creek Road	-	2,900	-	4,750	
Oak Hill Road from W. Main Street to Cumberland Drive	-	1,200	-	4,550	
W. Main Street from Deer Creek Road to IL-29	900	3,300	-	4,450	
Oak Hill Road from Cumberland Drive to Roanoke Drive	-	-	-	3,000	
E. Main Street from Water Street to Oak Street	-	-	-	2,950	
E. Main Street from N. Walnut Street to John Street	-	-	-	2,650	
E. Main Street from Oak Street to Maple Lane	-	-	-	2,350	
E. Main Street from Maple Lane to Maxheimer Road	-	-	-	2,100	
Oak Hill Road from Roanoke Drive to Heathrow Drive	-	-	-	2,000	
Cardinal Hill Road from Oak Hill Road to Buckhart Road	-	-	-	1,400	
State Street from E. Main Street to IL-29	900	3,050	-	1,225	
Oak Hill Road from Heathrow Drive to Possum Trot Road	-	-	-	1,050	
Camelot Drive from IL-29 to Merlin Drive	-	900	1,400	1,050	
Walnut Street from northern municipal boundary to IL-29	175	250	-	1,000	
Oak Street from Magnolia Drive to E. Main Street	-	-	-	750	
Oak Street from Karen Rose Drive to Magnolia Drive	-	-	-	550	

Source: Illinois Department of Transportation, 2007 and the Village of Rochester Comprehensive Plan, 1991



Source: Crawford, Murphy & Tilly, Inc. (CMT), Adapted by University of Illinois Extension, CADS, 2010

-  Municipal Boundary
-  A1 - Agricultural
-  B1 - General Business
-  B2 - Highway & Service Business
-  R1 - Medium Density Residential
-  R2 - Duplex Housing Residential
-  R5 - Multi-Family Residential
-  RS - Residential Suburban

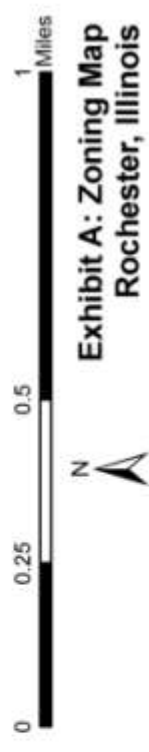
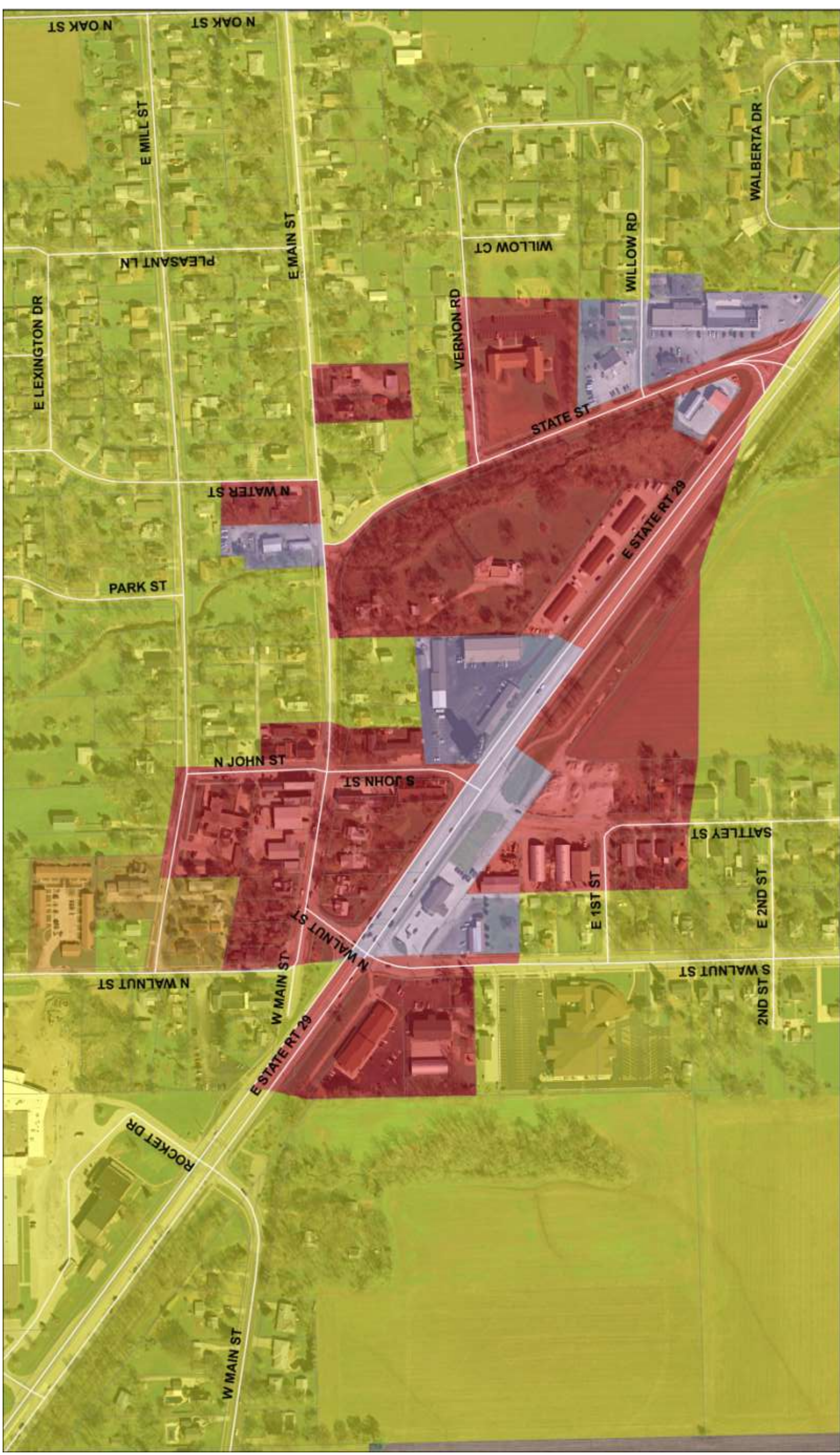


Exhibit A: Zoning Map
Rochester, Illinois



Source: Crawford, Murphy & Tilly, Inc. (CMT), Adapted by University of Illinois Extension, CADS, 2010

- Zoning**
- B1 - General Business
 - B2 - Highway & Service Business
 - R1 - Medium Density Residential
 - R2 - Duplex Housing Residential

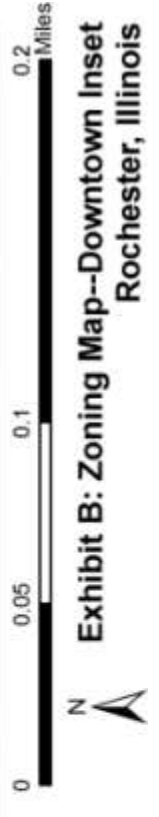
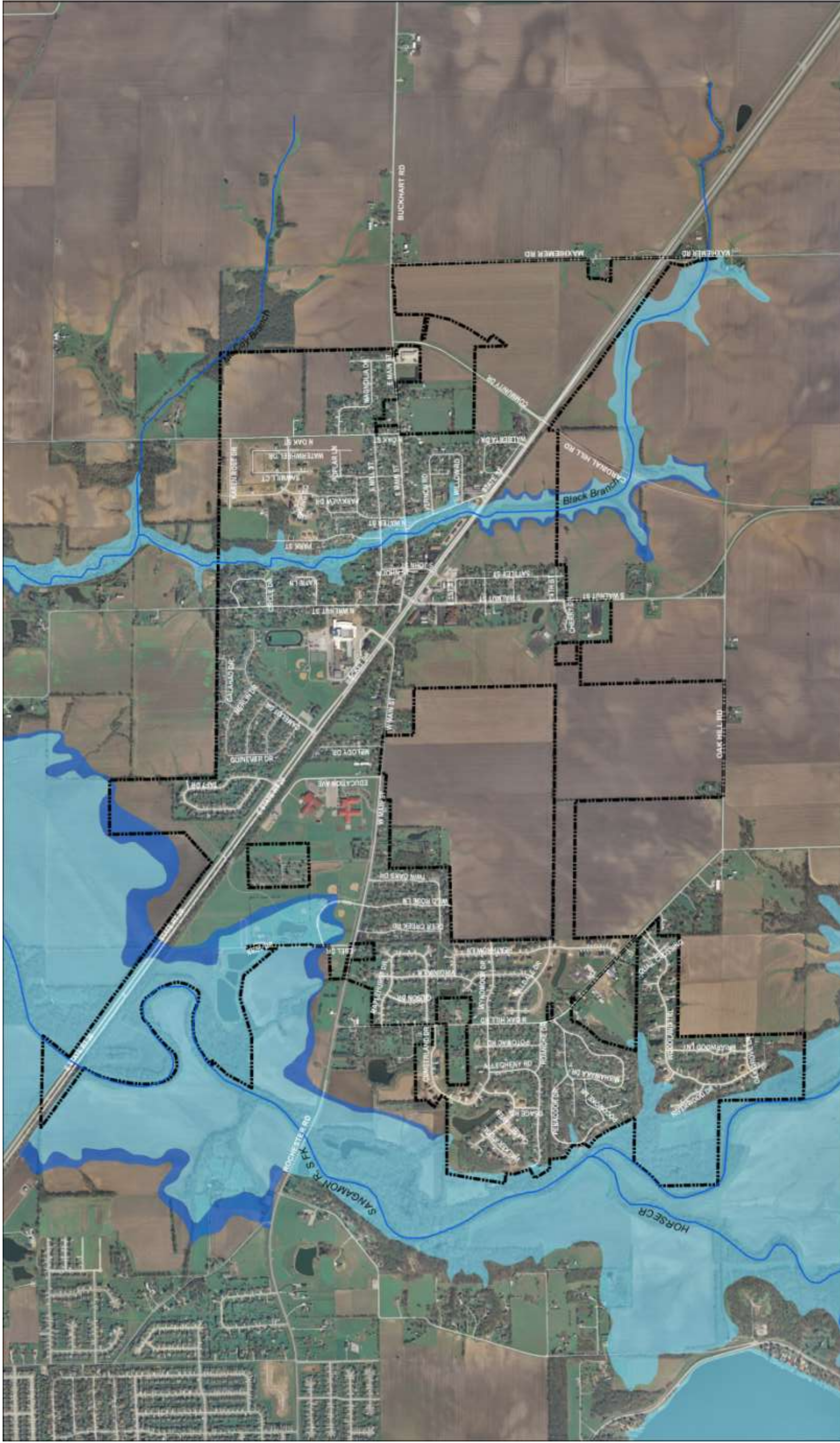




Exhibit B: Zoning Map--Downtown Inset
Rochester, Illinois



Source: University of Illinois Extension, CADS, 2010

-  Hydrology
-  Municipal Boundary
-  0.2% Annual Chance Flood Hazard
-  An area inundated by 100-year flooding, for which base flood elevations have been determined

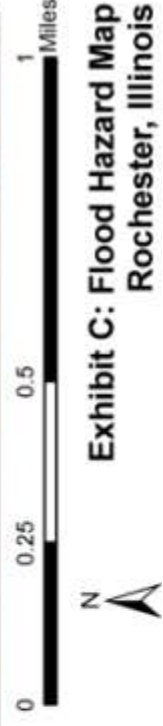
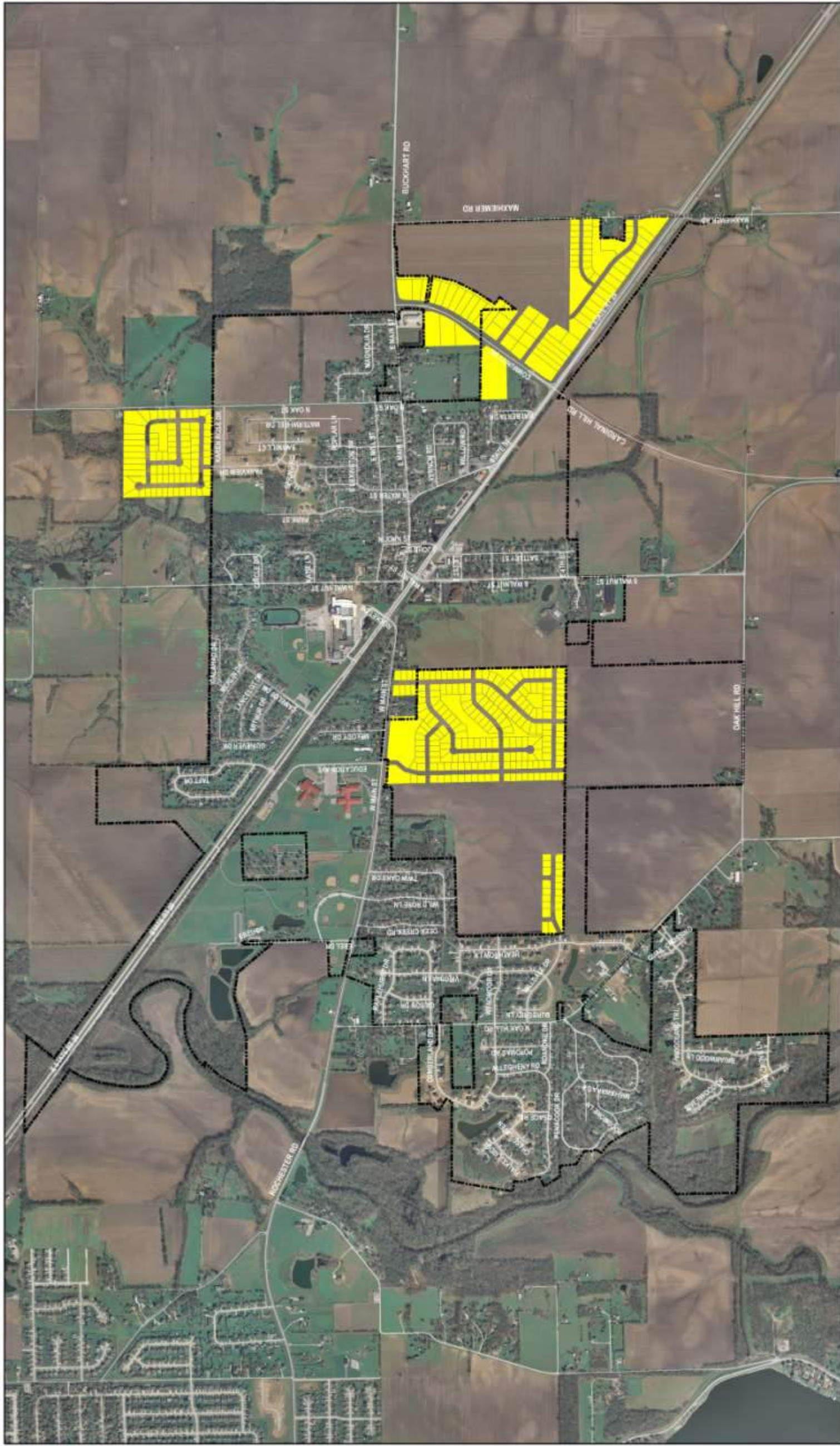
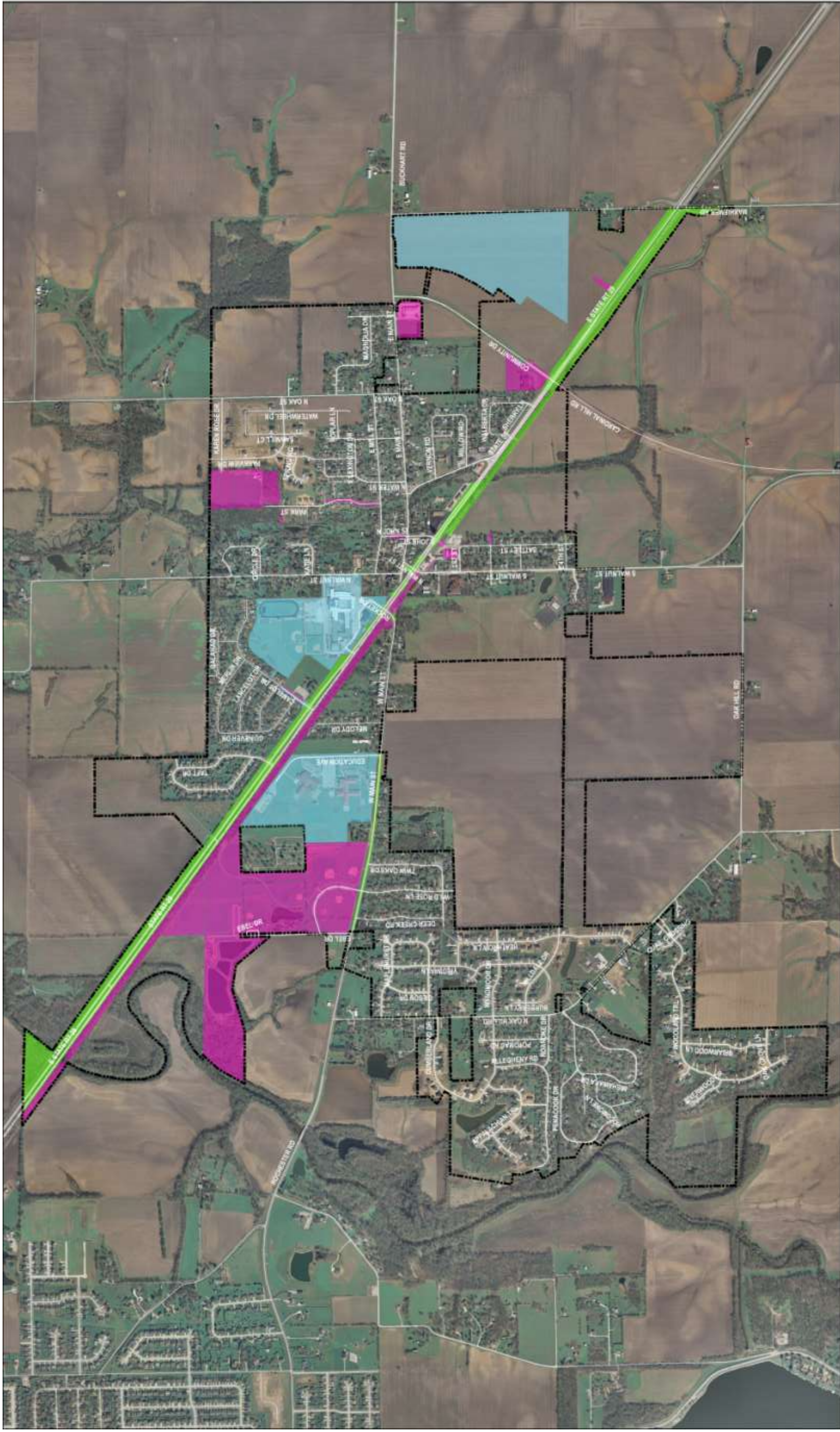


Exhibit C: Flood Hazard Map
Rochester, Illinois



Source: University of Illinois Extension, CADS, 2010

Exhibit D: Proposed Subdivisions Map
Rochester, Illinois



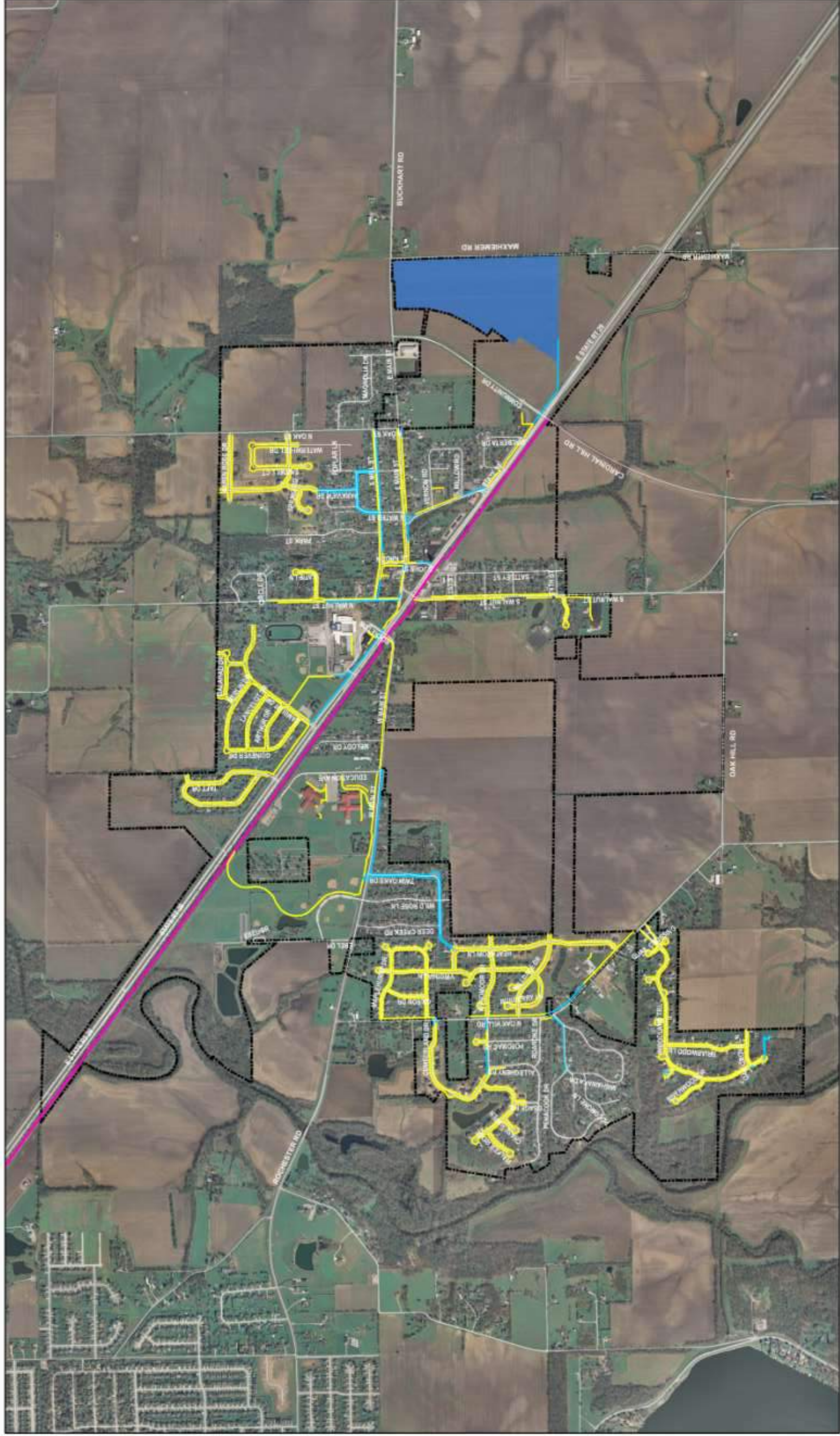
Source: University of Illinois Extension, CADS, 2010

Legend

- Rochester Schools Property
- State of Illinois Property
- Municipal Boundary
- Village of Rochester Property

0 0.25 0.5 1 Miles

Exhibit E: Public Property Map
Rochester, Illinois

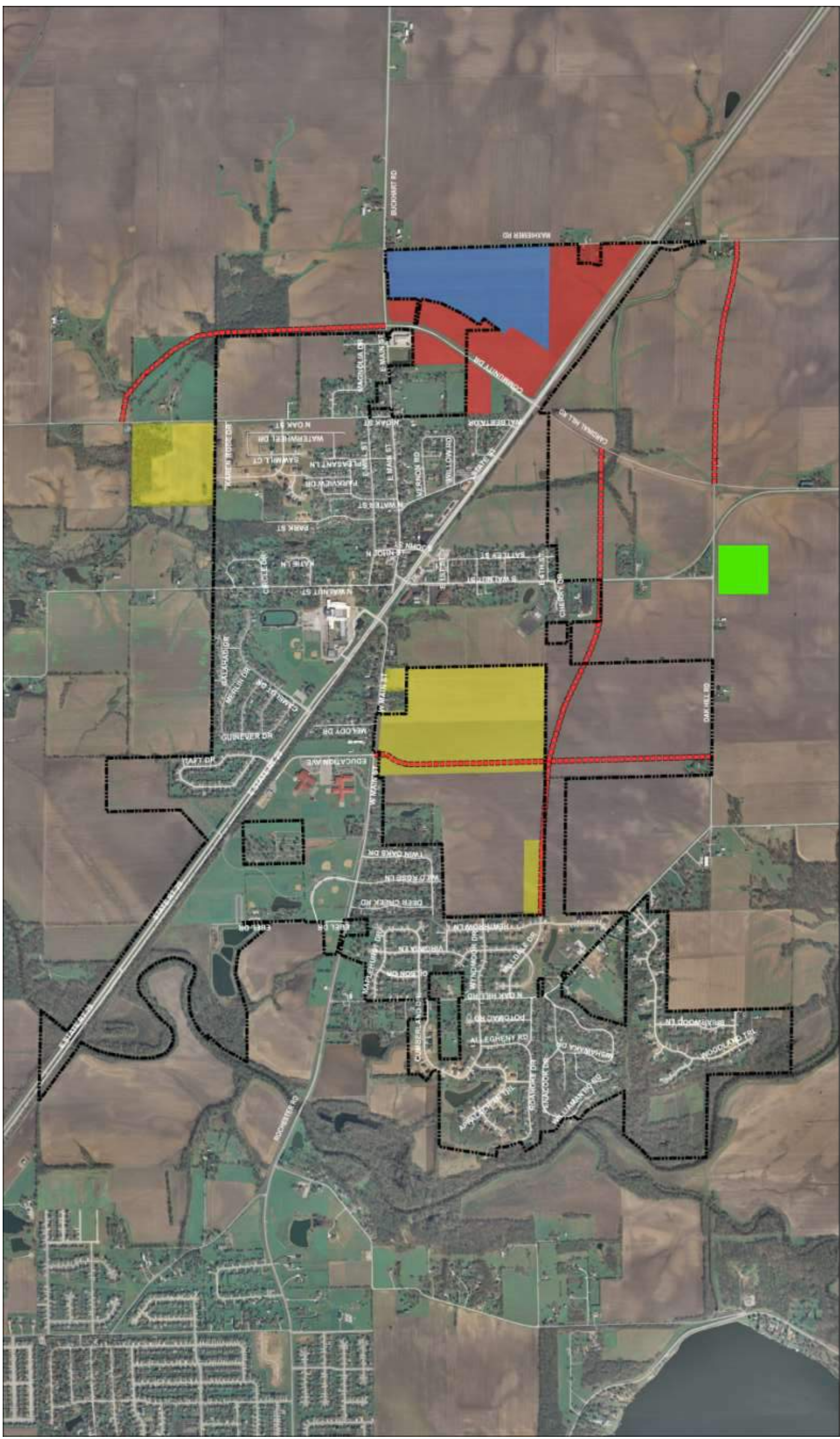


Source: University of Illinois Extension, CADS, 2010

- Existing Sidewalks
- Proposed Sidewalks
- Lost Bridge Trail
- Municipal Boundary
- New Intermediate School



Exhibit F: Existing and Proposed Sidewalk Network Map
Rochester, Illinois



Undeveloped Subdivisions

Proposed Land Use

- Residential
- Commercial

- Municipal Boundary
- Future Transportation
- Proposed Park Location



N

Exhibit G: Future Land Use Map
Rochester, Illinois

Appendix A

Public Participation Process

Rochester Comprehensive Plan Community Survey Summary

Prepared by
University of Illinois Extension

March 2009

Rochester Comprehensive Plan Community Survey Results

BACKGROUND

Public participation is an essential ingredient in the recipe for successful community planning. In a recent survey of planning commission members increasing public participation was identified as one of the five most important community planning needs. Public meetings, often viewed as the key strategy for involving residents, often fail to attract a representative cross section of the community. This is the squeaky-wheel problem where a few very vocal individuals who are avid meeting goers can exercise inordinate control over public decision-making. Community surveys, in stark contrast to meetings, offer every resident an opportunity to voice an opinion from the comfort of their home. By any measure the participation rate for community residents is always higher in a survey than in public meetings. With this in mind, the Rochester Comprehensive Plan Committee conducted a community-wide survey as a key component of the Rochester comprehensive planning process.

In August 2008 a community survey, designed with input from the Rochester Planning Commission and guidance from University of Illinois Extension, was mailed to all households in Rochester. The survey was also available on the community web site. A total of 1,471 surveys were mailed with 639 surveys returned and included in the analysis, a 43% response rate. University of Illinois Extension entered the survey data and completed the tabulation of the results. The full report includes over fifty pages of tables and seventy-five pages of written comments. The following report summarizes the responses with a focus on the highlights.

“Glad to see that you are polling the residents of Rochester. I believe this community has a lot of untapped resources (i.e. new businesses). And because we are located on a major highway, the possibilities are limitless. However, I don't want to see Rochester become too commercialized and lose its small town atmosphere. I think that expanding our business district can be done with class and bring some economic growth.”

WHO RESPONDED TO THE SURVEY

In most community surveys there is a bias in the response rates for different types of households. The bias can be recognized by comparing the demographics of respondents with other sources of data like those from the US Bureau of the Census. This doesn't invalidate the results any more than an election is invalidated because certain types of people don't vote. The following comparisons are based on 2008 estimates from Claritas a leading provider of demographic data.

Figure 1. Household Characteristics

Characteristic	Survey	2008 Estimate
Home owner	97.1%	90.9%
Households with Children	45.2%	42.2%
Average HH Size	2.71 persons	2.62 persons
Age of Respondent		
Under 25	0.7%	0.7%
25 to 34	11.9%	8.6%
35 to 44	14.1%	22.2%
45 to 54	28.5%	24.7%
55 to 64	20.5%	22.5%
65 to 74	13.1%	12.2%
75+	11.3%	9.28%

Rochester Comprehensive Plan Community Survey Results

Figure 1 displays a comparison of household characteristics. Overall results show a very good match between the survey respondents and the 2008 estimates for the Village. The larger proportion of households with children that participated in the survey explains the slightly larger average household size. The most notable age deviation occurred in the 35 to 44 year old cohort where the gap was eight percentage points.

Other notable demographic characteristics include:

Nearly equal proportions of males and females participated in the survey, 48.2% male and 51.8% female.

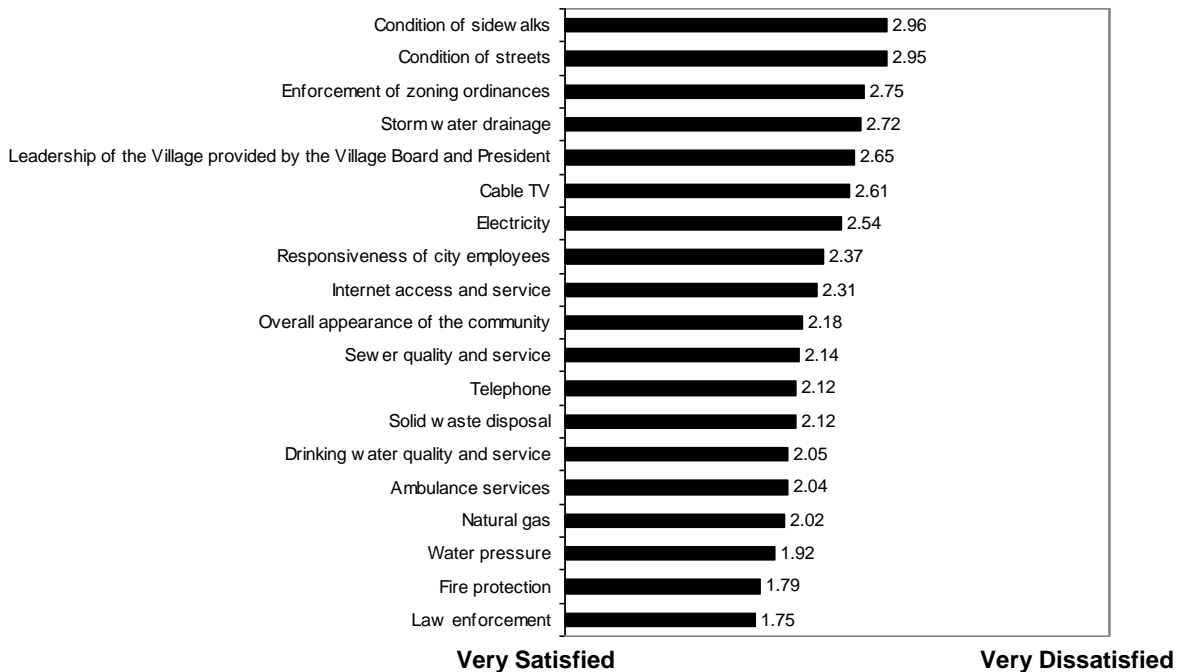
The average respondent has been living in the Village 18.8 years but the range was large with about 25% having lived here less than 5 years and 10% over 39 years.

COMMUNITY FACILITIES

Several questions addressed resident’s satisfaction with community infrastructure like roads and utility systems as well as essential public services like fire and police protection. These are often the foundation upon which healthy sustainable communities are built. In particular, a feeling of safety and security are essential ingredients for community development and growth.

Overall results from the survey indicate that Rochester residents are satisfied with most community services. The following figure ranks the level of concern by the average score. A score of “1” means everyone rated that issue very satisfied and a score of “5” means everyone is very dissatisfied, a score above 3 means respondents tended to be more dissatisfied than satisfied. Respondents were least satisfied with infrastructure concerns such as streets, sidewalks and drainage, village enforcement of ordinances and village leadership.

Figure 2. Ranking of Community Infrastructure and Services by the Average Score



Rochester Comprehensive Plan Community Survey Results

The Villages surface transportation system, including streets and sidewalks, is the most important infrastructure concern among residents.

There was a moderate level of concern about streets and sidewalks with 39% indicating they were dissatisfied with streets and 36% with sidewalks.

Figure 3. Satisfaction with Streets and Sidewalks

	Very satisfied	Satisfied	Indifferent	Dissatisfied	Very dissatisfied
Condition of sidewalks	6.4%	37.8%	19.6%	26.3%	9.9%
Condition of streets	6.6%	42.1%	11.9%	28.2%	11.2%

Comments on the streets and sidewalks in Rochester dominated the responses to open-ended questions about improving Village services with numerous comments specifically mentioning problems or improvements that are needed. A summary of the major concerns includes:

- ❖ Streets
 - Repairs and maintenance (potholes, asphalt)
 - More street lights
 - Improve visual appearance – remove trash in ditches, use street sweepers, trip weeds, etc.
- ❖ Sidewalks
 - Increase number of streets with sidewalks
 - Repair cracks and broken segments throughout Rochester

Comments

“Repave a % of village streets on an annual basis.”

“Potholes are never fixed correctly.”

“Repave streets. We pay high taxes due to perceived high property values, but the pavement into our subdivision is in disrepair.”

“All streets should have lights and sidewalks.”

“There has been a barricade up over a hole in front of real estate office for one year! Fill the hole in people!!!! Replace sidewalks in old part of town, they are terrible.”

“Sidewalks are needed along all streets. Example - a sidewalk is needed along Cardinal Hill Road to the Library.”

“The appearance of Rochester would be better if the road and sidewalks were better maintained.”

Storm water drainage was identified as the second most important infrastructure concern by residents, followed by sewer service and drinking water quality.

Storm water drainage is the next most important concern by far, with just over 30% of residents expressing dissatisfaction. In sharp contrast, dissatisfaction scores for the remaining infrastructure concerns (sewer quality and drinking water quality and pressure) were under 10%.

Rochester Comprehensive Plan Community Survey Results

Figure 4. Ratings of Sewer, Water and Drainage

	Very satisfied	Satisfied	Indifferent	Dissatisfied	Very dissatisfied
Storm water drainage	12.8%	44.0%	11.9%	20.8%	10.6%
Sewer quality and service	18.9%	60.6%	10.7%	6.8%	2.9%
Drinking water quality and service	25.1%	58.3%	6.8%	6.5%	3.3%
Water pressure	25.6%	63.0%	5.8%	4.9%	.6%

Although storm water drainage received the highest dissatisfaction score of this group of concerns, residents commented the most on general water issues. Cost and supply concerns were not specifically addressed in the above question which accounts for the change in ranking of water and storm water drainage. The most frequently mentioned concerns about improving these types of Village services were:

- ❖ Water
 - Cost
 - Need to be independent of Springfield
 - Quality
 - Change how irrigation meters are billed
- ❖ Storm water drainage
- ❖ Sewer
 - Cost

Comments

"I do not feel there should have been such an increase in water (44%) all at once."

"Get away from purchasing water from CWLP because our water bills are ridiculous."

"What do we get for \$101 a month for water that a Springfield resident does not get? My friend right down the road uses Rochester schools etc. And pays \$18 a month for the same water. Seems crazy that ours is so high."

"Rochester should develop own water supply."

"We need to partner with Chatham for water. This is a no brainer."

"Water pipes in neighborhoods N of E. Main need updating as water gets tainted by broken pipes too often. Water & sewer rates could be more competitive."

"Drainage in the eastern sections of Rochester is abysmal-need to work toward improved drainage in old Rochester."

"Something needs to be done about the storm drainage by Eastgate Meadows. Even during some light rains the storm sewers back up into Eastgate Meadows' basements and it can take weeks for the ditches to drain which provides breeding grounds for mosquitoes."

"There is not adequate storm drainage in the alley in the 200 block of Mill St. After each rainfall, the alley drains into my garage and floods it."

Rochester residents are cautious and unsure about paying higher taxes for community improvement projects.

In a separate question that asked whether the respondent would be willing to pay higher taxes or fees to improve community services and facilities, only two improvements earned a narrow-margin majority 'Yes' response: "To improve streets and roads" and "To fix drainage problems".

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The remaining improvements were voted down with over 40% saying 'No' and over 25% wanting more information before they make a decision. Nearly 60% of residents are opposed to raising taxes to expand services at the library.

"I would like road, drainage & sidewalks corrected, but I guess I'm satisfied as I can't afford to pay more to have them done. ..."

Figure 5. Willingness to Pay for Community Improvement

	Yes	No	Need more information
To improve streets and roads	38.1%	32.1%	29.8%
To fix drainage problems	34.9%	34.7%	30.4%
To support economic development	30.2%	41.0%	28.9%
To make improvements to the parks	27.1%	45.2%	27.7%
To upgrade law enforcement system	25.0%	46.2%	28.8%
To expand services at the library	15.6%	58.7%	25.7%

Respondents provided mixed feedback on Village services and leadership.

Just over 20% expressed dissatisfaction with the enforcement of zoning ordinances and leadership provided by Village elected officials. It is a possibility that the concern about zoning ordinances may have included residents' frustration with several issues other than zoning. In fact, a number of residents' complaints included burning, animal control, maintenance of private property, and other local issues that are controlled by nuisance ordinances. Local elected officials are often an easy target for criticism and the results highlight this observation. On the other hand, residents appeared to favor two critical public safety services, fire protection and law enforcement services, which had dissatisfaction ratings of under 5%.

Figure 6. Satisfaction with Village Services and Leadership

	Very satisfied	Satisfied	Indifferent	Dissatisfied	Very dissatisfied
Enforcement of zoning ordinances	8.6%	38.6%	29.3%	16.7%	6.8%
Leadership of the Village provided by the Village Board and President	9.6%	42.2%	28.8%	12.5%	6.9%
Responsiveness of city employees	16.3%	49.0%	20.8%	9.0%	4.9%
Overall appearance of the community	18.1%	58.3%	12.2%	10.3%	1.0%
Solid waste disposal	18.2%	61.0%	13.6%	5.3%	2.0%
Ambulance services	30.6%	43.5%	18.2%	6.8%	.9%
Fire protection	36.9%	51.9%	7.6%	2.4%	1.3%
Law enforcement	40.6%	49.0%	5.9%	3.5%	1.0%

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The most frequently mentioned concerns about improving these types of Village services were:

- ❖ Community pickup days
 - Branch and limb
 - Junk day
 - Large item pickup
- ❖ Better snow removal
- ❖ Enforcement of Village nuisance ordinances
 - Burning
 - Parking
 - Home maintenance
 - Animal control
- ❖ Garbage
 - Limit to one waste hauler for entire village
- ❖ Fire Department personnel concerns
- ❖ Prioritize police services

Ambulance service

Comments

"Annual clean-up day like we used to have."

"Annual junk pick up."

"Better snow removal on city streets."

"Improve snow removal - terrible last year."

"Enforce ordinances about property maintenance."

"Enforcement of village junk ordinances in yards."

"Enforcement of the burning ordinance. Too much burning at night & not following rules on what is burnt."

"Get around and let people know who is who in Village Offices."

"If you call the Village; I think you should get a call back."

"Improve public works response to village commitments."

"Rather than ignore growth the village board needs to demonstrate vision and leadership for the future."

"Too many waste haulers visit my street. Why not divide village up by zone and assign one hauler by zone. Think of the fuel \$ that would be saved!"

"Too many garbage trucks on the streets."

"EMT service is very good and we have a great deal of confidence in them but I think ambulance service here in Rochester would be better-minutes can mean lives in an emergency."

There are differences in the satisfaction with franchised utility services.

Franchise utility services are provided by contract with businesses that the Village has little control over. There are often a limited number of businesses providing that service and often there is only one provider. Respondents were most dissatisfied with electrical service, 26% said they were dissatisfied with the current service. Responses to open-ended questions cited multiple, lengthy outages as the biggest reason for dissatisfaction. Cable service and internet

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access and service followed in dissatisfaction rankings (24% and 13%, respectively) with the most common complaint focusing on the lack of options for consumers rather than specific deficiencies in service. Telephone and natural gas service received very high ratings with fewer than 6% saying they were dissatisfied.

Figure 7. Satisfaction with Franchise Utility Services

	Very satisfied	Satisfied	Indifferent	Dissatisfied	Very dissatisfied
Cable TV	10.9%	46.6%	18.6%	18.3%	5.7%
Electricity	13.7%	51.4%	9.4%	18.1%	7.5%
Internet access and service	13.6%	57.1%	16.4%	10.3%	2.6%
Telephone	15.2%	63.4%	15.8%	5.1%	.5%
Natural gas	21.2%	62.9%	9.8%	4.8%	1.3%

Comments

"A better electricity infrastructure so it doesn't go out all the time."

"A more cost efficient electricity company whose service doesn't go out at the slightest storm."

"Ameren CILCO power lacks dependability."

"Ameren electricity service is terrible, needs a loop or should be studied too many power outages."

"Ameren Loop Feed to reduce outages of electric or a feed from CWLP."

"Ameren must be held accountable for providing reliable service."

"Please help us in Oak Hills subdivision. We lose power very frequently. We are beginning to incur significant property damage and loss due to power outages. Our sump pump, refrigerator, freezer, etc. Cannot run without power. Our furnaces and air conditioners cannot take much more. We've lost a computer. Insurance companies do not cover flooded basements due to power outages. We need help, Ameren is doing nothing."

"I can see the lower Springfield CWLP power plant but can't get CWLP....you sneeze and the power goes off."

"Need competition with Comcast - especially internet."

Community Facilities Key Points:

- ❖ Sidewalks, streets, storm water drainage and the cost of water are important infrastructure concerns, but residents do not overwhelmingly support raising taxes to improve or provide additional community services.
- ❖ Zoning ordinances and nuisance ordinances are important issues to residents along with increased Village leadership accountability and availability.
- ❖ Residents are dissatisfied with the quality of electrical service and the limited options for cable television and internet.

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PARKS AND RECREATION

Residents frequent Rochester Public Park more than any other recreational area in Rochester.

Nearly 93% of respondents indicated that they visited Rochester Public Park at least once in the previous year, followed by the Lost Bridge Trail with 81%. Not nearly as many residents utilized the school facilities for recreation purposes outside of school sponsored activities, with only 29% using the facilities over 10 times.

Figure 8. Frequency of Visits to Rochester Parks

	Frequent (more than 20 visits)	Occasional (20 to 10 visits)	Infrequent (fewer than 10 visits)	Never
Rochester Public Park	34.8%	26.3%	31.8%	7.1%
Public school facilities (outside of school sponsored activities)	14.0%	15.7%	41.3%	28.9%
Lost Bridge Trail	35.9%	22.2%	23.3%	18.6%

A low proportion of respondents were satisfied with available recreation programs for adults (28%) and youth (54%), compared to the remaining facilities and programs which earned over a 70% satisfaction rating. These low satisfaction rates may be attributed to the high percentage (over 25%) respondents that selected 'Don't know' for their answer to their satisfaction with youth and recreational programs.

Figure 9. Satisfaction with Parks and Recreation Facilities and Programs

	Very satisfied	Satisfied	Indifferent	Dissatisfied	Very dissatisfied	Don't know
Recreational programs for adults	7.2%	20.6%	25.4%	9.6%	2.2%	35.0%
Recreation programs for youth	18.5%	35.4%	13.5%	5.6%	.5%	26.6%
Park maintenance	22.5%	53.7%	5.7%	8.7%	1.1%	8.2%
Recreational facilities at parks	23.2%	52.8%	9.6%	4.3%	1.3%	8.8%
Personal safety when at a park	23.3%	57.8%	6.9%	2.2%	.0%	9.7%

Survey respondents jumped at the chance to provide ideas for improving parks, facilities and other recreation programs. Even though over 70% of respondents indicated they were satisfied with park maintenance, park recreational facilities and their personal safety when at the park, respondents provided a number of suggestions on how to improve these topics in the open-ended comments. The following list is a detailed breakdown of their responses in order of those most frequently mentioned.

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1. Bike trail improvements
 - a. More water fountains and restrooms along trail
 - b. Trail maintenance (remove large brush, fix holes in pavement)
 - c. Add new and expand existing bike trails
 - d. Improve rest areas (more benches, trash cans)
2. Add a community pool
3. Park restrooms
 - a. Better and cleaner facilities (stocked with supplies)
 - b. Open restrooms in the early morning and evening for walkers and bikers
 - c. Keep restrooms open longer in the season
 - d. Find ways to curb vandalism
 - e. Locate restrooms near activity areas (playgrounds, sports fields)
4. Playgrounds
 - a. Maintenance (remove weeds, add mulch, regular mowing)
 - b. Clean and repair equipment
 - c. Add another playground area
 - d. Add more playground equipment - especially some for young children
5. General park maintenance
 - a. Weeding and landscaping throughout
 - b. Routine and timely trash collection
 - c. Regular mowing and trimming
 - d. Remove geese droppings
6. Widen scope of park activities
 - a. Additional programs to target adults, older teens and senior citizens
 - b. Adult leagues (basketball, volleyball, softball)
 - c. More festivals and community events
 - d. Offer programs and classes other than soccer, football and baseball
 - i. Arts/music, technology classes, cultural programs
 - ii. Dance, fitness classes, recreational biking clubs, open gyms at the high school
7. Sports programs
 - a. Additional athletic fields (baseball, soccer, tennis, volleyball)
 - b. Lighted fields and courts
 - c. Increased field maintenance (patched, mowed, trimmed, aerated)
 - d. Open concession stand during activities
8. More parking areas
9. Pond
 - a. Clean pond and remove pile of dredged material
 - b. Add benches for resting and fishing
 - c. Wheelchair accessible fishing area
10. Create a Park District and hire someone to coordinate park activities and sports programs
11. Water fountains
 - a. Need more located throughout the park
 - b. Dog-friendly watering station
12. Suggested park improvements
 - a. Additional covered picnic shelters/rest areas
 - b. Another park in town
 - c. Dog park
 - d. Indoor recreation center/community center
 - e. Specialty areas (golf practice area, skateboard park, horseshoe pitching, Frisbee golf)
 - f. Wildlife/nature areas
13. Public awareness
 - a. Advertise park programs and activities
 - b. Promote suggested walking and biking areas
 - c. Increase safety through signage, emergency call stations, police patrols

Comments

"Please keep up maintenance on the trail; cracks, litter and tree debris, trimming shrubs and trees, plowing in winter."

"Community pool would be great, but you would put the elks club out of business."

"It would be nice if the police could keep the punks from vandalizing the bathrooms at the park so they wouldn't have to be locked all the time."

"Having restrooms open in the morning in the park for runners and bikers."

"I took my grandchildren to the playground area in the park. It had weeds all over some fairly tall. In fact at the sign I stopped and pulled some of them. I had never seen it this bad."

"I don't know who is responsible for maintaining the park playground, but it is full of weeds and debris. Could this be a summer job for youth of the community to work at the park & maintain the grounds?"

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"There are a lot of youth programs, but I know about nothing for adults. (basketball, volleyball, softball leagues?)"

"Concession stand needs to be used to provide food and drinks at ballgames. They are missing out on good revenue."

"Parking is a problem at the park; may be attributed to overbooking/scheduling (soccer practices, football practices)"

"Movies in the Park are great! My kids love them. It's why I love this town--this is a great way to spend time with the family with some small town fun. I like how the community groups also are invited to support. I hope these are around for a long time. I know a lot of people who regularly attend and they feel the same way. Alderman Greer is doing a great job."

"More water fountains, especially on the trail."

"Non-leash dog park."

"Possibly put an electronic message board along the edge of the park with coming events - sometimes I don't know what is going on."

"Make people aware of approved walking, routes besides Lost Bridge Trail, park, i.e. High school track, or create another walking track - open air."

"We need either a park district or a recreational program director."

ECONOMIC DEVELOPMENT

"The Village Board and the Zoning Committee have continued to allow new subdivisions, but have not allowed new business to develop. Therefore, Rochester does not have an adequate sales tax base of income to use for funding the village. Instead Rochester continues to rely on property taxes to fund its village. There should be a balance between the two sources of income. You can't continue to build new subdivisions and have the number of kids in the schools and people using the services of Rochester and continually rely on property taxes to fund these things. A sales tax base of income is needed to support the Village."

Economic development is often a major challenge for small bedroom communities near larger cities. Businesses in these communities have small local markets and must compete with large discount merchandise stores a short drive away. Establishing priorities can be very difficult under these circumstances.

Respondents to the survey clearly understand that local small businesses need local support or they will not survive, as nearly 70% indicated that this should be the highest priority. Further economic development in Rochester should strike a balance between promoting new businesses and maintaining the small town feel the people of the Village crave. Attracting new service and retail businesses and providing incentives to encourage business development gained the majority of the respondents support with over 50% of respondents indicating these developments as high priorities. Increased residential development, however, was frowned upon by the majority of the residents with 54% listing it as a low or very low priority.

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Figure 10. Economic Development Priorities

	Very high or high priority	Medium priority	Low or very low priority
Supporting and expanding existing businesses	68.8%	20.4%	8.0%
Attracting new retail businesses	67.8%	16.7%	12.8%
Attracting new service businesses	56.5%	24.8%	14.8%
Providing incentives to encourage business development	53.2%	21.5%	21.6%
Promoting new residential development	17.6%	25.2%	54.0%

Comments

"Support the business that we have - keep the small town feel - don't allow over development of the area."

"Supporting community business growth will help local teen employment opportunities & elders on fixed incomes."

"Springfield is easy to get to. I think it is more important to support existing businesses."

"I don't think it's government's job to sustain/encourage businesses--waste of tax dollars in my opinion."

"I like the small town feel & would rather not have more businesses."

"I don't see Rochester as a business center. I'm concerned development will detract from residential aspects."

"Rochester is too close to Springfield to support new businesses."

"None! (except maybe an ice cream shop) The charm of Rochester is the small town feel. Keep it that way, and don't over run us with businesses. Apply an ordinance for uniform design for new development."

"I would support any business that would provide significant tax revenue so that we can reduce our ridiculously high residential property taxes."

"Anything to increase the tax base."

Many ideas for new or improved retail businesses were suggested:

Survey participants were invited to list their top three suggestions for new businesses they would like to see located in Rochester, particularly those that they would be likely to support. This was one of the most commented on questions in the survey as we received and coded over 950 comments. Food service establishments received the most mention, followed by a pharmacy or drug store and a new or improved grocery store. The bulk of the remaining responses fell into these general categories:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Restaurants/food service (fast food, coffee shops, family dining, pizza, bar & grill) 2. Pharmacy/drug store 3. Grocery 4. Ice cream parlor 5. Gas station 6. Video store 7. Convenience store | <ol style="list-style-type: none"> 8. Car wash 9. Dry cleaners 10. Fitness center 11. Medical center 12. Automotive repair 13. Gift shops 14. Bowling alley 15. Public / community pool 16. Clothing store |
|---|---|

Comments

- "More eating establishments. We need more tax revenue so the people are not taxed all of the time."*
- "More choices in restaurants, gas stations, grocery/retail, and recreational options."*
- "Eating establishments, office complex, gas station & convenience store."*
- "Full service pharmacy - like Walgreens, CVS, Osco's, Etc."*
- "Additional grocery store with a larger choice of products and competitive pricing."*
- "Ice Cream/Dessert Oriented Restaurants (i.e. Dairy Queen, Baskin Robbins, Cold Stone Creamery, etc.) And a bar & grill type of restaurant."*
- "Dairy Queen - can't believe it was denied."*
- "An upscale mall, that has a lot of character to the building and one that would incorporate a restaurant type service, dry cleaners, convenience store, a nice video rental store."*
- "Entertainment type businesses for youth and family such as bowling, ping-pong, basketball, baseball batting cages, etc."*
- "Build a modern strip mall with parking at the end of town to offer a variety of services and restaurants."*
- "We would like to give local business more support, but their prices must compare to Springfield."*

HOUSING

Housing fulfills many needs in a community. Shelter is fundamental to human health and safety. It is also a reflection of the economy and history of a place. Dilapidated rundown housing presents not only a bad image for the community but may represent a real threat to resident's health and welfare. Well-maintained older homes proudly display the community's history while new housing is a sign of growth and prosperity. Because Rochester is an established bedroom community housing is one of the Villages most important assets. Although there were not any flashpoint housing issues there is concern about housing affordability for both rental and owned homes. There is also moderate concern about housing options for the elderly. Residents are very satisfied with the appearance of housing.

Figure 11. Housing

	Serious or moderate problem	Slight or not a problem	Don't know
Availability of affordable housing for purchase	27.1%	58.2%	14.7%
Quality of affordable housing for purchase	25.2%	60.8%	14.1%
Availability of affordable rental housing	24.5%	28.3%	47.2%
Quality of affordable rental housing	21.5%	30.7%	47.8%
Availability of assisted living and long term care	19.5%	39.3%	41.2%
Availability of elderly public housing	18.9%	37.9%	43.3%
Quality of low income housing	15.9%	30.9%	53.3%
Availability of low income housing	15.7%	32.0%	52.3%
Quality of elderly public housing	12.2%	44.9%	42.9%
Appearance of housing in your neighborhood	11.2%	88.2%	.6%
Overall appearance of housing in Rochester	9.7%	88.6%	1.8%

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1. No more residential development (growing beyond means, strain on services)
2. Enforcement of residential nuisance ordinances
 - a. Home repairs/maintenance
 - b. Accumulation of "junk" in yards
 - c. Parking (trailers, wrong way, crowding street, etc.)
 - d. Animal control (dogs running loose, barking, waste pickup)
3. Do not want any more rental apartments
4. Lack of affordable housing for middle class & retirees
5. High property taxes
6. More rental apartments
7. Poorly organized development and city planning
8. Sidewalks
 - a. Need sidewalks in all residential areas
 - b. Connect sidewalks to businesses to promote walking and bike riding
9. Do not want any low income housing
10. High cost of water
11. Springfield area residents attending Rochester School District need to pay taxes to Rochester
12. Need infrastructure improvements before pursuing new development
 - a. Sewer, water mains, streets
13. Drainage
14. Too much tax money going to school and not any other service
15. Need a long term / assisted living facility
16. Do not want a long term / assisted living facility
17. Water quality

Comments

"ENOUGH new subdivisions!"

"Building too many subdivisions too fast putting pressure on school district. We don't want to live in Chatham and Rochester is becoming Chatham."

"Rochester has way too much residential development compared to business development. There needs to be a better balance."

"Cars parked in streets & old vehicles piled in front of homes Infrastructure - current roads, sidewalks, water & sewer needs brought up to date - don't add more homes & businesses if we can't maintain what we have."

"Does Rochester give fines to people who don't fix up or clean up their property?"

"Yes, but I don't believe they are things that Government can solve. Lots of folks need to cut their grass, pull weeds (look at the northeast corner of 1st and Walnut. Looks like a wildlife preserve.) You can't regulate "Clampet-ness"."

"Loose animals, cats & dogs, day & night."

"Affordable housing for older residents."

"Affordable housing for younger growing families."

"Affordable is really not an option if you are looking at new construction, factoring in water rates and taxes."

"Affordable starter family homes (70,000 - 90,000) seem almost nonexistent."

"Taxes are too high for people with low to medium income."

"Most of us can't afford to live here."

"Don't want apartments only duplexes with high costs - no low rent housing."

"Rental property in my neighborhood isn't taken care of and is a nuisance."

"Rentals seem to remain vacant because of outrageous rent (600-800 per month)."

"Schools are becoming as large as Springfield - need moratorium on new housing."

"Lower the cost of everything. Why do people who send their kids to our schools pay less for everything and the people who live in the village pay so much more? You should charge them more to send their kids to school in Rochester and lower the cost for the individuals/families that live in the village."

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“Residents that use Rochester schools need to pay taxes to Rochester.”

“Making sure housing developments have sidewalks and that sidewalks/developments are connected to businesses. Help promote walking as an option versus dependence on vehicles for all errands and activities.”

Figure 12. Satisfaction with Neighborhood Characteristics

	Very satisfied	Satisfied	Indifferent	Dissatisfied	Very dissatisfied
Drainage	22.6%	37.0%	7.5%	23.0%	9.9%
Ease of walking	44.8%	32.4%	3.1%	13.4%	6.3%
Municipal services	32.4%	49.7%	8.7%	7.2%	2.0%
Overall appearance of your neighborhood	37.0%	46.4%	4.6%	10.3%	1.8%
Access to parks	38.2%	48.5%	6.2%	5.7%	1.3%
Ease of automobile travel	40.7%	46.2%	3.8%	7.7%	1.6%
Trash collection	36.1%	52.6%	6.1%	4.4%	.8%
Safety from crime	48.0%	45.5%	3.1%	2.9%	.5%

COMMUNITY ATTITUDES AND VALUES

Several questions addressed the community attitudes and values. Learning why people originally located in Rochester and whether those reasons have changed over time provides insight into what will motivate future residents to move out of the area and what needs to be done to retain current residents.

Low crime rate is the most important reason for living in Rochester.

Rochester’s low crime rate was cited as the most important reason for living in the Village with 95% rating it as an important or very important factor. This high rating is mirrored by the residents’ high satisfaction with the law enforcement services (see Figure 2). The quality of schools was listed as the next most important reason (88% important/very important) followed by the rural, uncongested nature of the area (85%). On the other end of the spectrum, very few people (under 20%) indicated life-long residency in the Village as an important reason for living in Rochester.

Figure 13. Reasons for Living in Rochester

	Very important	Important	Somewhat or not important
Low crime rate	65.4%	29.9%	4.6%
Quality of schools	67.9%	19.7%	12.4%
Uncongested rural area	49.8%	35.5%	14.7%
Reasonable cost of living	18.8%	46.3%	34.9%
Lower taxes	27.3%	31.3%	41.5%
Recreational opportunities	18.5%	32.3%	49.2%
Near employment	19.7%	34.2%	46.1%
Availability of housing	15.2%	38.2%	46.7%
To be near family	25.1%	19.6%	55.3%
I have lived here all my life	10.5%	8.8%	80.6%

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Residents enjoy the small town atmosphere, quality schools and sense of community found in Rochester.

In an open-ended question, residents were asked to list up to three things they liked about Rochester. This question received the largest response of any question in the survey with over 1,000 comments. The small town atmosphere and corresponding values of small town living (sense of community, quiet, low crime rate, friendly people, family values) made up the bulk of the comments. The most frequently mentioned responses were:

1. Small town atmosphere/feeling
2. Schools
3. Sense of community
4. Park and park activities (Sparks in the Park, jumbo movies)
5. Quiet
6. Proximity to Springfield
7. Low crime rate
8. Lost Bridge Trail
9. Nice/friendly people
10. Safety
11. Family values
12. Rural town/rural feel
13. Library
14. Neighborhoods
15. Police department
16. Churches

Comments

"Small town, people friendly atmosphere. Excellent schools. Low crime, no congestion."

"Small community - don't want it to become too big like Chatham."

"Small community atmosphere. The need to restrict additional residential development."

"Schools-maintain high quality education from K-12."

"Quality of schools and the like-minded families that reside around us."

"Quality of living (housing & schools)."

"Small community with very low crime and caring neighbors."

"There is a real sense of community, i.e. Sparks in the Park and movies."

"Sparks in the park & movie night - functions like these are great!"

"We like that it is a bedroom community and yet within driving distance of all that Springfield has to offer."

"Safe feeling you get residing in Rochester."

"Like low crime rate, small town atmosphere, library, good schools, and churches, good neighbors."

"I like that Rochester is a quiet family oriented community built around its great schools, parks and trails."

"Character and feel of a small town - don't get too big like Chatham."

The high cost of living expenses in Rochester (including taxes, water, and sewer costs) worry residents.

When asked if respondents' reasons for originally locating in Rochester have changed, 25% of those who answered the question said 'Yes'. The majority of these residents feel as though the high cost of living is the biggest cause for concern in maintaining residence in Rochester, particularly for those approaching retirement age or those living on a fixed income. Although the quality of schools is an important factor in promoting community growth, residents are quick to note that the school system has a limited benefit

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to those who no longer have children in school. In fact, continued increases in enrollment amplify the need for school and community infrastructure improvements resulting in additional stress on the current Village infrastructure, all of which inevitably raises taxes for the residents.

- ❖ High cost of living
 - Taxes
 - Cost of Water
 - Cost of Sewer
- ❖ No longer have children in school
- ❖ School system
 - Overcrowded
 - Too much community focus on the school system and not the rest of the village
- ❖ Retired
- ❖ Too much traffic

Comments

"If property taxes, water & sewer rates and Ameren rates continue to rise, I'm not sure I'll be able to retire and live here in five years."

"No longer a reasonable cost of living in Rochester area."

"High cost of sewer & water. Taxes keep getting higher."

"The property taxes are beginning to become burdensome. Its beginning to exceed the quality of life it offers."

"Property taxes too high - utilities are very high - always adding new additions to school (taxes)."

"Property taxes needed to support the schools are too dependent on residential property."

"Rochester has changed from a small family community to a "place" with no cohesiveness where most people move to enroll their kids in the school."

"We no longer have children at home. School district is why we moved here."

"Children are grown and schools are no longer important."

"Rochester has nothing to keep people in the community after their children are out of school."

"There are beginning to be many seniors who are having difficulty economically, many who have lived here most of their lives. You never seem to consider that many of us are on fixed incomes, and bills escalating by up to 40% on utilities, higher real estate taxes and a poor economy are taking a real bite out of our disposable income. It costs too much to live here now."

Although residents feel their utility costs and taxes are too high for the services they receive they would still recommend Rochester as a good place to live.

Over 80% of residents agreed that "Utility rates are too high for the services I receive" and "Property taxes are too high for the services I receive". The concept of high taxes is a reoccurring theme throughout all of the survey responses. However, it is interesting to note that even with this negative opinion, 83% of residents would recommend living in Rochester to a friend. In contrast, just over 50% indicated they were happy with the way things are currently occurring in Rochester, signifying room for improvement.

Rochester Comprehensive Plan Community Survey Results

Figure 14. Community Attitudes

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
Utility rates are too high for the services I receive	52.1%	34.8%	9.7%	.3%	3.1%
Property taxes are too high for the services I receive	46.9%	34.4%	14.3%	1.0%	3.4%
If I had a friend looking for a place to buy a house I would recommend Rochester	35.4%	47.9%	7.2%	2.6%	6.9%
More should be done by local officials to create jobs and new business development	32.7%	35.8%	14.5%	6.8%	10.1%
Expansion of the schools is good for the Village	29.6%	40.6%	17.1%	7.2%	5.6%
The future of Rochester looks bright	11.3%	64.2%	14.4%	2.6%	7.4%
The Village should provide financial incentives to encourage new business development	28.4%	33.2%	20.3%	10.1%	8.1%
I am concerned about traffic safety at the school	16.2%	26.7%	26.4%	5.3%	25.4%
I am satisfied with things as they are	5.2%	49.3%	35.8%	7.5%	2.2%

In a separate question, respondents were asked to list what they thought Rochester's most pressing problems were. The responses mirrored the results already seen in the survey, such as cost of living, schools, infrastructure, development, etc. A summary of the major concerns includes:

1. Cost of water
2. Lack of local businesses
3. High taxes
4. Schools
 - a. Overcrowding
 - b. Strain on community (Rochester students coming from Springfield)
 - c. Secure state money promised from (former) Governor Blagojevich
5. Roads
 - a. Poor condition
 - b. Create new roads and extend current roads to reduce congestion
 - c. Make safer (lights, snow removal, etc.)
6. Electricity
 - a. Outages
7. Cost of sewer
8. Responsible development
 - a. Improve infrastructure before approving any more development
 - b. More commercial development
 - c. Limit residential development
9. Strain of community growth on existing services
 - a. Stratified community demographics
 - b. Lack of cohesiveness
10. Infrastructure improvements
11. Storm water drainage
12. Village accountability
 - a. Development, leadership, planning
13. Traffic congestion/flow
 - a. Road improvements/congestion on Main
14. Housing

Rochester Comprehensive Plan Community Survey Results

- a. Too much (need to manage residential growth)
- b. Lack of affordable

Comments

"A vision statement of Rochester's future from Village leadership. The perception is that developers set the direction and the board follows."

"Village government accountability."

"Inclusion of the new residents. I'd like to participate in the planning for the future of Rochester."

"Planning and notification, long term, to the community. The city changes planned subdivisions without concern for previously developed subdivisions."

"Utility cost and service. Electric and water rates are high. Power outages are too frequent."

"Ability to get power back on after an outage."

"Affordable water and a long term solution to water/sewer service."

"Dependence on Springfield for water."

"Business development so I can give business to locals instead of driving in to Springfield."

"Controlling development to maintain a cohesive downtown area and to make sure the school system can keep up with the growth of the town."

"Maintenance of our existing infrastructure is an urgent problem including streets and sidewalks."

"Make house and yard appearance a priority - don't let people trash the neighborhood."

"Drainage is a major problem in our neighborhood. Ditches have been filled in to park cars."

"When it rains hard & long, the creek floods everything. We need better drainage, the creek needs dug out deeper and a little wider."

"Too rapid expansion of residential areas and subsequent tax increases."

"High property taxes with no industry to offset burden."

"Cycle of more subdivisions requiring more schools attracting more residents. Too much building for no good reason."

"Do not burden the community with school district issues."

"I don't feel that we have urgent problems. I do, however, wonder what the village has to offer to families who live here who don't have kids."

APPENDIX B.

TAX INCREMENT FINANCING TERMS AND DEFINITIONS

The Village of Rochester is establishing Rochester TIF District I pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

Municipality: An incorporated City, Village or Town in the State of Illinois.

Redevelopment Project Area: An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

Redevelopment Plan: The comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

Redevelopment Project: Any public and private development project in furtherance of the objectives of a redevelopment plan.

Redevelopment Project Costs: Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

- A. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after the effective date of this amendatory Act of the 91st General Assembly, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- B. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- C. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- E. Costs of the construction of public works or improvements;
- F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- G. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- H. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan/project;
- I. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;
- K. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the

Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

- L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; 2) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

Taxing Districts: Counties, townships, cities and incorporated towns and villages, school, road, park, sanitary, mosquito abatement, forest preserve, public health, fire protection, river conservancy, tuberculosis sanitarium and any other municipal corporations or districts with the power to levy taxes.

Taxing Districts' Capital Costs: Those costs of taxing districts for capital improvements that are found by the municipal corporate authorities to be necessary and directly result from the redevelopment project.

Obligations: Bonds, loans, debentures, notes, special certificates or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

Labor Surplus Municipality: A municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. If unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal County in which the municipality is located.

Industrial Park Conservation Area: An area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

Vacant Land: Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously

approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act.

For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Blighted Area: Any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor,

gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

M. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- a. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- b. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- c. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- e. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- f. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- a. The area consists of one or more unused quarries, mines, or strip mine ponds.
- b. The area consists of unused railyards, rail tracks, or railroad rights-of-way.
- c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- d. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- e. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- f. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Conservation Area: Any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the factors listed above for “Blighted Improved Areas” is detrimental to the public safety, health, morals or welfare and such an area may become a Blighted Area.

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APPENDIX C.

INTRODUCTION TO TAX INCREMENT FINANCING

The search for innovative local financing for economic development is a constant challenge for most cities, towns, and villages throughout the country. For many communities, particularly those in rural areas, Tax Increment Financing (TIF) is often the only locally controlled mechanism available for stimulating new investment, economic growth, and a better quality of life.

TIF in Illinois establishes a geographic boundary (i.e., a district or redevelopment project area) for which new private investment is encouraged. To facilitate new investment, a City, Town or Village may issue debt instruments to finance specific public sector improvements that will enable the redevelopment of deteriorated, blighted, or other conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues (i.e., the increment) can be captured to amortize the public facility debt. Sometimes a municipality chooses to use TIF on a pay-as-you-go basis whereby revenue is spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community.

It should be noted that **TIF does not raise property taxes and it does not create a new tax or a new taxing district.** Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years unless the municipality chooses a shorter period. The advantage of TIF for the municipality is that it is able to preserve a property tax base during the life of the TIF District that will pay for the basic public services the TIF redevelopment area already receives. New incremental property tax revenue helps pay for the infrastructure necessary for stimulating additional private-sector investment.

In 1977, the Illinois Legislature passed the "Tax Increment Allocation Redevelopment Act," now recorded as 65 ILCS 5/11-74.4 et seq. The TIF Act recognizes that in many municipalities of the State blighted and conservation areas exist which need to be developed or redeveloped to eliminate those conditions or prevent them from occurring. The Act further declares that prevention or eradication of these conditions by private and public redevelopment projects is essential to the public interest.

In *City of Canton v. Crouch*, 79 Ill. 2d 356 (1980) the Illinois Supreme Court, approving the use of TIF, stated: "*Stimulation of economic growth and removal of economic stagnation are also objectives which enhance the public [good].*"

How Does TIF Work?

Tax Increment Financing is a powerful tool that enables municipalities to self-finance its redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements help generate. Everyone pays their taxes within a TIF District. However, a TIF District does not generate tax revenues by increasing tax rates. Rather, TIF generates revenues by allowing the municipality to

capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the various redevelopment projects. The overall process for creating a TIF District includes:

1. The Village identifies an economically stagnant or physically declining area and determines that private investment in the area is not likely to occur at a reasonable rate if no public investment is forthcoming.
2. Having completed studies and plans and conducted public hearings as called for by state law, the Village creates a new TIF District.
3. The County Clerk certifies the total equalized assessed valuation of property in the redevelopment project area as of the date the TIF District is created. All property taxes arising from this certified initial valuation, or "base value," continue to be paid to existing taxing bodies within the TIF District. Any incremental taxes arising from increases in property values after this point are re-allocated and set aside for "public and private redevelopment project costs" within the designated redevelopment project area.

Within a TIF District, all overlapping taxing districts continue to receive property taxes levied on the base equalized assessed valuation (EAV) of properties within the project area. The Village also has the authority to enter into Intergovernmental Agreements to address any additional financial impact the TIF District may pose.

4. The Village makes public improvements and provides other assistance intended to spur private development within the TIF District. To defray the cost, the Village can sell bonds secured by the incremental taxes the improvements will generate or reimburse certain public and private development costs using a *pay-as-you-go* approach.
5. After 23 years, all obligations must be paid off and the TIF District is dissolved. All taxes then generated on the new assessed valuation are distributed to the taxing bodies. The TIF District may be ended earlier than 23 years if there are no remaining obligations for which real estate tax increment has been previously committed.

A TIF District's revenues ("tax increment") come from the increased assessed value of property and improvements within the District. Once a TIF District is established, the "base" assessed value is determined. As vacant land and dilapidated properties develop with TIF assistance, the equalized assessed valuation (EAV) of those properties increases. New property taxes resulting from the increased assessed valuation above the base value create an incremental increase in tax revenues generated within the TIF District.

The "tax increment" created between the "baseline" and the new EAV is captured, deposited into a special City TIF account and used solely for economic development. The real estate tax increment can be used as a source of revenue to reimburse certain costs for public and private projects either by issuing TIF bonds or by reimbursing developers on a "pay-as-you-go" basis. All of the other taxing bodies continue to receive real estate tax revenue from the base assessed valuation, so there is no loss of revenue to those local taxing bodies. For additional information, visit www.tifillinois.com.

The maximum life of a TIF District is 23 years. When the TIF expires and the town's investments in both public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies. All taxing bodies then share the expanded tax base – the growth which would not have been possible without the utilization of Tax Increment Financing.

How Long Does it Take to Create a TIF District?

Typically the process for establishing a TIF District requires 6-8 months to complete. The length of time required to create a TIF District depends on several factors such as the municipality's ability to complete necessary annexations and the availability of local property tax data, historical records, maps, and other planning documents. Once the calendar is set for the Public Hearing, statutory guidelines determine the earliest date when the TIF District may be created.

There are many opportunities for public participation during the process of creating and operating a TIF District. A written Redevelopment Plan must be available for public review at least 45 days prior to a Public Hearing. The Public Hearing offers the community a chance to raise questions, voice concerns, and learn about the goals and objectives driving the redevelopment effort before the District is created.

What Conditions Qualify an Area to be a TIF District?

In addition to being located within the municipal boundaries or annexed to the municipality, the TIF Act includes three sets of conditions for qualifying an area as a TIF District:

- Blighted Conditions – examples include dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations.
- Conservation Conditions – at least 50% of the structures in the proposed redevelopment area are 35 years of age or older.
- Industrial Park Conservation Conditions – based on a relatively high unemployment rate.

How Can TIF District Funds Be Used?

When the Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act (ILCS 65 5/11-74.4 *et. seq.*) in 1977, it granted municipalities the power and authority to address the adverse conditions of blighted and conservation areas within their jurisdictions by undertaking redevelopment projects that were essential to the public interest. TIF can be used to fund a variety of public improvements and other investments that are indeed essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water and sewer projects.
- Acquisition, clearance and other land assembly and site preparation activities.
- Rehabilitation of older, deteriorating or obsolescent buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness and other related educational programs.
- Incentives to retain or attract private development.

For more information about Tax Increment Financing, please contact:

Jacob & Klein, Ltd. and
The Economic Development Group, Ltd.
1701 Clearwater Avenue, Bloomington, IL 61704
Ph: (309) 664-7777 / Fax: (309) 664-7878
Website: www.tifillinois.com

**APPENDIX D.
ANNEXATIONS**

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Incorporated in 1869

Village of Rochester

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 16-32

**AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE VILLAGE OF
ROCHESTER**

DAVID L. ARMSTRONG, Village President
LYNN LANGDON, Village Clerk

MARIBETH EANDI
HAROLD HENDRICKSON
JOE HILL
DALE LANINGHAM
STACIA MUNROE
DOUG ZOBRIST
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Rochester

on December 12, 2016

FILED

DEC 14 2016

Don J. Hayes
Sangamon County Clerk

ORDINANCE NO. 16-32

**AN ORDINANCE ANNEXING CERTAIN PROPERTY
TO THE VILLAGE OF ROCHESTER**

WHEREAS, the M. Robert Fairchild Trust is the owner of record of certain real property consisting of approximately 67.04 acres, located in Sangamon County, Illinois, and legally described in **Exhibit A** attached to this Ordinance (“Parcel”); and

WHEREAS, the Parcel is contiguous to the corporate limits of the Village of Rochester (“Village”) and is not within the corporate limits of any municipality; and

WHEREAS, the Parcel is uninhabited and no electors reside within the boundaries of it; and,

WHEREAS, the M. Robert Fairchild Trust filed a Petition with the Village on the 9th of December, 2016 asking that the Parcel be annexed into the Village (**Exhibit B**); and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/7-1-8, provides that owners of contiguous, uninhabited, unincorporated territory may petition a municipality to annex the territory, and that territory may be annexed by that municipality by the passage of an ordinance to that effect, describing the territory to be annexed; and

WHEREAS, the Village desires to have the Parcel annexed to the Village pursuant to and in accordance with the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

WHEREAS, the President and Board of Trustees of the Village have found and determined that it is in the best interests of the Village that the Parcel be annexed into the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROCHESTER, COUNTY OF SANGAMON, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE. **Recitals.** The foregoing recitals are hereby incorporated into, and made a part of, this Ordinance as findings of the Board of Trustees of the Village of Rochester.

SECTION TWO. **Annexation.** The real property consisting of approximately 67.04 acres, located in unincorporated Sangamon County, Illinois, and legally described in **Exhibit A** attached to this Ordinance, shall be, and it is hereby, annexed to the Village of Rochester.

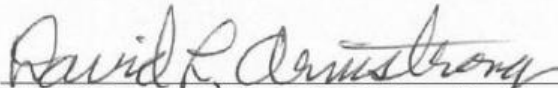
SECTION THREE. **Recordation and Reporting.** The Village Clerk shall be, and is hereby, authorized and directed to record in the Office of the Sangamon County Recorder of Deeds promptly after the effective date of this Ordinance, a certified copy of this Ordinance, including an accurate map of the annexed territory in compliance with Section 7-1-8 of the Municipal Code, and any other documents as required by law. The Village Manager shall be, and is hereby, authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the Parcel of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance. A document of annexation shall also be filed with the County Clerk.

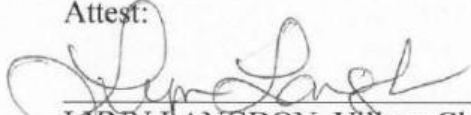
SECTION FOUR. **Effective Date.** This Ordinance shall be in full force and effect on and after its (i) passage, approval, and publication in pamphlet form in the manner provided by law and (ii) recordation with the Sangamon County Recorder's Office.

SO ORDAINED this 12th day of December, 2016, at Rochester, Sangamon County,
 Illinois.

	YES	NO	ABSENT	PRESENT
MARIBETH EANDI	X			
HAROLD HENDRICKSON			X	
JOE HILL	X			
DALE LANINGHAM	X			
STACIA MUNROE	X			
DOUG ZOBRIST	X			
DAVID ARMSTRONG	X			
TOTAL	6	0	1	

APPROVED by the President of the Village of Rochester, Illinois this 12th day of
December, 2016.


 DAVID L. ARMSTRONG, Village President

Attest:

 LYNN LANGDON, Village Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel Identification No.: 23-22.0-200-019

**PETITION TO ANNEX CERTAIN TERRITORY
TO THE VILLAGE OF ROCHESTER, ILLINOIS**

IN THE MATTER OF THE PETITION OF THE M. ROBERT FAIRCHILD TRUST,
TO THE BOARD OF TRUSTEES OF THE VILLAGE OF ROCHESTER:

NOW COME the Petitioner, the M. Robert Fairchild Trust ("Petitioner"), and hereby petitions the Village of Rochester to annex the land described in **Exhibit A** ("Territory") to the Village of Rochester, Illinois and further states as follows:

1. The Petitioner is the owners of record of certain territory sought to be annexed to the Village of Rochester, Illinois.

2. The Territory is legally described as:

Parcel Number: 23-22.0-200-019

3. The Territory is contiguous to the Village of Rochester, Illinois.

4. The Territory meets the qualifications set forth in 65 ILCS 5/7-1-8 to be annexed into the Village.

5. This petition is signed by all current legal owners of the Territory.

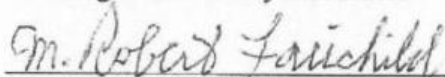
6. There are no electors residing within the Territory.

7. The Territory is not part of any other adjoining Village or municipality.

8. That Petitioner desires that proper publication and notice be made in accord with the Illinois Municipal Code.

9. That an accurate map of the property to be annexed shall be furnished concurrent with the adoption of any annexation ordinance.

WHEREFORE, the Petitioner, the M. Robert Fairchild Trust, prays that the Board of Trustees pass an Ordinance to accept the territory proposed to be annexed, file with the County Clerk of Sangamon County the original Petition and a certified copy of the Ordinance, and record a copy of the Ordinance the Ordinance and an accurate map of the annexed territory with the Sangamon County Recorder.



M. ROBERT FAIRCHILD TRUST

M. Robert Fairchild, Trustee

Sangamon County GIS



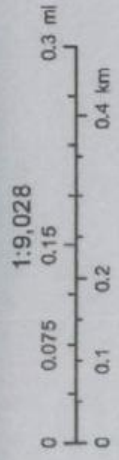
December 8, 2016



**Office Of
Supervisor of Assessments**

Sangamon County GIS

Although strict accuracy standards have been employed in the compilation of this map, Sangamon County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.



RECEIVED

JUL 28 2016

PETITION TO ANNEX LAND TO THE VILLAGE OF ROCHESTER, ILLINOIS

Now comes **THE ROMAN CATHOLIC DIOCESE OF SPRINGFIELD IN ILLINOIS TRUSTEE CORPORATION, TRUSTEE OF ST. JUDE PARISH OF ROCHESTER, SANGAMON COUNTY, ILLINOIS, REAL ESTATE TRUST**, (herein "Diocese Trustee Corporation" or "Petitioner") as to the land legally described on attached **Exhibit A**, and hereby petitions the Village of Rochester to annex the land described in **Exhibit A** to the Village of Rochester, Illinois, with said annexation to be conditioned on the adoption of the proposed zoning attached on **Exhibit B** (which affects the land in **Exhibit A** and adjoining land owned by said Diocese Trustee Corporation) and adoption of the pre-annexation agreement attached as **Exhibit C**, or on such other zoning and pre-annexation terms as may be hereinafter be acceptable to said Diocese Trustee Corporation. Petitioner further states as follows:

1. The property described in **Exhibit A** is contiguous to the Village of Rochester, Illinois.
2. There are no electors residing within the property described in **Exhibit A**.
3. The beneficiary of the Diocese Trustee Corporation is the parish of St. Jude in Rochester, Illinois.
4. That this petition is signed by the current legal owner of the land described in **Exhibit A**.
5. That the land described in **Exhibit A** is not part of any other adjoining village or municipality.
6. That petitioner(s) desire that proper publication and notice be made in accord with the Illinois Municipal Code.
7. That an accurate map of the property to be annexed shall be furnished concurrent with the adoption of any annexation ordinance.

Respectfully submitted,

THE ROMAN CATHOLIC DIOCESE OF SPRINGFIELD IN ILLINOIS TRUSTEE CORPORATION, TRUSTEE OF ST. JUDE PARISH OF ROCHESTER, SANGAMON COUNTY, ILLINOIS, REAL ESTATE TRUST

By: 

Its Authorized Signatory

Prepared by:

Paul E. Presney, II

Presney & Gonzalez

726 So. Second Street

Springfield, Illinois 62704

(217) 525-0016



Incorporated in 1869

Village of Rochester

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 17-10

**AN ORDINANCE ANNEXING CERTAIN PROPERTY INTO THE VILLAGE OF
ROCHESTER SUBJECT TO A PRE-ANNEXATION AGREEMENT**

DAVID L. ARMSTRONG, Village President
LYNN LANGDON, Village Clerk

MARIBETH EANDI
HAROLD HENDRICKSON
JOE HILL
DALE LANINGHAM
STACIA MUNROE
DOUG ZOBRIST
Village Trustees

FILED

MAR 15 2017

Don J. Hayes
Sangamon County Clerk

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Rochester
on MARCH 8TH, 2017

ORDINANCE NO. 17-10

AN ORDINANCE ANNEXING CERTAIN PROPERTY INTO THE VILLAGE OF ROCHESTER SUBJECT TO A PRE-ANNEXATION AGREEMENT

WHEREAS, the Roman Catholic Diocese of Springfield In Illinois Trustee Corporation, Trustee of St. Jude Parish of Rochester, Sangamon County, Illinois Real Estate Trust is the owner of record of certain real property consisting of approximately 47.257 acres, located in Sangamon County, Illinois, and legally described in **Appendix A to Exhibit A** attached to this Ordinance ("Parcel"); and

WHEREAS, the Parcel is contiguous to the corporate limits of the Village of Rochester ("Village") and is not within the corporate limits of any municipality; and

WHEREAS, the Parcel is uninhabited and no electors reside within the boundaries of it; and,

WHEREAS, Roman Catholic Diocese of Springfield In Illinois Trustee Corporation, Trustee of St. Jude Parish of Rochester, Sangamon County, Illinois Real Estate Trust*filed a Petition with the Village asking that the Parcel be annexed into the Village; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/7-1-8, provides that owners of contiguous, uninhabited, unincorporated territory may petition a municipality to annex the territory, and that territory may be annexed by that municipality by the passage of an ordinance to that effect, describing the territory to be annexed; and

WHEREAS, 65 ILCS 5/11-15.1-1 provides that the corporate authorities may enter into an annexation agreement with the owner of record of land in unincorporated territory; and,

WHEREAS, on February 9, 2017, the Village of Rochester published, in accordance with 65 ILCS 5/11-15.1-3, notice of a public hearing on February 28, 2017 for the Pre-Annexation Agreement.

WHEREAS, the corporate authorities of the Village of Rochester held a duly noticed public hearing on February 28, 2017 and voted unanimously to approve the Pre-Annexation Agreement; and,

WHEREAS, the Village annex the Parcel pursuant to the terms of the Pre-Annexation Agreement attached hereto as **Exhibit A**; and,

WHEREAS, the President and Board of Trustees of the Village have found and determined that it is in the best interests of the Village that the Village annex the Parcel.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROCHESTER, COUNTY OF SANGAMON, STATE OF ILLINOIS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby incorporated into, and made a part of, this Ordinance as findings of the Board of Trustees of the Village of Rochester.

Section 2. Annexation. The real property consisting of approximately 43.112 acres, located in unincorporated Sangamon County, Illinois, and legally described in **Appendix A to Exhibit A** attached to this Ordinance, shall be annexed to the Village of Rochester.

Section 3. Recordation and Reporting. The Village Clerk shall be, and is hereby, authorized and directed to record in the Office of the Sangamon County Recorder of Deeds promptly after the effective date of this Ordinance, a certified copy of this Ordinance, including an accurate map of the annexed territory in compliance with Section 7-1-8 of the Municipal Code, and any other documents as required by law. The Village Manager shall be, and is hereby, authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the

Parcel of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance. A document of annexation shall also be filed with the County Clerk.

Section 4. Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

Section 5. Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, action, or causes of action which shall have accrued to the Village of Rochester prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 8 day of MARCH, 2017, at Rochester, Sangamon County,
Illinois.

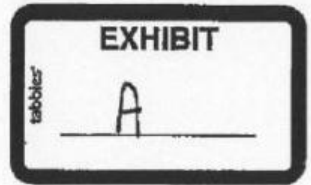
	YES	NO	ABSENT	PRESENT
MARIBETH EANDI	✓			
HAROLD HENDRICKSON	✓			
JOE HILL	✓			
DALE LANINGHAM	✓			
STACIA MUNROE	✓			
DOUG ZOBRIST	✓			
DAVID ARMSTRONG	✓			
TOTAL	7	0		

APPROVED by the President of the Village of Rochester, Illinois this 8 day of
MARCH, 2017.


DAVID L. ARMSTRONG, Village President

Attest:


LYNN LANGDON, Village Clerk



PRE-ANNEXATION AGREEMENT
by and between

**THE ROMAN CATHOLIC DIOCESE OF SPRINGFIELD
IN ILLINOIS TRUSTEE CORPORATION,
TRUSTEE OF ST. JUDE PARISH OF ROCHESTER,
SANGAMON COUNTY, ILLINOIS, REAL ESTATE TRUST**
and the

VILLAGE OF ROCHESTER

relative to

**CARDINAL HILL CROSSING,
a subdivision within the Village of Rochester**

**Prepared By & Return To:
Paul E. Presney II
Presney & Gonzalez
726 South Second Street
Springfield, Illinois 62704
(217) 525-0016**

DEVELOPMENT AND PRE-ANNEXATION AGREEMENT

PART 1, PREAMBLE

The VILLAGE OF ROCHESTER, an Illinois municipal corporation, (hereinafter "Village") and THE ROMAN CATHOLIC DIOCESE OF SPRINGFIELD IN ILLINOIS TRUSTEE CORPORATION, TRUSTEE OF ST. JUDE PARISH OF ROCHESTER, SANGAMON COUNTY, ILLINOIS, REAL ESTATE TRUST (hereinafter "Diocese" and/or "Developer"), hereby agree, pursuant to 65 ILCS 5/11-15.1-1 et seq. of the Illinois Municipal Code to the following statements, terms and conditions contained herein relating to the development of the property described in **Appendix A** and commonly referred to as part of Cardinal Hill Crossing (hereinafter also "CHC" and/or "The Subdivision"). This Agreement shall further constitute a pre-annexation agreement for the property described in **Appendix B**, which constitutes that part of Cardinal Hill Crossing not previously annexed under document 94-46888 recorded November 23, 1994.

This Agreement, is entered into after the public hearing held pursuant to notice appearing in the ROCHESTER TIMES, a newspaper of general circulation in Sangamon County, Illinois, commencing on FEBRUARY 9, 2017, as required by 65 ILCS 5/11-15.1-3. A copy of such notice being attached hereto as **Appendix C**.

1. **AGREEMENT.** For convenience this agreement may also be referred to as the "2017 Agreement", while the pre-annexation agreement recorded as document 94-46888 may be referred to as the "1994 Agreement". Reference to "this agreement" and/or the word "Agreement" without a year indication shall mean the 2017 Agreement.

2. a. **ASSIGNABILITY OF RIGHTS / SUBSEQUENT DEVELOPER.** Under any one or more deeds conveying 1.5 or more acres of land the Diocese may designate (in that deed of conveyance) that a subsequent grantee/owner (whether one or more than one grantee/owner) shall be deemed a "Successor Developer" as to that specific acreage conveyed and such Successor Developer(s) shall have the same rights as to that acreage conveyed as the Diocese has in its capacity as Developer under this agreement (except that no party other than the Diocese may

designate any grantee as a Successor Developer without consent of the Village, which consent shall not be unreasonably withheld. Developer agrees to notify Village in writing of any Successor Developer designations made by the Diocese. The Diocese may name multiple additional Successor Developers by subsequent additional deeds of conveyance as to remaining lands within **Appendix A** from time to time under the Diocese's ownership provided the conveyance is in excess of 1.5 or more acres. As to such land where the Diocese does name a Successor Developer, the obligations of the Diocese as Developer to the Village on that such land shall cease; nothing herein shall terminate the rights and obligations of Diocese as Developer as to remaining lands held where no Successor Developer is named. All parties acquiring an interest in the land described in **Appendix A** (regardless of whether or not they are designated a Successor Developer) shall be bound by the obligations herein to the Village as to such land acquired and the Village will be obligated to honor this agreement in its relation with such parties, except that those certain Village's obligations restricted to Diocese and/or restricted to a Developer (including Successor Developer) shall not be enforceable against Village except by such parties to whom said obligations are made or undertaken herein.

b. **DEVELOPER.** The term "Developer" herein shall be deemed to refer to and include the Diocese in its capacity as Developer (and any and all Successor Developer(s) designated under this Agreement by the Diocese).

3. **AGREEMENT BINDER.** This Agreement, to the extent herein provided, is binding upon the parties hereto, their respective successors and assigns, and the land described herein and subject hereto, and in furtherance of that purpose, the Village shall cause a copy of this Agreement and its appendices to be recorded in the Sangamon County Recorder of Deeds Office. Village acknowledges that the Developer may transfer or assign its interest in the property in **Appendix A** and Developer, Village and subsequent parties acquiring an interest in the land described in **Appendix A** acknowledge that the provisions of this Agreement, both its benefits and burdens, shall be applicable as herein provided. This Agreement shall be a covenant running with the land. The Village further subordinates any interest created herein (including but not limited to any right to fees, assessments or payments from Developer, and /or any construction obligation or

guaranty of requirements required of Developer) in favor of any bona fide mortgage lender or lenders of Developer as to the any or all of the property described in **Appendix A**.

4. **ANNEXATION.** The real estate described on **Appendix B** shall be annexed to the corporate limits of the Village contemporaneous with the execution of this Agreement. In the event that zoning classification is not initially provided as herein requested by Diocese, the Village agrees to permit disconnection of the land in **Appendix A** in whole or in part as elected by the Diocese, provided that no land shall be disconnected in a manner which will isolate municipal land in a manner so that it is not otherwise connected to other remaining municipal land.

5. **PHASED CONSTRUCTION.** The Developer contemplates a phased construction of the subdivision in multiple plats or phases for the property described in **Appendix A** over a period of time dictated by the development interest in the property. No specific number of phases or development period is determined at this time.

6. **ZONING.** Diocese, as a condition of this agreement desires that the zoning classifications as set forth on **Appendix D** be adopted for the land described on **Appendix A**.

7. **CONTINUED FARMING.** The Diocese may continue to farm agricultural crops on all such land affected by this agreement and owned by the Diocese (or it's nominee) that is not yet developed and/or is pending development. The Village will further support and join with the Diocese in any petition filed to maintain property tax rates and annual property tax bills at agricultural farm rates and amounts for such portion (whole or part) of the property described in **Appendix A** as may be sought by the Diocese. Should any portion of property within **Appendix A** in the name of the Diocese be taxed at a rate higher than agricultural farm rates while the Diocese is/was conduction farming operations on such portion for the applicable time period, the Village shall return any incremental increase (100%) in the tax amount received on such portion of the property to the Diocese upon its receipt.

8 **LIGHTS.** Village shall not require (directly or indirectly by request or solicitation of any other governmental or quasi governmental entity or division or regulatory board thereof) streetlights and /or stoplights and /or road lighting devices of any kind along Cardinal Hill Road , including but not limited to the intersection with East Main (also sometimes known as Buckhart Road) except as follows :

 a total of two streetlights, each to be located at an intersection as proposed by Developer along Cardinal Hill Road. *(The term streetlight shall not include or mean stoplight and /or traffic signal light.)*

9. **RIGHT TURN IN/OUT.** The Village will actively support and join with the Diocese in any requests for a right in / right out access off Cardinal Hill Road between Route 29 and proposed Delane Drive. The Village acknowledges that such right in / right out access is a requirement for the Dioceses' ability to viably subdivide Cardinal Hill Crossing.

10. **CONSTRUCTION DRAWINGS APPROVAL.** Construction drawings shall be approved by the Village Board for construction within thirty (30) days after the Village Engineer recommends approval to the Village Board.

11. **FINAL PLAT(S) APPROVAL.** The Final Plats of the Subdivision shall be approved by the Village Board within thirty (30) days after approval and certification by Village Engineer that such plats comply with all Subdivision Ordinances of Village.

12. **APPLICABLE ORDINANCES.** Except as expressly provided by this agreement, the Revised Code of Ordinances adopted on January 12, 2009 as amended and as in force as of the date of this Agreement, (herein the "Municipal Code") as applicable to the property described in **Appendix A**, shall remain fixed for a term of five (5) years commencing with the date of this Agreement except to the extent that County, State or Federal laws and regulations shall mandate otherwise or except to the extent that Developer shall seek the benefit of any modification to the Code adopted by the Village.

13. **BUILDING CODE.** The building regulations for the Village in effect at the time of issuance of the building permit for a given building site shall be applicable to such building site within the property herein annexed. The regulations currently in effect at the time of adoption of this Agreement are listed in **Appendix E**.

14. **FAIR SHARE ASSESSMENT.** Pursuant to Ordinance Number 17-01 and by reason that the property described in **Appendix A** falls within a tax increment financing area, the Village of Rochester hereby exempts the land described in **Appendix A** from the Fair Share requirements of provisions of Chapter 35 of the Village of Rochester Code of Ordinances.

15. **GUARANTEE OF IMPROVEMENTS.** For all payouts for construction of public improvements in the Subdivision made by Developer, Village shall accept a letter(s) of credit in a form reasonably satisfactory to its corporate authorities in lieu of a surety or cash bond as set forth under the applicable chapter of the **Municipal Code** in an amount equal to 100% of the estimated uncompleted construction cost of public improvements as of the time of approval of each final plat. See (Sec. 41-3-6) for business/ industrial and/or (Sec. 35-3-6) for residential, as applicable. Developer promises such improvements at the time of delivery to the Village shall be lien free and that payouts for construction will be made in accordance with the approval of Developer's engineer, which shall not be unreasonably withheld. Upon the filing of each such final plat or phase, the Village Engineer shall review the cost of completing proposed infrastructure as prepared and estimated by Developer's engineer to confirm compliance with all applicable ordinances and this Agreement and shall report the result of the review of such computed costs to Developer, Developer's engineer and to Village. Upon acceptable review of such computed costs, Developer shall tender an irrevocable letter(s) of credit in the amount not to exceed 100% of such computed cost to Village simultaneous with the approval by Village of each such final plat. On reasonable request of Developer, the Village agrees to permit separate letter(s) of credit for separate plats and phases and/or for separate infrastructure items (including but not limited to sidewalks). The Village agrees to permit such additional separate letters of credit as Developer may reasonably request from time to time. Each letter of credit shall be substantially in the form of **Appendix F** of

this Agreement. Such letter of credit shall be for a term of at least one year and shall provide that 60 days prior to its expiration, Village and Developer shall be sent prior notice of such expiration by the issuer of such letter of credit. No less than on or before ten (10) days prior to the letter of credit's expiration, Developer shall: (a) complete such uncompleted public improvements for the plat for which letter of credit is given in compliance with the Subdivision Ordinance and this Agreement, or (b) extend such letter of credit, but only for an amount equal to 100% of the then remaining cost of such uncompleted public improvements as determined after acceptable review of uncompleted improvements by the Village Engineer and after Village Engineer's acceptable review of the estimated cost of completing same as estimated by Developer and/or Developer's engineer. If letter of credit is not so extended or improvements are not complete, the Village shall have the right to present such letter of credit to issuer for payment of such items in the amount of 100% of the then remaining uncompleted public improvements covered under the letter of credit as computed by the Village Engineer not more than ten (10) days prior to the expiration of the letter's term. Subject to the Village's right to require bonding in accord with its ordinance for the period of conditional acceptance, when Developer completes the public improvements secured by a given letter of credit, in conformity with applicable chapter of the Municipal Code such letter or letters of credit as associated with such completed items will be returned to Developer for cancellation. Village agrees to cooperate with Developer relative to the surrender of letters of credit for purposes of extension or renewal so as to avoid and prevent multiple letters of credit being in place or in effect at the same time for purposes of providing the same security

In the event of the presentation of such letter by Village and the Village causes such work to be completed for an amount less than the amount received by Village from issuer of such letter of credit, such excess remaining funds shall be refunded to Developer within 30 days of completion of such public improvements.

The Village further agrees that separate letters of credit shall be structured as to each phase and/or plat. No infrastructure or construction item shall be secured or affected by more than one letter of credit. All such letters of credit shall be irrevocable in substantially the same form as set forth at **Appendix F**. A letter of credit shall be released upon completion of the item or items secured by that letter of credit alone, irrespective of the status of remaining letter(s) of credit or

infrastructure items secured by other letter(s) of credit.

Conditional acceptance is defined as acceptance subject to Ongoing Guarantee at Item 28 below. Separate letters of credit may be provided at the election of Developer in substantially the same form as set forth at Appendix F relative to Developer's obligation to provide such letters of credit during the period of conditional acceptance (also known as the period of Ongoing Guarantee) in an amount as set forth at Sec. 41-3-9 or Sec 35-3-9 of the Municipal Code (to the extent applicable). Such conditional acceptance letters of credit shall be for a term of at least one (1) year and provide 60 days notice to Developer and Village of their expiration. At least ten (10) days prior to the expiration of a conditional acceptance letter of credit expiring before the period of the required Ongoing Guarantee, Developer shall provide the Village with a renewed letter of credit for an additional one (1) year period (or such shorter period equal to the remaining required Ongoing Guarantee period). To the extent such expiring conditional acceptance letter of credit is not replaced as herein provided, the Village shall be permitted to present the letter of credit to the issuer for payment five (5) days prior to the expiration of the letter's term. The total period of Ongoing Guarantee shall not exceed two (2) years from conditional acceptance of the improvement guaranteed.

16. ENGINEERING REVIEW AND INSPECTION FEE. Village and Developer agree that there are presently ongoing discussions as to the amount of the Village Engineer's fees for review and inspection and what security or amount the Village may choose to hold as to such fees. The Village acknowledges that a negotiated Village engineering review fee competitive in amount with commercial development in other area or regional communities and security competitive in amount and nature with commercial development in other area or regional communities is essential for the Developer to proceed with development. The Developer acknowledges that Village may complete a reasonable and proper engineering review of plans submitted by Developer. The parties agree to continue discussion, acknowledging that the actual development of the land in Appendix A will be and is contingent in part on a mutually satisfactory resolution of that discussion.

In addition, the Village and Developer also agree that Village Engineer shall provide the Village and the Developer with an estimated cost and a breakdown of cost of the anticipated Village

engineering fees at the time construction plans are submitted and the Village shall keep the Developer informed (monthly) as to any increase in the total estimated cost. The Village shall review all billing submitted by the Village Engineer and certify to the Developer that based on the Village's review, such billing is (to the best knowledge and belief of Village) in accord with the Village contract. The Developer may object in writing to any billing forwarded to Developer within 60 days of its receipt by Developer with such village certification and the Village shall diligently pursue any such objection with the Village Engineer. The Village agrees to promptly return to Developer any overpayment by Developer based on billing error of the Village Engineer, and or improper or incorrect certification by the Village, provided written objection is made within said 60 day time frame above provided. All billing, forwarded billing and billing objections shall be made in good faith.

17. WATER TRANSMISSION LINES. As part of the public improvements Developer may utilize polyvinyl chloride pipe, (pvc) where appropriate, with location wire for all water transmission lines to be installed by the Developer. The Village agrees to work to maximize the use of pvc where engineering standards permit.

18. SIDEWALK CONSTRUCTION. Village and Developer acknowledge that Developer shall be responsible for installation of sidewalks as part of the infrastructure for each phase of the subdivision in conformity with applicable ordinance.

Village agrees that Developer has no obligation to install sidewalks, bikeway or pathway on or along Cardinal Hill Road and /or, Route 29, nor shall Developer be obligated to improve any pedestrian crossing at Cardinal Hill Road at Route 29 and/or East Main Street (Buckhart Road).

Developer will construct said sidewalks along roadways (other than Cardinal Hill) as platted by Developer as part of the infrastructure for each phase of the subdivision. After the sidewalks have been constructed to specification with Village acknowledgment or conditionally accepted by the Village, the Village shall assume the cost of repair of said sidewalk subject to terms improvement guarantee as provided in the Municipal Code which guarantee shall be applicable only as to defective construction by Developer and is not and shall not be a guarantee as to damage

caused by lot owner or other parties. Damage caused by a lot or building site owner or such owner's employees, contractors, guests, customers, agents or other parties shall be repaired by the lot owner (as opposed to the Developer). In addition, upon issuance of a building permit by the Village, the Village agrees to look to the owner of the lot or building site for damage caused by the owner or his employees or agents and not to the Developer or Developer's letter of credit. If a sidewalk is damaged by or during building site construction, repair or maintenance, the lot/building site owner undertaking such construction, repair or maintenance will be obligated to repair the damaged sidewalk at no cost to the Village and to the Village specifications (except to the extent that such damage is a result of construction, repair or maintenance by the Village). Deferred sidewalk construction may be secured by separate letter of credit for each phase.

Except as to those areas excluded from sidewalk improvement herein, handicapped ramps will be installed where needed and anti-skid or slip surface will be installed on ramps to appropriate Village specification.

A Developer may delegate construction of sidewalks to the owner of a given lot or building site owner, however such delegation shall not relieve a Developer of its obligation as to the initial installation of said sidewalk for such phase as secured by letter of credit of that Developer.

Developer (or lot/building site owner installing sidewalk) shall provide evidence that concrete utilized for sidewalks is to Village specification as provided in Municipal Code.

Sidewalk installation shall be in conformity with the specifications in the Municipal Code as amended as of at the date of this agreement.

As to any letter of credit, the Village shall not withhold release of a letter of credit when items covered by that letter of credit have been completed, regardless of the status of other letters of credit or the completion of items under such other letters of credit.

19. **HEIGHT REGULATION.** Developer and/or such Architectural Review Committee, if any as may succeed Developer or be designated by Developer under applicable covenants, if any, reserves the right to solely regulate elevation and appearance of structures within said subdivision, including height of first floor above curb elevation to the extent that same is not inconsistent with applicable zoning or other ordinances as may from time to time exist.

20. **RESTRICTIVE COVENANT RESERVATION.** Diocese respectfully makes no voluntary submission of covenants as such covenants, if any, would be premature at this time. The Diocese and any Developer herein reserve the right to determine covenants, if any, at a later time.

21. **PUMP STATION.** The pump station for sanitary sewer purposes, necessary as to the development of CHC has been completed and installed on neighboring Village property and has had piping extended beneath Cardinal Hill Road so as to be readily accessible and tap-able by Developer on the east side of Cardinal Hill Road, for which Diocese, as a Developer has provided an easement. In confirmation of prior indications made to the Diocese, such pump station installation and pipe extension under Cardinal Hill Road shall be no expense to the Diocese and/or any successor or assignee thereof as an owner and /or Developer and/or Successor Developer of the land described in **Appendix A**. Such pump station shall serve lands east of Cardinal Hill Road including anticipated development CHC and other lands. The prohibition of expense to the Diocese (and/or any successor or assignee thereof as an owner and/or Developer and/or Successor Developer) of the land described in **Appendix A**) is not only intended to prohibit payment of such installation expense at any time of installation, but also recapture of such installation expense, in whatever form, post completion of construction. Notwithstanding the foregoing, nothing herein shall be deemed to prohibit water and/or sewer rates or tap fees consistent at the level of such rates and fees as charged generally through-out the entire Village. No special fee or surcharge however shall be applicable to lands within CHC as to pump station. Notwithstanding the foregoing, nothing herein shall be deemed to waive customary connections fees and charges imposed by the Springfield Metro Sanitary District not subject to Village control and approval.

22. **SERVICE AND ROAD CONNECTIONS TO COE COMMONS ACROSS CHC.** The Village acknowledges any road extension, road connection, other public access way, water main extension and/or sewer extension to Coe Commons across CHC land in **Appendix A** shall be on such time table and phasing as shall be determined by Developer. The Village, as a material

inducement to Diocese and any Developer, agrees not to require any such connection and/or extension of roads, access ways, water, sewer or other public services as a condition of approval of any plat, building or development or any other plan as may be submitted by Developer, however Village may require that such infrastructure being installed within the boundaries of a given phase may provide for increased capacity to later service Coe Commons and other areas, provided compensation from the Village is provided in a form acceptable to Developer for any increased cost of such construction. Developer may require funds be escrowed in advance, with contingency and immediately available for disbursement concurrent with the payment obligations arising from construction.

23. TIME. Time shall be of the essence of this Agreement and such obligations imposed or to be completed on or before a given date or within a mandatory time frame in this Agreement shall be strictly adhered to.

24. REVISIONS TO AGREEMENT. This Agreement shall not be altered, modified or amended in any way without the prior written agreement of the Diocese and any than Subsequent Developer(s) and the Village. Village consent to amendment shall pursuant ordinance duly enacted.

25. BREACH OF AGREEMENT. In the event of any default of this Agreement by any party and legal proceedings are instituted to enforce any of the provisions hereof and for breach of this Agreement, then the prevailing party shall be entitled to receive from the other party all costs, expenses and reasonable attorneys' fees incurred in respect of the enforcement hereof and such costs, expenses and reasonable attorneys' fees shall be due and payable upon the entry of any final judgment order in favor of such prevailing party.

26. LEGALITY OF PROVISIONS OF AGREEMENT. Nothing herein shall require or be construed to require either party to do or to continue to do anything in violation of federal or state law or regulation or any municipal or township ordinance, or to refrain from doing anything required by federal or state law or regulation or any municipal or township ordinance, including

such laws and regulations enacted, adopted or becoming applicable to the party or parties during the term of this Agreement. In the event complying with any term or provision of this Agreement does at any time constitute a violation of law, regulation or ordinance, so far as possible while remaining in compliance with law, regulation or ordinance, all other terms and provisions of this Agreement shall continue in force for the stated term.

27. WATER AND SANITARY SEWER CONSTRUCTION PLANS. The Village agrees to review and approve for construction, if appropriate, on an individual basis, the water and sanitary sewer construction plans prior to the submittal by Developer of the remaining infrastructure construction plans. The Village may authorize initiation of construction of certain infrastructure items as approved, provided any required State of Illinois construction permits have been received. Developer acknowledges that the authorization to commence construction on certain infrastructure is not an indication or a guarantee that the Village will approve remaining construction plans not yet approved for initiation of construction.

28. ONGOING GUARANTEE. For a period of two years from the date of receipt of the of Developer's good faith submission of improvements in the form of a letter of credit received at the Village Hall for acceptance by the Village, Developer agrees that it will hold the Village harmless from latent material defects except:

- a) Conditions reasonably attributable to normal wear and tear and normal weathering or aging of the infrastructure items,
- b) Such defects or damage caused by third party action other than agents or employees acting at the direction of Developer, Developer's Engineer or Developer's Contractor.

Notice of the infrastructure items claimed by the Village to fall within this guarantee must be in writing and in hand received by Developer within two (2) years of the date of Developer's good faith submission of the infrastructure item in which the guarantee is claimed.

A latent material defect shall be deemed to be any defect unknown to the Village which substantially or materially affects the infrastructure item accepted by the Village.

Developer reserves all rights to contest any said claim for the categories set forth above.

Village reserves all rights to present this letter of credit to the issuer in the event of non-compliance by the Developer.

29. LANDSCAPING IMPROVEMENTS BY DEVELOPER. If and to the extent that a lot is developed under the Business and Industrial Code (Chapter 41 of the Revised Code of Ordinances adopted on January 12, 2009) so as to be subject to Section 41-6-15, the Village acknowledges that the fees of any Illinois Licensed Landscape Architect shall be countable in full and applicable towards any minimum percentage for landscape improvement. The Village further acknowledges that in addition to specific plantings, that grading costs, sod installation, seeding, labor costs associated with landscaping, aesthetic rockery, aesthetic fencing, yard sprinkler systems and/or other expense associated with landscaping shall further be applicable towards any minimum percentage for landscape improvement. The Village agrees that the landscaping specifics (including any aesthetic elections or quasi-aesthetic elections as to the landscaping) shall remain with the owner so long as such elections are in compliance with other existing ordinances relating to the location and nature of improvements as may be located on the property.

30. INDUCEMENT STATEMENTS. The Village and Diocese acknowledge that they are in ongoing discussion as various agreements relative to Tax Increment Financing and other incentives relative the prospective development of the Cardinal Hill Crossing lands.

a. The Village agrees that provisions and recitations within this Agreement may be incorporated in and form a part of any TIF (Tax Increment Financing) Development Agreement at the election of Developer.

b. Village acknowledges that Developer may in the future elect to "down zone" certain property to a less intense use (for example and without limitation down zoning from B2 to B1) as current zoning classifications do not presently include less intense use categories as part of higher intensity use classification. Village indicates, as an inducement to the Developer that the Village looks favorably on requests for down zoning. Village acknowledges that the inability to secure the

zoning requested herein, and/or any subsequent down zoning may, at Developer's election, relieve Developer of any obligation (express or implied) to continue or undertake further development of TIF lands.

c. Village acknowledges that notwithstanding any TIF related agreement to the contrary, that nothing herein or within any TIF related agreement shall require initiation or continuation of development of the land by the Developer should Developer deem it is not in its best interest.

d. Village acknowledges that additional municipal incentives may be necessary to entice prospective purchasers, including but not limited larger retailers, to locate within Cardinal Hill Crossing and that in the absence of those incentives Developer may deem it is not in its best interest to proceed with development.

e. Village acknowledges that pylon signage identifying Cardinal Hill Crossing businesses located within Cardinal Hill Crossing, including signage shared by multiple owners and / or tenants in concept is appropriate and agrees to consider such language modifications to the Municipal Code as may be necessary or appropriate to permit and facilitate such signage within common, shared, reserved or designated areas within the Cardinal Hill Crossing lands.

31. **APPENDICES.** All appendices referenced in this Agreement are attached hereto, incorporated herein and made a part hereof.

This Pre-Annexation Agreement is hereby agreed to by the parties hereto this 8 day of MARCH 2017.

VILLAGE OF ROCHESTER, an Illinois
municipal corporation

By: David R. Armstrong
President, Village of Rochester

Attest:

Holly Patterson
Its CLERK

THE ROMAN CATHOLIC DIOCESE OF
SPRINGFIELD IN ILLINOIS TRUSTEE
CORPORATION,
TRUSTEE OF ST. JUDE PARISH OF
ROCHESTER, SANGAMON COUNTY,
ILLINOIS, REAL ESTATE TRUST

By:  _____

Prepared By:
Paul E. Presney II
Presney & Gonzalez
726 South Second Street
Springfield, Illinois 62704
(217) 525-0016

APPENDIX A
LEGAL for CARDINAL HILL CROSSING
(ALL Remaining Diocese Land on and along Cardinal Hill Road and
North of Route 29 and South of Buckhart Road)

TRACT 1:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE MIDDLE OF THE ROCHESTER ROAD; AND

TRACT 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON POST IN THE ROCHESTER ROAD NEAR THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 19 CHAINS 17-1/4 LINKS TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 7 CHAINS 96 LINKS TO A POST; THENCE NORTH 18 CHAINS 53 LINKS TO AN IRON POST IN SAID ROAD; AND THENCE EASTERLY WITH SAID ROAD, 7 CHAINS 96 LINKS TO THE BEGINNING; AND

TRACT 3:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART THEREOF LYING SOUTH AND WEST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO SOUTHWESTERN RAILROAD, AS NOW LOCATED;

EXCEPTING FROM ABOVE SAID TRACTS 1, 2 AND 3 ALL THOSE LANDS FALLING WITHIN THE FOLLOWING PARCELS DESCRIBED BELOW:

PARCEL A:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A BY DEED RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 2008R34809 AND CORRECTED BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13420, DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8TH INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, AS RECORDED ON MONUMENT RECORD DOCUMENT NUMBER 91009491; THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS EAST, ON THE EAST LINE OF SAID EAST HALF A DISTANCE OF 805.40 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING; THENCE NORTH 88 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 842.22 FEET TO AN IRON PIN; THENCE NORTH 51 DEGREES 27

MINUTES 26 SECONDS WEST A DISTANCE OF 521.55 FEET TO AN IRON PIN; THENCE NORTH 34 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 347.80 FEET TO AN IRON PIN; THENCE NORTH 27 DEGREES 54 MINUTES 32 SECONDS EAST A DISTANCE OF 331.92 FEET TO AN IRON PIN; THENCE NORTH 15 DEGREES 14 MINUTES 03 SECONDS EAST A DISTANCE OF 355.06 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 532.65 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF BUCKHART ROAD (COUNTY HIGHWAY #4); THENCE NORTH 86 DEGREES 44 MINUTES 52 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 80.36 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 89 DEGREES 32 MINUTES 03 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 383.57 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE NORTH 01 DEGREE 28 MINUTES 42 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO AN EXISTING RIGHT OF WAY MARKER, SAID MARKER BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 10,864.00 FEET; THENCE SOUTHEASTERLY ON SAID SOUTH ROAD RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, A CHORD BEARING OF SOUTH 87 DEGREES 49 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 266.67 FEET TO THE END OF SAID CURVE ; THENCE SOUTH 87 DEGREES 06 MINUTES 55 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 74.94 FEET TO AN IRON PIN ON THE EAST LINE OF THE EAST HALF OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS WEST ON SAID EAST LINE OF SECTION 15, A DISTANCE OF 1805.03 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAT OF SURVEY ATTACHED TO ABOVE MENTIONED CORRECTED DEED.

PARCEL B:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A OF ROCHESTER, ILLINOIS, BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13414, DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 05 MINUTES 58 SECONDS WEST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1175.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST A DISTANCE OF 504.30 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF CARDINAL HILL ROAD AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING SOUTH 78 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 398.36 FEET TO AN IRON PIN SET; THENCE SOUTH 01 DEGREE 12 MINUTES 23 SECONDS EAST A DISTANCE OF 13.07 FEET TO AN IRON PIN SET; THENCE SOUTH 13 DEGREES 51 MINUTES 51 SECONDS WEST A DISTANCE OF 47.30 FEET TO AN IRON PIN SET; THENCE NORTH 78 DEGREES 08 MINUTES 12 SECONDS WEST A DISTANCE OF 399.75 FEET TO AN IRON PIN SET ON SAID EAST RIGHT OF WAY LINE AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1325.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE LEFT AND SAID EAST RIGHT OF WAY LINE A CHORD BEARING OF NORTH 11 DEGREES 56 MINUTES 59 SECONDS EAST A CHORD DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PART CONVEYED TO THE ROCHESTER FIRE PROTECTION DISTRICT OF SANGAMON COUNTY, ILLINOIS, BY DEED RECORDED FEBRUARY 1, 2002 AS DOCUMENT NO. 2002R06773, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 01 DEGREE 21 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 170.52 FEET TO THE MIDDLE OF ROCHESTER ROAD (NOW EAST MAIN STREET IN THE VILLAGE OF ROCHESTER); THENCE NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST ALONG THE MIDDLE OF EAST MAIN STREET 814.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE MIDDLE OF EAST MAIN STREET NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 418.79 FEET; THENCE SOUTH 03 DEGREES 54 MINUTES 41 SECONDS EAST 50.00 FEET; THENCE NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 97.87 FEET; THENCE SOUTH 53 DEGREES 53 MINUTES 13 SECONDS EAST 81.88 FEET TO A POINT ON A 1,395.00 FOOT RADIUS CURVE, THE CENTER OF CURVE BEARS SOUTH 88 DEGREES 31 MINUTES 54 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE CURVE 308.97 FEET THROUGH A CENTRAL ANGLE OF 12 DEGREES 41 MINUTES 24 SECONDS AND HAVING A CHORD BEARING OF SOUTH 04 DEGREES 52 MINUTES 35 SECONDS WEST AND A DISTANCE OF 308.34 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 34 SECONDS WEST 549.88 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 447 OF DEEDS, PAGE 473 IN THE SANGAMON COUNTY RECORDER'S OFFICE; THENCE NORTH 01 DEGREE 21 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE 383.25 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PART CONVEYED TO THE VILLAGE OF ROCHESTER, AN ILLINOIS MUNICIPAL CORPORATION, AND THE ROCHESTER PUBLIC LIBRARY DISTRICT BY DEED RECORDED NOVEMBER 23, 1994 AS DOCUMENT NO. 94-46889 DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 410.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 501.87 FEET; THENCE EAST 601.72 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 51 SECONDS WEST 763.75 FEET TO AN IRON PIN; THENCE NORTH 52 DEGREES 44 MINUTES 09 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, 175.00 FEET TO THE POINT OF BEGINNING.

PARCEL E:

THAT PART CONVEYED TO THE VILLAGE OF ROCHESTER BY DEED RECORDED NOVEMBER 23, 1994 AS DOCUMENT NO. 94-46890, FOR ROADWAY PURPOSES, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 410.85 FEET; THENCE SOUTH 52 DEGREES 44 MINUTES 09 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 29, 175.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52 DEGREES 44 MINUTES 09 SECONDS EAST 100.00 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 51 SECONDS EAST 400.00 FEET; THENCE NORTH 52

DEGREES 44 MINUTES 09 SECONDS WEST 100.00 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 51 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A, OF ROCHESTER, ILLINOIS, BY DEED RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 2008R34808 AND CORRECTED BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13419, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 01 MINUTE, 56 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1,443.50 FEET TO AN IRON PIN; SAID IRON PIN BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 04 DEGREES 12 MINUTES 16 SECONDS EAST A CHORD DISTANCE OF 304.60 FEET TO AN IRON PIN AT THE END OF SAID CURVE; THENCE NORTH 38 DEGREES 22 MINUTES 34 SECONDS EAST 300.04 FEET TO AN IRON PIN AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 61 DEGREES 49 MINUTES 36 SECONDS EAST A CHORD DISTANCE OF 19.76 FEET TO AN IRON PIN AT THE END OF SAID CURVE AND THE BEGINNING OF A NEW CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE LEFT A CHORD BEARING OF NORTH 06 DEGREES 27 MINUTES 26 SECONDS WEST A CHORD DISTANCE OF 109.96 FEET TO AN IRON PIN AT THE END OF SAID CURVE AND THE BEGINNING OF A NEW CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 74 DEGREES 44 MINUTES 27 SECONDS WEST A CHORD DISTANCE OF 19.76 FEET TO AN IRON PIN AND THE END OF SAID CURVE; THENCE NORTH 51 DEGREES 27 MINUTES 26 SECONDS WEST 151.91 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES 22 MINUTES 34 SECONDS EAST 350.00 FEET TO AN IRON PIN; THENCE 51 DEGREES 27 MINUTES 26 SECONDS EAST 394.65 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 01 MINUTES 56 SECONDS EAST 842.22 FEET TO AN IRON PIN ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS WEST ON SAID EAST LINE 805.40 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAT OF SURVEY PREPARED BY MARTIN ENGINEERING COMPANY ATTACHED AS EXHIBIT 'A' TO SAID RECORDED DEED.

PARCEL G:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A OF ROCHESTER, ILLINOIS, BY DEED RECORDED MAY 1, 2009 AS DOCUMENT NO. 2009R23194, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 01 DEGREES 12 MINUTES 23 SECONDS WEST ON THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 1076.88 FEET TO A POINT; THENCE SOUTH 88 DEGREES 47 MINUTES 57 SECONDS WEST A DISTANCE OF 1151.15 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 10 MINUTES 22 SECONDS WEST A DISTANCE OF 125.03 FEET TO AN IRON PIN SET; THENCE NORTH 52 DEGREES 49 MINUTES 38 SECONDS WEST A DISTANCE OF 556.07 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF CARDINAL HILL ROAD; THENCE NORTH 35 DEGREES 58

MINUTES 25 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 100.02 FEET TO AN IRON PIN SET; THENCE SOUTH 52 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 382.74 FEET TO AN IRON PIN SET; THENCE SOUTH 80 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 54.59 FEET TO AN IRON PIN FOUND; THENCE SOUTH 52 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 126.90 FEET TO THE POINT OF BEGINNING; AS SHOWN ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT 'A' TO ABOVE MENTIONED DEED.

PARCEL H:

THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 11, 2002 AS DOCUMENT NO. 2002R31072, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 01 DEGREE 17 MINUTES 22 SECONDS WEST (BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 1983 WEST ZONE) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 294.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 24.45 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 22 SECONDS WEST 116.44 FEET ALONG SAID WEST LINE TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, SAID POINT BEING 68.24 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE SOUTH 54 DEGREES 02 MINUTES 15 SECONDS EAST 274.93 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO A POINT BEING 68.24 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 35 DEGREES 57 MINUTES 43 SECONDS EAST 264.78 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE TO A POINT BEING 49.56 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF COMMUNITY DRIVE; THENCE SOUTH 35 DEGREES 57 MINUTES 43 SECONDS WEST 133.02 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE TO A POINT BEING 49.57 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF COMMUNITY DRIVE; THENCE SOUTH 25 DEGREES 48 MINUTES 11 SECONDS WEST 101.59 FEET TO A POINT BEING 100.00 FEET NORTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE SOUTH 54 DEGREES 02 MINUTES 15 SECONDS EAST 460.84 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, SAID POINT BEING 100.00 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 89 DEGREES 24 MINUTES 15 SECONDS WEST 215.19 FEET ALONG SAID SOUTH LINE TO A POINT BEING 24.55 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 54 DEGREES 01 MINUTES 34 SECONDS WEST 507.73 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING A PART OF WHICH IS IN EXISTING PUBLIC ROAD RIGHT-OF-WAY.

PARCEL I:

ALL THAT PART CONVEYED TO THE SANGAMON COUNTY HIGHWAY DEPARTMENT BY DEED RECORDED OCTOBER 18, 2005 AS DOCUMENT NO. 2005R42879 AND RE-RECORDED AS DOCUMENT NO. 2005R45710, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 01 DEGREE 21 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 1322.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 744.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST 110.55 FEET; THENCE NORTH 35 DEGREES 57 MINUTES 44 SECONDS EAST 113.36 FEET; THENCE NORTH 39 DEGREES 21 MINUTES 00 SECONDS EAST 338.45 FEET TO A POINT ON A 1205.00 FEET RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS NORTH 54 DEGREES 02 MINUTES 16 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE CURVE A DISTANCE OF 425.20 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 13 MINUTES 04 SECONDS AND HAVING A CHORD BEARING OF NORTH 25 DEGREES 51 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 423.00 FEET; THENCE NORTH 01 DEGREE 18 MINUTES 10 SECONDS WEST 124.37 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 34 SECONDS EAST 25.47 FEET TO A POINT ON A 1395.07 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS NORTH 78 DEGREES 46 MINUTES 43 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE CURVE A DISTANCE OF 308.98 FEET THROUGH A CENTRAL ANGLE OF 12 DEGREES 41 MINUTES 24 SECONDS AND HAVING A CHORD BEARING OF NORTH 04 DEGREES 52 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 308.35 FEET; THENCE NORTH 53 DEGREES 53 MINUTES 13 SECONDS WEST 81.89 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 17 SECONDS WEST 97.87 FEET; THENCE NORTH 03 DEGREES 54 MINUTES 41 SECONDS WEST 50.00 FEET TO THE CENTERLINE OF EXISTING RIGHT OF WAY OF EAST MAIN STREET IN THE VILLAGE OF ROCHESTER; THENCE NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST ALONG THE CENTERLINE OF EXISTING RIGHT OF WAY OF EAST MAIN STREET 106.54 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, ALSO BEING THE SOUTH 01 DEGREE 18 MINUTES 10 SECONDS EAST 57.92 FEET FROM A PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE CONTINUING ON THE CENTERLINE OF EAST MAIN STREET, NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 233.73 FEET TO A POINT ON A 10,894.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 03 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE CONTINUING ALONG THE CURVED CENTERLINE OF EAST MAIN STREET A DISTANCE OF 764.43 FEET THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTE 14 SECONDS AND HAVING A CHORD BEARING OF NORTH 88 DEGREES 05 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 764.27 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 32 SECONDS WEST 40.00 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 48 SECONDS WEST 383.57 FEET; THENCE SOUTH 85 DEGREES 22 MINUTES 42 SECONDS WEST, 298.92 FEET; THENCE SOUTH 77 DEGREES 27 MINUTES 27 SECONDS WEST 100.82 FEET; THENCE SOUTH 39 DEGREES 04 MINUTES 01 SECOND WEST 43.04 FEET; THENCE SOUTH 08 DEGREES 10 MINUTES 59 SECONDS WEST 91.31 FEET TO A POINT ON A 1325.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 88 DEGREES 43 MINUTES 42 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE CURVE A DISTANCE OF 746.13 FEET THROUGH A CENTRAL ANGLE OF 32 DEGREES 15 MINUTES 51 SECONDS AND HAVING A CHORD BEARING OF SOUTH 14 DEGREES 51 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 736.31 FEET; THENCE SOUTH 30 DEGREES 59 MINUTES 33 SECONDS WEST 115.22 FEET; THENCE SOUTH 33 DEGREES 33 MINUTES 17 SECONDS WEST 238.07 FEET; THENCE SOUTH 35 DEGREES 57 MINUTES 44

SECONDS WEST 500.00 FEET; THENCE SOUTH 39 DEGREES 46 MINUTES 35 SECONDS WEST 300.67 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 28 SECONDS WEST 231.98 FEET TO THE NORTHERLY END OF THE EXISTING RIGHT OF WAY FOR COMMUNITY DRIVE IN THE VILLAGE OF ROCHESTER; THENCE NORTH 54 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE 100.00 FEET; THENCE NORTH 35 DEGREES 57 MINUTES 44 SECONDS EAST 363.60 FEET; THENCE NORTH 36 DEGREES 03 MINUTES 28 SECONDS EAST 268.30 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 03 SECONDS EAST 96.50 FEET; THENCE NORTH 39 DEGREES 50 MINUTES 51 SECONDS WEST 110.92 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING A PART OF WHICH IS IN EXISTING PUBLIC ROAD RIGHT-OF-WAY.

ALL Situated In Sangamon County, Illinois

APPENDIX B

ANNEXATION MAP/LEGAL

TRACT 1:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE MIDDLE OF THE ROCHESTER ROAD; AND

TRACT 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON POST IN THE ROCHESTER ROAD NEAR THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 19 CHAINS 17-1/4 LINKS TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE WEST 7 CHAINS 96 LINKS TO A POST; THENCE NORTH 18 CHAINS 53 LINKS TO AN IRON POST IN SAID ROAD; AND THENCE EASTERLY WITH SAID ROAD, 7 CHAINS 96 LINKS TO THE BEGINNING; AND

TRACT 3:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART THEREOF LYING SOUTH AND WEST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO SOUTHWESTERN RAILROAD, AS NOW LOCATED;

EXCEPTING FROM ABOVE SAID TRACTS 1, 2 AND 3 ALL THOSE LANDS FALLING WITHIN THE FOLLOWING PARCELS DESCRIBED BELOW:

PARCEL A:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A BY DEED RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 2008R34809 AND CORRECTED BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13420, DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8TH INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, AS RECORDED ON MONUMENT RECORD DOCUMENT NUMBER 91009491; THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS EAST, ON THE EAST LINE OF SAID EAST HALF A DISTANCE OF 805.40 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING; THENCE NORTH 88 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 842.22 FEET TO AN IRON PIN; THENCE NORTH 51 DEGREES 27 MINUTES 26 SECONDS WEST A DISTANCE OF 521.55 FEET TO AN IRON PIN; THENCE

NORTH 34 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 347.80 FEET TO AN IRON PIN; THENCE NORTH 27 DEGREES 54 MINUTES 32 SECONDS EAST A DISTANCE OF 331.92 FEET TO AN IRON PIN; THENCE NORTH 15 DEGREES 14 MINUTES 03 SECONDS EAST A DISTANCE OF 355.06 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 532.65 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF BUCKHART ROAD (COUNTY HIGHWAY #4); THENCE NORTH 86 DEGREES 44 MINUTES 52 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 80.36 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 89 DEGREES 32 MINUTES 03 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 383.57 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE NORTH 01 DEGREE 28 MINUTES 42 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO AN EXISTING RIGHT OF WAY MARKER, SAID MARKER BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 10,864.00 FEET; THENCE SOUTHEASTERLY ON SAID SOUTH ROAD RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, A CHORD BEARING OF SOUTH 87 DEGREES 49 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 266.67 FEET TO THE END OF SAID CURVE ; THENCE SOUTH 87 DEGREES 06 MINUTES 55 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 74.94 FEET TO AN IRON PIN ON THE EAST LINE OF THE EAST HALF OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS WEST ON SAID EAST LINE OF SECTION 15, A DISTANCE OF 1805.03 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAT OF SURVEY ATTACHED TO ABOVE MENTIONED CORRECTED DEED.

PARCEL B:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A OF ROCHESTER, ILLINOIS, BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13414, DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 05 MINUTES 58 SECONDS WEST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1175.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST A DISTANCE OF 504.30 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF CARDINAL HILL ROAD AND THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING SOUTH 78 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 398.36 FEET TO AN IRON PIN SET; THENCE SOUTH 01 DEGREE 12 MINUTES 23 SECONDS EAST A DISTANCE OF 13.07 FEET TO AN IRON PIN SET; THENCE SOUTH 13 DEGREES 51 MINUTES 51 SECONDS WEST A DISTANCE OF 47.30 FEET TO AN IRON PIN SET; THENCE NORTH 78 DEGREES 08 MINUTES 12 SECONDS WEST A DISTANCE OF 399.75 FEET TO AN IRON PIN SET ON SAID EAST RIGHT OF WAY LINE AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1325.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE LEFT AND SAID EAST RIGHT OF WAY LINE A CHORD BEARING OF NORTH 11 DEGREES 56 MINUTES 59 SECONDS EAST A CHORD DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PART CONVEYED TO THE ROCHESTER FIRE PROTECTION DISTRICT OF SANGAMON COUNTY, ILLINOIS, BY DEED RECORDED FEBRUARY 1, 2002 AS DOCUMENT NO. 2002R06773, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 01 DEGREE 21 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 170.52 FEET TO THE MIDDLE OF ROCHESTER ROAD (NOW EAST MAIN STREET IN THE VILLAGE OF ROCHESTER); THENCE NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST ALONG THE MIDDLE OF EAST MAIN STREET 814.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE MIDDLE OF EAST MAIN STREET NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 418.79 FEET; THENCE SOUTH 03 DEGREES 54 MINUTES 41 SECONDS EAST 50.00 FEET; THENCE NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 97.87 FEET; THENCE SOUTH 53 DEGREES 53 MINUTES 13 SECONDS EAST 81.88 FEET TO A POINT ON A 1,395.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 88 DEGREES 31 MINUTES 54 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE CURVE 308.97 FEET THROUGH A CENTRAL ANGLE OF 12 DEGREES 41 MINUTES 24 SECONDS AND HAVING A CHORD BEARING OF SOUTH 04 DEGREES 52 MINUTES 35 SECONDS WEST AND A DISTANCE OF 308.34 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 34 SECONDS WEST 549.88 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 447 OF DEEDS, PAGE 473 IN THE SANGAMON COUNTY RECORDER'S OFFICE; THENCE NORTH 01 DEGREE 21 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE 383.25 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PART CONVEYED TO THE VILLAGE OF ROCHESTER, AN ILLINOIS MUNICIPAL CORPORATION, AND THE ROCHESTER PUBLIC LIBRARY DISTRICT BY DEED RECORDED NOVEMBER 23, 1994 AS DOCUMENT NO. 94-46889 DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 410.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 501.87 FEET; THENCE EAST 601.72 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 51 SECONDS WEST 763.75 FEET TO AN IRON PIN; THENCE NORTH 52 DEGREES 44 MINUTES 09 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, 175.00 FEET TO THE POINT OF BEGINNING.

PARCEL E:

THAT PART CONVEYED TO THE VILLAGE OF ROCHESTER BY DEED RECORDED NOVEMBER 23, 1994 AS DOCUMENT NO. 94-46890, FOR ROADWAY PURPOSES, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 410.85 FEET; THENCE SOUTH 52 DEGREES 44 MINUTES 09 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 29, 175.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52 DEGREES 44 MINUTES 09 SECONDS EAST 100.00 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 51 SECONDS EAST 400.00 FEET; THENCE NORTH 52

DEGREES 44 MINUTES 09 SECONDS WEST 100.00 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 51 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A, OF ROCHESTER, ILLINOIS, BY DEED RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 2008R34808 AND CORRECTED BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13419, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 01 MINUTE, 56 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1,443.50 FEET TO AN IRON PIN; SAID IRON PIN BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 04 DEGREES 12 MINUTES 16 SECONDS EAST A CHORD DISTANCE OF 304.60 FEET TO AN IRON PIN AT THE END OF SAID CURVE; THENCE NORTH 38 DEGREES 22 MINUTES 34 SECONDS EAST 300.04 FEET TO AN IRON PIN AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 61 DEGREES 49 MINUTES 36 SECONDS EAST A CHORD DISTANCE OF 19.76 FEET TO AN IRON PIN AT THE END OF SAID CURVE AND THE BEGINNING OF A NEW CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE LEFT A CHORD BEARING OF NORTH 06 DEGREES 27 MINUTES 26 SECONDS WEST A CHORD DISTANCE OF 109.96 FEET TO AN IRON PIN AT THE END OF SAID CURVE AND THE BEGINNING OF A NEW CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 74 DEGREES 44 MINUTES 27 SECONDS WEST A CHORD DISTANCE OF 19.76 FEET TO AN IRON PIN AND THE END OF SAID CURVE; THENCE NORTH 51 DEGREES 27 MINUTES 26 SECONDS WEST 151.91 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES 22 MINUTES 34 SECONDS EAST 350.00 FEET TO AN IRON PIN; THENCE 51 DEGREES 27 MINUTES 26 SECONDS EAST 394.65 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 01 MINUTES 56 SECONDS EAST 842.22 FEET TO AN IRON PIN ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS WEST ON SAID EAST LINE 805.40 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAT OF SURVEY PREPARED BY MARTIN ENGINEERING COMPANY ATTACHED AS EXHIBIT 'A' TO SAID RECORDED DEED.

PARCEL G:

THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A OF ROCHESTER, ILLINOIS, BY DEED RECORDED MAY 1, 2009 AS DOCUMENT NO. 2009R23194, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 01 DEGREES 12 MINUTES 23 SECONDS WEST ON THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 1076.88 FEET TO A POINT; THENCE SOUTH 88 DEGREES 47 MINUTES 57 SECONDS WEST A DISTANCE OF 1151.15 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 10 MINUTES 22 SECONDS WEST A DISTANCE OF 125.03 FEET TO AN IRON PIN SET; THENCE NORTH 52 DEGREES 49 MINUTES 38 SECONDS WEST A DISTANCE OF 556.07 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF CARDINAL HILL ROAD; THENCE NORTH 35 DEGREES 58

MINUTES 25 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 100.02 FEET TO AN IRON PIN SET; THENCE SOUTH 52 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 382.74 FEET TO AN IRON PIN SET; THENCE SOUTH 80 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 54.59 FEET TO AN IRON PIN FOUND; THENCE SOUTH 52 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 126.90 FEET TO THE POINT OF BEGINNING; AS SHOWN ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT 'A' TO ABOVE MENTIONED DEED.

PARCEL H:

THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 11, 2002 AS DOCUMENT NO. 2002R31072, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 01 DEGREE 17 MINUTES 22 SECONDS WEST (BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 1983 WEST ZONE) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 294.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 24.45 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 22 SECONDS WEST 116.44 FEET ALONG SAID WEST LINE TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, SAID POINT BEING 68.24 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE SOUTH 54 DEGREES 02 MINUTES 15 SECONDS EAST 274.93 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO A POINT BEING 68.24 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 35 DEGREES 57 MINUTES 43 SECONDS EAST 264.78 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE TO A POINT BEING 49.56 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF COMMUNITY DRIVE; THENCE SOUTH 35 DEGREES 57 MINUTES 43 SECONDS WEST 133.02 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE TO A POINT BEING 49.57 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF COMMUNITY DRIVE; THENCE SOUTH 25 DEGREES 48 MINUTES 11 SECONDS WEST 101.59 FEET TO A POINT BEING 100.00 FEET NORTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE SOUTH 54 DEGREES 02 MINUTES 15 SECONDS EAST 460.84 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, SAID POINT BEING 100.00 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 89 DEGREES 24 MINUTES 15 SECONDS WEST 215.19 FEET ALONG SAID SOUTH LINE TO A POINT BEING 24.55 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 54 DEGREES 01 MINUTES 34 SECONDS WEST 507.73 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING A PART OF WHICH IS IN EXISTING PUBLIC ROAD RIGHT-OF-WAY.

PARCEL I:

ALL THAT PART CONVEYED TO THE SANGAMON COUNTY HIGHWAY DEPARTMENT BY DEED RECORDED OCTOBER 18, 2005 AS DOCUMENT NO. 2005R42879 AND RE-RECORDED AS DOCUMENT NO. 2005R45710, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 01 DEGREE 21 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 1322.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 744.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST 110.55 FEET; THENCE NORTH 35 DEGREES 57 MINUTES 44 SECONDS EAST 113.36 FEET; THENCE NORTH 39 DEGREES 21 MINUTES 00 SECONDS EAST 338.45 FEET TO A POINT ON A 1205.00 FEET RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS NORTH 54 DEGREES 02 MINUTES 16 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE CURVE A DISTANCE OF 425.20 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 13 MINUTES 04 SECONDS AND HAVING A CHORD BEARING OF NORTH 25 DEGREES 51 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 423.00 FEET; THENCE NORTH 01 DEGREE 18 MINUTES 10 SECONDS WEST 124.37 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 34 SECONDS EAST 25.47 FEET TO A POINT ON A 1395.07 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS NORTH 78 DEGREES 46 MINUTES 43 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE CURVE A DISTANCE OF 308.98 FEET THROUGH A CENTRAL ANGLE OF 12 DEGREES 41 MINUTES 24 SECONDS AND HAVING A CHORD BEARING OF NORTH 04 DEGREES 52 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 308.35 FEET; THENCE NORTH 53 DEGREES 53 MINUTES 13 SECONDS WEST 81.89 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 17 SECONDS WEST 97.87 FEET; THENCE NORTH 03 DEGREES 54 MINUTES 41 SECONDS WEST 50.00 FEET TO THE CENTERLINE OF EXISTING RIGHT OF WAY OF EAST MAIN STREET IN THE VILLAGE OF ROCHESTER; THENCE NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST ALONG THE CENTERLINE OF EXISTING RIGHT OF WAY OF EAST MAIN STREET 106.54 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, ALSO BEING THE SOUTH 01 DEGREE 18 MINUTES 10 SECONDS EAST 57.92 FEET FROM A PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE CONTINUING ON THE CENTERLINE OF EAST MAIN STREET, NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 233.73 FEET TO A POINT ON A 10,894.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 03 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE CONTINUING ALONG THE CURVED CENTERLINE OF EAST MAIN STREET A DISTANCE OF 764.43 FEET THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTE 14 SECONDS AND HAVING A CHORD BEARING OF NORTH 88 DEGREES 05 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 764.27 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 32 SECONDS WEST 40.00 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 48 SECONDS WEST 383.57 FEET; THENCE SOUTH 85 DEGREES 22 MINUTES 42 SECONDS WEST, 298.92 FEET; THENCE SOUTH 77 DEGREES 27 MINUTES 27 SECONDS WEST 100.82 FEET; THENCE SOUTH 39 DEGREES 04 MINUTES 01 SECOND WEST 43.04 FEET; THENCE SOUTH 08 DEGREES 10 MINUTES 59 SECONDS WEST 91.31 FEET TO A POINT ON A 1325.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 88 DEGREES 43 MINUTES 42 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE CURVE A DISTANCE OF 746.13 FEET THROUGH A CENTRAL ANGLE OF 32 DEGREES 15 MINUTES 51 SECONDS AND HAVING A CHORD BEARING OF SOUTH 14 DEGREES 51 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 736.31 FEET; THENCE SOUTH 30 DEGREES 59 MINUTES 33 SECONDS WEST 115.22 FEET; THENCE SOUTH 33 DEGREES 33 MINUTES 17 SECONDS WEST 238.07 FEET; THENCE SOUTH 35 DEGREES 57 MINUTES 44

SECONDS WEST 500.00 FEET; THENCE SOUTH 39 DEGREES 46 MINUTES 35 SECONDS WEST 300.67 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 28 SECONDS WEST 231.98 FEET TO THE NORTHERLY END OF THE EXISTING RIGHT OF WAY FOR COMMUNITY DRIVE IN THE VILLAGE OF ROCHESTER; THENCE NORTH 54 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE 100.00 FEET; THENCE NORTH 35 DEGREES 57 MINUTES 44 SECONDS EAST 363.60 FEET; THENCE NORTH 36 DEGREES 03 MINUTES 28 SECONDS EAST 268.30 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 03 SECONDS EAST 96.50 FEET; THENCE NORTH 39 DEGREES 50 MINUTES 51 SECONDS WEST 110.92 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING A PART OF WHICH IS IN EXISTING PUBLIC ROAD RIGHT-OF-WAY.

PARCEL J:

ALL LAND PREVIOUSLY ANNEXED TO THE VILLAGE OF ROCHESTER AS EVIDENCED IN DOCUMENT 94-46888 RECORDED NOVEMBER 23, 1994.

ALL SITUATED IN SANGAMON COUNTY, ILLINOIS

APPENDIX C

PUBLICATION

CERTIFICATE OF PUBLICATION IN THE ROCHESTER TIMES

STATE OF ILLINOIS
COUNTY OF SANGAMON, SS
CITY OF ROCHESTER

The undersigned Joseph Michelich, publisher of THE ROCHESTER TIMES, a secular newspaper of general circulation in said county, printed and published in the aforesaid City of Rochester, county of Sangamon and state of Illinois, does hereby certify that a notice of which the annexed is a true copy has been regularly published in said newspaper one time each week for one successive weeks.

The first publication of said notice was on the 9th day of February, A.D., 20 17 and the last said publication was on the 9th day of February, A.D., 20 17. And the undersigned does further certify that the said Rochester Times has been and was regularly published in said city, county and state for at least six months prior to the first publication of said notice.

See attached

In Witness whereof the undersigned publisher as aforesaid has hereunto set his hand and seal on this 28th day of February, A.D., 20 17.

Joseph Michelich SEAL
Publisher

Subscribed and sworn to before me this 28th day of February, A.D., 20 17.

OFFICIAL SEAL
ERIN K BIDLEMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/15/20

Erin Bidleman
Notary Public

Public Notice

NOTICE OF ZONING HEARING

Notice is hereby provided that THE ROMAN CATHOLIC DIOCESE OF SPRINGFIELD IN ILLINOIS TRUSTEE CORPORATION, TRUSTEE OF ST. JUDE PARISH OF ROCHESTER, SANGAMON COUNTY, ILLINOIS, REAL ESTATE TRUST herein seeks modification of zoning for property commonly known as Cardinal Hill Road South of Buckhart Road and North of Route 29, Sangamon County, Illinois. Upon annexation of such portion of that land to the Village of Rochester, Illinois, known sometimes as Property Tax Identification Number 23-15-0-428-023, a modification from R8 zoning designation is sought to zoning designations R-5, I-1, and B-2 as attached on Exhibit B to the Petition to Annex Land to the Village of Rochester, Illinois filed July 28, 2016. Notice is further provided for property commonly known as Cardinal Hill Road South of Buckhart Road and North of Route 29 known sometimes as Property Tax Identification Number 23-15-0-428-018 and 23-15-0-428-024 (already within the Village of Rochester) that a modification from B-1 zoning designation is sought to zoning designation B-2 as attached on Exhibit B to the Petition to Annex Land to the Village of Rochester, Illinois filed July 28, 2016 and also attached as Appendix D to the Development and Pre-Annexation Agreement attached to Petition filed July 28, 2016.

HEARING will be held February 28, 2017 at 7:00 PM at the Rochester Village Hall Community Room, 1 Community Drive, Rochester, Illinois.

The legal description of the property so affected is:

TRACT 1: ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE MIDDLE OF THE ROCHESTER ROAD, AND TRACT 2: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: BEGINNING AT AN IRON POST IN THE ROCHESTER ROAD NEAR THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 19 CHAINS 17-1/4 LINKS TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE WEST 7 CHAINS 96 LINKS TO A POST; THENCE NORTH 18 CHAINS 53 LINKS TO AN IRON POST IN SAID ROAD; AND THENCE EASTERLY WITH SAID ROAD, 7 CHAINS 96 LINKS TO THE BEGINNING; AND

TRACT 3: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART THEREOF LYING SOUTH AND WEST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO SOUTHWESTERN RAILROAD, AS NOW LOCATED;

EXCEPTING FROM ABOVE SAID TRACTS 1, 2 AND 3 ALL THOSE LANDS FALLING WITHIN THE FOLLOWING PARCELS DESCRIBED BELOW:

PARCEL A: THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A BY DEED RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 2008R34808 AND CORRECTED BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13420, DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8TH INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, AS RECORDED ON MONTMONT RECORD DOCUMENT NUMBER 91009491; THENCE NORTH 30 DEGREES 09 MINUTES 49 SECONDS EAST, ON THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 805.60 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 30 MINUTES 56 SECONDS WEST A DISTANCE OF 842.22 FEET TO AN IRON PIN; THENCE NORTH 51 DEGREES 27 MINUTES 26 SECONDS WEST A DISTANCE OF 821.55 FEET TO AN IRON PIN; THENCE NORTH 34 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 347.80 FEET TO AN IRON PIN; THENCE NORTH 27 DEGREES 54 MINUTES 32 SECONDS EAST A DISTANCE OF 331.92 FEET TO AN IRON PIN; THENCE NORTH 15 DEGREES 14 MINUTES 03 SECONDS EAST A DISTANCE OF 355.06 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 532.65 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF BUCKHART ROAD (COUNTY HIGHWAY #4); THENCE NORTH 89 DEGREES 44 MINUTES 52 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 80.38 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 85 DEGREES 32 MINUTES 03 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 383.57 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE NORTH 01 DEGREE 23 MINUTES 42 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO AN EXISTING RIGHT OF WAY MARKER; SAID MARKER BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 10,894.00 FEET; THENCE SOUTHEASTERLY ON SAID SOUTH ROAD RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, A CHORD BEARING OF SOUTH 87 DEGREES 49 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 266.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87 DEGREES 08 MINUTES 58 SECONDS EAST ON SAID SOUTH ROAD RIGHT OF WAY LINE A DISTANCE OF 74.94 FEET TO AN IRON PIN ON THE EAST LINE OF THE EAST HALF OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS WEST ON SAID EAST LINE OF SECTION 15, A DISTANCE OF 1006.03 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAN OF SURVEY ATTACHED TO ABOVE MENTIONED CORRECTED DEED.

PARCEL B: THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A OF ROCHESTER, ILLINOIS, BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13414, DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 80 DEGREES 05 MINUTES 58 SECONDS WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1175.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST A DISTANCE OF 504.30 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF CARDINAL HILL ROAD AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING SOUTH 78 DEGREES 06 MINUTES 12 SECONDS EAST A DISTANCE OF 388.86 FEET TO AN IRON PIN SET; THENCE SOUTH

01 DEGREE 12 MINUTES 23 SECONDS EAST A DISTANCE OF 18.07 FEET TO AN IRON PIN SET; THENCE SOUTH 13 DEGREES 51 MINUTES 51 SECONDS WEST A DISTANCE OF 47.30 FEET TO AN IRON PIN SET; THENCE NORTH 79 DEGREES 08 MINUTES 12 SECONDS WEST A DISTANCE OF 399.75 FEET TO AN IRON PIN SET ON SAID EAST RIGHT OF WAY LINE AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1328.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE LEFT AND SAID EAST RIGHT OF WAY LINE A CHORD BEARING OF NORTH 11 DEGREES 56 MINUTES 55 SECONDS EAST A CHORD DISTANCE OF 60.60 FEET TO THE POINT OF BEGINNING.

PARCEL C: THAT PART CONVEYED TO THE ROCHESTER FIRE PROTECTION DISTRICT OF SANGAMON COUNTY, ILLINOIS, BY DEED RECORDED FEBRUARY 1, 2002 AS DOCUMENT NO. 2002R06778, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 01 DEGREE 21 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 A DISTANCE OF 170.52 FEET TO THE MIDDLE OF ROCHESTER ROAD (NOW EAST MAIN STREET IN THE VILLAGE OF ROCHESTER); THENCE NORTH 86 DEGREES 05 MINUTES 18 SECONDS EAST ALONG THE MIDDLE OF EAST MAIN STREET 614.91 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE MIDDLE OF EAST MAIN STREET NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 418.79 FEET; THENCE SOUTH 03 DEGREES 54 MINUTES 41 SECONDS EAST 50.00 FEET; THENCE NORTH 86 DEGREES 05 MINUTES 19 SECONDS EAST 97.87 FEET; THENCE SOUTH 63 DEGREES 53 MINUTES 13 SECONDS EAST 81.88 FEET TO A POINT ON A 1,395.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 88 DEGREES 31 MINUTES 54 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE CURVE 308.97 FEET THROUGH A CENTRAL ANGLE OF 12 DEGREES 41 MINUTES 24 SECONDS AND HAVING A CHORD BEARING OF SOUTH 04 DEGREES 52 MINUTES 35 SECONDS WEST AND A DISTANCE OF 308.34 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 34 SECONDS WEST 549.38 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 447 OF DEEDS, PAGE 478 IN THE SANGAMON COUNTY RECORDER'S OFFICE, THENCE NORTH 01 DEGREE 21 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE 363.25 FEET TO THE POINT OF BEGINNING.

PARCEL D: THAT PART CONVEYED TO THE VILLAGE OF ROCHESTER, AN ILLINOIS MUNICIPAL CORPORATION, AND THE ROCHESTER PUBLIC LIBRARY DISTRICT BY DEED RECORDED NOVEMBER 28, 1994 AS DOCUMENT NO. 94-48888, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15, THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 419.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 501.87 FEET; THENCE EAST 601.72 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 51 SECONDS WEST 708.76 FEET TO

AN IRON PIN; THENCE NORTH 52 DEGREES 44 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, 175.00 FEET TO THE POINT OF BEGINNING;

PARCEL E: THAT PART CONVEYED TO THE VILLAGE OF ROCHESTER BY DEED RECORDED NOVEMBER 28, 1994 AS DOCUMENT NO. 94-48890, FOR ROADWAY PURPOSES, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 410.85 FEET; THENCE SOUTH 52 DEGREES 44 MINUTES 09 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, 175.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 52 DEGREES 44 MINUTES 09 SECONDS EAST 100.00 FEET; THENCE NORTH 27 DEGREES 15 MINUTES 51 SECONDS EAST 400.00 FEET; THENCE NORTH 52 DEGREES 44 MINUTES 09 SECONDS WEST 100.00 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 51 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING.

PARCEL F: THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A, OF ROCHESTER, ILLINOIS, BY DEED RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 2008R34808 AND CORRECTED BY DEED RECORDED MARCH 12, 2009 AS DOCUMENT NO. 2009R13419, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 01 MINUTE, 56 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1,443.50 FEET TO AN IRON PIN; SAID IRON PIN BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET;

THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 04 DEGREES 12 MINUTES 16 SECONDS EAST A CHORD DISTANCE OF 304.60 FEET TO AN IRON PIN AT THE END OF SAID CURVE; THENCE NORTH 38 DEGREES 22 MINUTES 34 SECONDS EAST 300.04 FEET TO AN IRON PIN AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 51 DEGREES 49 MINUTES 36 SECONDS EAST A CHORD DISTANCE OF 18.78 FEET TO AN IRON PIN AT THE END OF SAID CURVE AND THE BEGINNING OF A NEW CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET;

THENCE NORTHEASTERLY ON SAID CURVE TO THE LEFT A CHORD BEARING OF NORTH 08 DEGREES 27 MINUTES 26 SECONDS WEST A CHORD DISTANCE OF 109.66 FEET TO AN IRON PIN AT THE END OF SAID CURVE AND THE BEGINNING OF A NEW CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT A CHORD BEARING OF NORTH 74 DEGREES 44 MINUTES 27 SECONDS WEST A CHORD DISTANCE OF 19.74 FEET TO AN IRON PIN AND THE END OF SAID CURVE; THENCE NORTH 51 DEGREES 27 MINUTES 26 SECONDS WEST 151.91 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES 22 MINUTES 34 SECONDS EAST 350.00 FEET TO AN IRON PIN; THENCE 51 DEGREES 27 MINUTES 26 SECONDS EAST 384.65 FEET TO AN IRON PIN; THENCE SOUTH 85 DEGREES 01 MINUTES 56 SECONDS EAST 842.22 FEET TO AN IRON PIN ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SEC-

ONDS WEST ON SAID EAST LINE 806.40 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAN OF SURVEY PREPARED BY MARTIN ENGINEERING COMPANY ATTACHED AS EXHIBIT A TO SAID RECORDED DEED.

PARCEL G: THAT PART CONVEYED TO ROCHESTER COMMUNITY SCHOOL DISTRICT 3A OF ROCHESTER, ILLINOIS, BY DEED RECORDED MAY 1, 2009 AS DOCUMENT NO. 2009R23184, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 01 DEGREE 12 MINUTES 23 SECONDS WEST ON THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 1074.66 FEET TO A POINT; THENCE SOUTH 88 DEGREES 47 MINUTES 57 SECONDS WEST A DISTANCE OF 1151.15 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 10 MINUTES 22 SECONDS WEST A DISTANCE OF 125.03 FEET TO AN IRON PIN SET; THENCE NORTH 52 DEGREES 49 MINUTES 38 SECONDS WEST A DISTANCE OF 566.07 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF CARDINAL HILL ROAD;

THENCE NORTH 35 DEGREES 59 MINUTES 25 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 100.02 FEET TO AN IRON PIN SET; THENCE SOUTH 52 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 382.74 FEET TO AN IRON PIN SET; THENCE SOUTH 80 DEGREES 08 MINUTES 58 SECONDS EAST A DISTANCE OF 54.56 FEET TO AN IRON PIN FOUND; THENCE SOUTH 52 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 128.90 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAN OF SURVEY ATTACHED AS EXHIBIT A TO ABOVE MENTIONED DEED.

PARCEL H: THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 11, 2002 AS DOCUMENT NO. 2002R1072, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 01 DEGREE 17 MINUTES 22 SECONDS WEST (BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 1983 WEST ZONE) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 A DISTANCE OF 294.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 24.45 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE CONTINUING NORTH 01 DEGREE 17 MINUTES 22 SECONDS WEST 118.44 FEET ALONG SAID WEST LINE TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, SAID POINT BEING 68.24 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE SOUTH 54 DEGREES 02 MINUTES 15 SECONDS EAST 274.93 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO A POINT BEING 68.24 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 35 DEGREES 57 MINUTES 43 SECONDS EAST 264.78 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE TO A POINT BEING 49.56 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT

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Public Notice

(continuation of

NOTICE OF ZONING HEARING)
ANGLES FROM THE PROPOSED CENTERLINE OF COMMUNITY DRIVE; THENCE SOUTH 35 DEGREES 57 MINUTES 43 SECONDS WEST 183.02 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE TO A POINT BEING 48.57 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF COMMUNITY DRIVE; THENCE SOUTH 25 DEGREES 46 MINUTES 11 SECONDS WEST 101.89 FEET TO A POINT BEING 100.00 FEET NORTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE SOUTH 54 DEGREES 02 MINUTES 15 SECONDS EAST 460.84 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, SAID POINT BEING 100.00 FEET NORTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 89 DEGREES 24 MINUTES 15 SECONDS WEST 215.19 FEET ALONG SAID SOUTH LINE TO A POINT BEING 24.58 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE PROPOSED CENTERLINE OF ILLINOIS ROUTE 29; THENCE NORTH 54 DEGREES 01 MINUTES 34 SECONDS WEST 507.73 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING A PART OF WHICH IS IN EXISTING PUBLIC ROAD RIGHT-OF-WAY.

PARCEL 1: ALL THAT PART CONVEYED TO THE SANGAMON COUNTY HIGHWAY DEPARTMENT BY DEED RECORDED OCTOBER 18, 2005 AS DOCUMENT NO. 2005R42879 AND RE-RECORDED AS DOCUMENT NO. 2005R45710, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 01 DEGREE 21 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 1822.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89 DEGREES 13 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 744.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 13 MINUTES 48 SECONDS EAST 10.86 FEET; THENCE NORTH 15 DEGREES 57 MINUTES 44 SECONDS EAST 113.86 FEET; THENCE NORTH 39 DEGREES 11 MINUTES 00 SECONDS EAST 338.45 FEET TO A POINT ON A 1200.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS NORTH 54 DEGREES 02 MINUTES 15 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE CURVE A DISTANCE OF 428.20 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 13 MINUTES 14 SECONDS AND HAVING A CHORD BEARING OF NORTH 25 DEGREES 51 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 23.00 FEET; THENCE NORTH 11 DEGREE 18 MINUTES 10 SECONDS WEST 124.37 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 24 SECONDS EAST 15.47 FEET TO A POINT ON A 395.07 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS NORTH 78 DEGREES 46 MINUTES 48 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE CURVE A DISTANCE OF 308.98 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 4 SECONDS AND HAVING A CHORD BEARING OF NORTH 04 DEGREES 52 MINUTES 35 SEC-

ONDS EAST FOR A DISTANCE OF 308.35 FEET; THENCE NORTH 53 DEGREES 50 MINUTES 13 SECONDS WEST 61.89 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 17 SECONDS WEST 87.87 FEET; THENCE NORTH 03 DEGREES 54 MINUTES 41 SECONDS WEST 50.00 FEET TO THE CENTERLINE OF EXISTING RIGHT OF WAY OF EAST MAIN STREET IN THE VILLAGE OF ROCHESTER; THENCE NORTH 86 DEGREES 06 MINUTES 19 SECONDS EAST ALONG THE CENTERLINE OF EXISTING RIGHT OF WAY OF EAST MAIN STREET 106.54 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, ALSO BEING THE SOUTH 01 DEGREE 18 MINUTES 10 SECONDS EAST 57.92 FEET FROM A PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE CONTINUING ON THE CENTERLINE OF EAST MAIN STREET, NORTH 88 DEGREES 05 MINUTES 19 SECONDS EAST 233.73 FEET TO A POINT ON A 10,894.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 08 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE CONTINUING ALONG THE CURVED CENTERLINE OF EAST MAIN STREET A DISTANCE OF 764.43 FEET THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTE 14 SECONDS AND HAVING A CHORD BEARING OF NORTH 88 DEGREES 05 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 764.27 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 32 SECONDS WEST 40.00 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 48 SECONDS WEST 383.57 FEET; THENCE SOUTH 85 DEGREES 22 MINUTES 45 SECONDS WEST, 294.92 FEET; THENCE SOUTH 77 DEGREES 27 MINUTES 27 SECONDS WEST 100.82 FEET; THENCE SOUTH 39 DEGREES 04 MINUTES 01 SECOND WEST 48.04 FEET; THENCE SOUTH 08 DEGREES 10 MINUTES 59 SECONDS WEST 91.31 FEET TO A POINT ON A 1325.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF CURVE BEARS SOUTH 88 DEGREES 48 MINUTES 42 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE CURVE A DISTANCE OF 746.13 FEET THROUGH A CENTRAL ANGLE OF 32 DEGREES 15 MINUTES 51 SECONDS AND HAVING A CHORD BEARING OF SOUTH 14 DEGREES 51 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 786.31 FEET; THENCE SOUTH 30 DEGREES 58 MINUTES 33 SECONDS WEST 115.22 FEET; THENCE SOUTH 33 DEGREES 33 MINUTES 17 SECONDS WEST 238.07 FEET; THENCE SOUTH 35 DEGREES 07 MINUTES 44 SECONDS WEST 500.00 FEET; THENCE SOUTH 39 DEGREES 46 MINUTES 38 SECONDS WEST 300.67 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 28 SECONDS WEST 231.98 FEET TO THE NORTHERLY END OF THE EXISTING RIGHT OF WAY FOR COMMUNITY DRIVE IN THE VILLAGE OF ROCHESTER; THENCE NORTH 54 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COMMUNITY DRIVE 100.00 FEET; THENCE NORTH 36 DEGREES 57 MINUTES 44 SECONDS EAST 363.80 FEET; THENCE NORTH 36 DEGREES 03 MINUTES 28 SECONDS EAST 268.30 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 03 SECONDS EAST 66.50 FEET; THENCE NORTH 39 DEGREES 50 MINUTES 51 SECONDS WEST 110.92 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING A PART OF WHICH IS IN EXISTING PUBLIC ROAD RIGHT-OF-WAY.

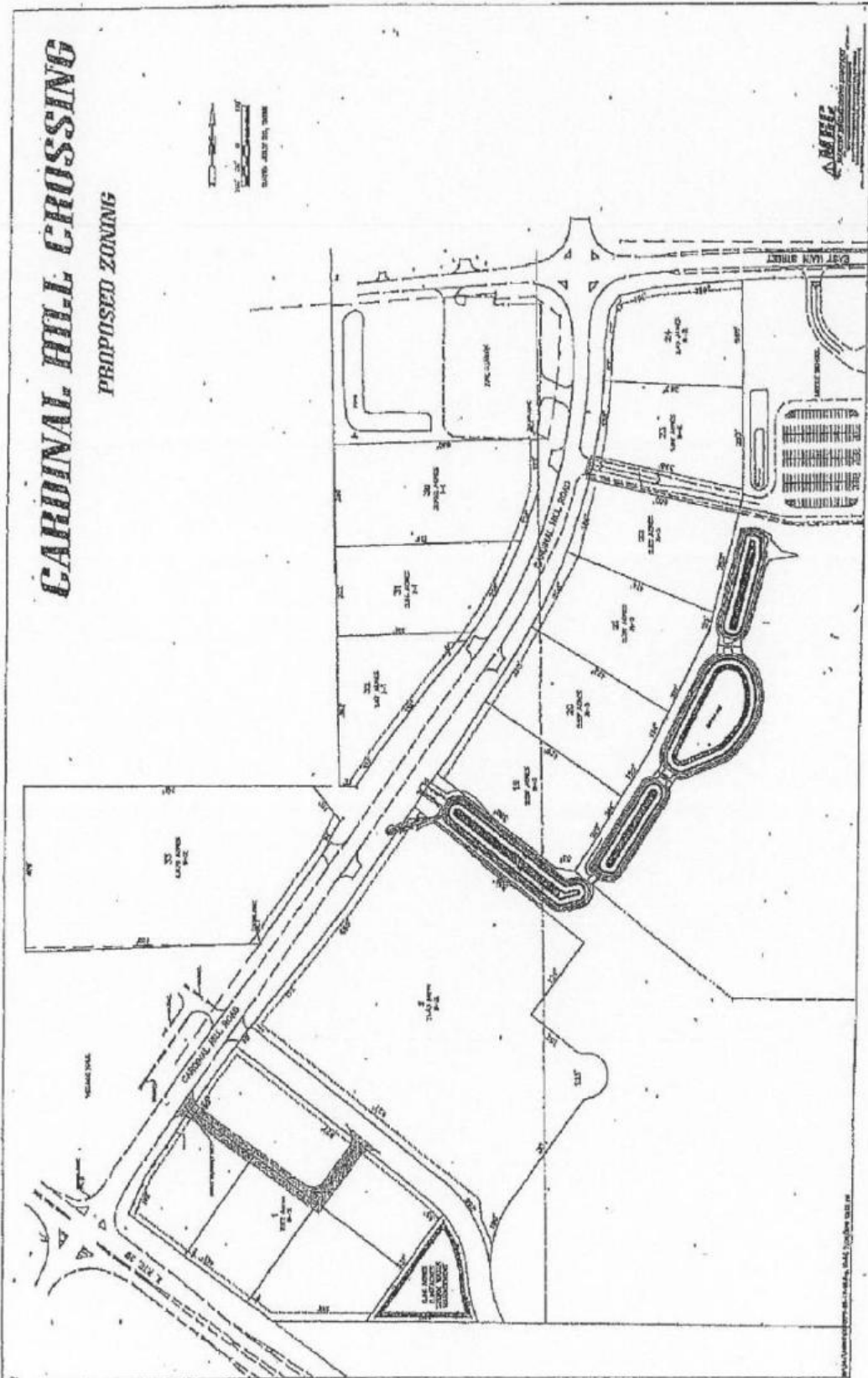
ALL Situated in Sangamon County, Illinois.

APPENDIX D

Zoning map configuration

CARDINAL HILL CROSSING

PROPOSED ZONING



The attached legals are provided for reference as to Appendix D. Any conflict between the map and the legals shall be resolved in favor of the map attached.

Parcel 1- Zoning B2 – common reference 6.604 acres more or less adjacent and north of Village Hall, west side of Cardinal Hill Road.

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter said Section 15; thence North 00 degrees 11 minutes 23 seconds East on the West line of said Southeast Quarter, a distance of 912.86 feet to the point of beginning.

From said point of beginning; thence continuing North 00 degrees 11 minutes 23 seconds East on said West line, a distance of 409.21 feet to a found stone; thence South 87 degrees 55 minutes 55 seconds East, a distance of 740.53 feet to a point on the West right of way line of Community Drive; thence South 38 degrees 28 minutes 35 seconds East, on said West right of way line, a distance of 110.92 feet; thence South 29 degrees 44 minutes 31 seconds West on said West right of way line, a distance of 96.50 feet; thence South 37 degrees 25 minutes 51 seconds West on said West right of way line, a distance of 268.30 feet; thence North 89 degrees 53 minutes 10 seconds West, a distance of 599.48 feet to the point of beginning. Containing 287,657.628 square feet (6.604 acres), more or less.

Parcel 2- Zoning B2 – common reference 21.175 acres east side of Cardinal Hill Road, with frontage on Route 29 and south of detention pond.

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter of said Section 15; thence South 88 degrees 01 minutes 56 seconds East on the South line of said Southeast Quarter, a distance of 564.37 feet to a point on the North right of way line of Illinois Route 29, being the point of beginning.

From said point of beginning; thence North 48 degrees 27 minutes 52 seconds West on said North right of way line, a distance of 417.22 feet to a point on the East right of way line of Community Drive; thence North 26 degrees 49 minutes 07 seconds East on said East right of way line, a distance of 103.18 feet; thence North 37 degrees 31 minutes 14 seconds East on said East right of way line, a distance of 267.98 feet; thence North 38 degrees 40 minutes 51 seconds East on said East right of way line, a distance of 231.97 feet; thence North 41 degrees 08 minutes 55 seconds East on said East right of way line, a distance of 300.67 feet; thence North 37 degrees 20 minutes 05 seconds East on said East right of way line, a distance of 336.78 feet; thence South 51 degrees 27 minutes 26 seconds East, a distance of 556.06 feet; thence South 38 degrees 32 minutes 24 seconds West, a distance of 170.36 feet; thence South 00 degrees 10 minutes 47 seconds West, a distance of 69.64 feet; thence South 51 degrees 27 minutes 26 seconds East, a distance of 108.68 feet to a point at the beginning of a curve concave to the Northeast having a radius of 25.00 feet; thence Southeasterly on said curve left, a chord bearing of South 74 degrees 44 minutes 27 seconds East, a chord distance of 20.32 feet to the end of said curve and the beginning of a new curve

concave to the West having a radius of 55.00 feet; thence Southeasterly on said curve right, a chord bearing of South 06 degrees 27 minutes 26 seconds East, a chord distance of 109.96 feet to the end of said curve and the beginning of a new curve concave to the Southeast having a radius of 25.00 feet; thence Southwesterly on said curve left, a chord bearing of South 61 degrees 49 minutes 36 seconds West, a chord distance of 20.32 feet to the end of said curve; thence South 38 degrees 32 minutes 34 seconds West, a distance of 300.03 feet to a point at the beginning of a curve concave to the East having a radius of 269.99 feet; thence Southwesterly on said curve left, a chord bearing of South 04 degrees 12 minutes 16 seconds West, a chord distance of 304.60 feet to the end of said curve, said point being on the South line of the Southeast Quarter of said Section 15; thence North 88 degrees 01 minutes 56 seconds West on said South line, a distance of 663.21 feet to the point of beginning. Containing 922,360.815 square feet (21.175 acres), more or less.

Parcel 3 - Zoning B2- common reference 3.854 acres east side of Cardinal Hill Road, west of school on Buckhart Road

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter said Section 15; thence North 00 degrees 11 minutes 23 seconds East on the West line of said Southeast Quarter, a distance of 1322.07 feet to a found stone; thence South 87 degrees 55 minutes 55 seconds East, a distance of 1040.89 feet to a point on the East right of way line of Community Drive; thence North 37 degrees 20 minutes 05 seconds East on said East right of way line, a distance of 103.83 feet; thence North 34 degrees 55 minutes 38 seconds East on said East right of way line, a distance of 238.07 feet; thence North 32 degrees 21 minutes 54 seconds East on said East right of way line, a distance of 115.21 feet to a point at the beginning of a curve concave to the Northwest having a radius of 1325.00 feet; thence Northeasterly on said curve left, a chord bearing of North 22 degrees 11 minutes 38 seconds East, a chord distance of 467.97 feet to the point of beginning.

From said point of beginning; thence continuing on said East right of way line and a curve concave to the Northwest having a radius of 1325.00 feet; thence Northwesterly on said curve left, a chord bearing of North 06 degrees 03 minutes 42 seconds East, a chord distance of 275.20 feet to the end of said curve; thence North 09 degrees 33 minutes 21 seconds East on said East right of way line, a distance of 91.31 feet; thence North 40 degrees 06 minutes 52 seconds East on said East right of way line, a distance of 43.38 feet to a point on the South right of way line of Buckhart Road; thence North 79 degrees 03 minutes 43 seconds East on said South right of way line, a distance of 100.72 feet; thence North 86 degrees 45 minutes 07 seconds East on said South right of way line, a distance of 218.56 feet; thence South 00 degrees 09 minutes 49 seconds West, a distance of 519.57 feet; thence North 76 degrees 46 minutes 00 seconds West, a distance of 398.36 feet to the point of beginning. Containing 167,867.258 square feet (3.854 acres), more or less.

Parcel 4 - Zoning R5- common reference 8.857 acres east side of Cardinal Hill Road, south of school, north and west of detention ponds

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter said Section 15; thence North 00 degrees 11 minutes 23 seconds East on the West line of said Southeast Quarter, a distance of 1322.07 feet to a found stone; thence South 87 degrees 55 minutes 55 seconds East, a distance of 1109.26 feet to the point of beginning.

From said point of beginning; thence North 51 degrees 27 minutes 26 seconds West, a distance of 55.86 feet to a point on the East right of way line of Community Drive; thence North 37 degrees 20 minutes 05 seconds East on said East right of way line, a distance of 63.20 feet; thence North 34 degrees 55 minutes 38 seconds East on said East right of way line, a distance of 238.07 feet; thence North 32 degrees 21 minutes 54 seconds East on said East right of way line, a distance of 115.21 feet to a point at the beginning of a curve concave to the Northwest having a radius of 1325.00 feet; thence Northeasterly on said curve left, a chord bearing of North 23 degrees 29 minutes 28 seconds East, a chord distance of 408.79 feet to the end of said curve; thence South 76 degrees 46 minutes 00 seconds East, a distance of 399.75 feet; thence South 15 degrees 14 minutes 03 seconds West, a distance of 307.76 feet; thence South 27 degrees 54 minutes 32 seconds West, a distance of 331.91 feet; thence South 34 degrees 57 minutes 14 seconds West, a distance of 347.79 feet; thence North 78 degrees 44 minutes 46 seconds West, a distance of 54.59 feet; thence North 51 degrees 27 minutes 26 seconds West, a distance of 326.90 feet to the point of beginning. Containing 385,795.739 square feet (8.857 acres), more or less.

Parcel 5 - Zoning I-1 - common reference 6.767 acres west side of Cardinal Hill Road, south of Fire Station, triangular shape

Part of the Southeast Quarter of Section 15, Township 15 North, Range 4 West of the Third Principal Meridian, Rochester, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Southeast Quarter said Section 15; thence North 00 degrees 11 minutes 23 seconds East on the West line of said Southeast Quarter, a distance of 1322.07 feet to a found stone; thence South 87 degrees 55 minutes 55 seconds East, a distance of 809.59 feet to the point of beginning.

From said point of beginning; thence North 00 degrees 01 minutes 04 seconds East, a distance of 845.83 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 524.42 feet to a point on the West right of way line of Community Drive; thence South 00 degrees 04 minutes 02 seconds West on said West right of way line, a distance of 124.37 feet to a point at the beginning of a curve concave to the Northwest having a radius of 1205.00 feet; thence Southwesterly on said curve right and said West right of way line, a chord bearing of South 27 degrees 13 minutes 35 seconds West, a chord distance of 423.00 feet to the end of said curve; thence South 40 degrees 43 minutes 21 seconds West on said West right of way line, a distance of 338.45 feet; thence South 37 degrees 20 minutes 05 seconds West on said West right of way line, a distance of 113.36 feet; thence North 87 degrees 55 minutes 55 seconds West on said West right of way line, a distance of 41.49 feet to the point of beginning. Containing 294,768,526 square feet (6.767 acres), more or less.

APPENDIX E

**VILLAGE OF ROCHESTER
BUILDING REGULATIONS**

International Building Code 2012 Edition (IBC)

International Residential Code 2012 Edition (IRC)

International Mechanical Code 2012 Edition

National Electric Code 2011 Edition

International Energy Conservation Code 2012 Edition

Department of Justice- American with Disabilities Act (ADA) 2010 Edition

APPENDIX F

IRREVOCABLE LETTER OF CREDIT

NAME OF BANK _____

Dated: _____, 20__

To: Village of Rochester
1 Community Drive
Rochester, IL 62563-0618

Re: _____ (Subdivision)
_____ (Developer)

This letter of credit is given as security for completion of (hereinafter "public improvements") in Phase ___ of _____ (Subdivision name) and shall only be applicable as to completion of said items referenced as public improvements above for _____ (Subdivision) Phase ___.

We hereby establish our Irrevocable Letter of Credit No. _____ in your favor for the account of (Developer) for the amount of \$_____ available by your drafts at sight drawn on (name and address of Institution) accompanied by:

- A. Copy of final inspection letter from the Village of Rochester to Developer detailing work to be completed on the public improvements listed above in Phase ___ of (Subdivision), including cost estimates.
- B. Statement signed by the Village Engineer of the Village of Rochester, Rochester, Illinois, certifying that the public improvements for which this credit is security have not been completed as required by the Municipal Code, and the Pre-Armexation Agreement made by and between _____ (Developer) and the Village of Rochester dated, _____ 20__, and releasing _____ (name and address of Institution) of liability under this credit to the extent of each draw.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Commercial Code as adopted in the State of Illinois.

We hereby agree with the drawers, endorsers, and bona fide holders of drafts drawn under and in compliance with the terms of this debt, that such drafts will be duly honored on due presentation to the drawee on/or before _____, 20__. All parties hereto agree that the outstanding obligation hereunder may be released only upon the written authorization of the Village of Rochester.

This irrevocable credit established by us shall remain in effect without regard to any default in payments of sums owed us by the owner and/or developer and without regard to other claims which we may have against the owner and/or developer. Sixty (60) days prior to the expiration of this irrevocable credit, we shall notify the President of the Village of Rochester, by registered letter, return receipt requested, of the impending expiration date. This commitment shall not terminate without such notice and nothing contained herein shall be construed to limit the right of the Village of Rochester to make drafts against this irrevocable letter of credit until its expiration date. It is recognized that the municipality is according the owner and/or developer the permission to proceed with the development project expressly upon the guarantee of the irrevocable nature of this commitment. It is further acknowledged that the consideration for this irrevocable commitment is provided by agreements between this financial institution and the developer. The sum of this credit shall, however, be reduced in the amount of disbursements made from time to time in accordance with the terms under which this credit is extended as set out above.

The Village of Rochester agrees to surrender this letter of credit prior to expiration commensurate with provision of a new or renewal letter of credit to the Village of Rochester on the same terms and amount, extending, continuing or otherwise providing for a subsequent one (1) year term.

NAME OF INSTITUTION

By: _____
Its: _____

Attest:

Its: _____

Note to Sangamon County Recorder of Deeds:

These Documents Affect The Following Tax Codes

23-15.0-426-018

23-15.0-426-024

23-15.0-426-023



Incorporated in 1869

Village of Rochester

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 17-11

**AN ORDINANCE ANNEXING CERTAIN PROPERTY INTO THE VILLAGE OF
ROCHESTER SUBJECT TO A PRE-ANNEXATION AGREEMENT**

DAVID L. ARMSTRONG, Village President
LYNN LANGDON, Village Clerk

MARIBETH EANDI
HAROLD HENDRICKSON
JOE HILL
DALE LANINGHAM
STACIA MUNROE
DOUG ZOBRIST
Village Trustees

FILED

MAR 15 2017

Don J. Hays
Sangamon County Clerk

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Rochester
on MARCH 8TH, 2017

ORDINANCE NO. 17-11

AN ORDINANCE ANNEXING CERTAIN PROPERTY INTO THE VILLAGE OF ROCHESTER SUBJECT TO A PRE-ANNEXATION AGREEMENT

WHEREAS, Sundown Farms II, LLC is the owner of record of certain real property consisting of approximately 43.112 acres, located in Sangamon County, Illinois, and legally described in **Exhibit A** attached to this Ordinance (“Parcel”); and

WHEREAS, the Parcel is contiguous to the corporate limits of the Village of Rochester (“Village”) and is not within the corporate limits of any municipality; and

WHEREAS, the Parcel is uninhabited and no electors reside within the boundaries of it; and,

WHEREAS, Sundown Farms II, LLC filed a Petition with the Village on December 30, 2016 asking that the Parcel be annexed into the Village; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/7-1-8, provides that owners of contiguous, uninhabited, unincorporated territory may petition a municipality to annex the territory, and that territory may be annexed by that municipality by the passage of an ordinance to that effect, describing the territory to be annexed; and

WHEREAS, the Village desires to have the Parcel annexed to the Village pursuant to and in accordance with the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and,

WHEREAS, the Board of Trustees passed ordinance 17-03 annexing the property into the Village contingent upon the establishment of a Tax Increment Financing, Redevelopment Plan, Project and Area, that includes the Parcel and which allows the owner of the Parcel to be reimbursed for eligible development costs incurred in developing the Parcel for residential purposes; and,

WHEREAS, subsequent to the passage of Ordinance 17-03 but prior to its effective date, the Village determined it to be in its best interest to enter into a Pre-Annexation Agreement with Sundown Farms II, LLC regarding the parcel; and,

WHEREAS, February 28, 2017, the Board held a duly noticed public hearing on the Pre-Annexation Agreement with Sundown Farms II, LLC; and,

WHEREAS, the Board of Trustees voted unanimously to approve the Pre-Annexation Agreement attached hereto as **Exhibit B**; and,

WHEREAS, the Board of Trustees repealed Ordinance 17-03 so that the property could be annexed in accordance with the Pre-Annexation Agreement; and,

WHEREAS, the President and Board of Trustees of the Village have found and determined that it is in the best interests of the Village that the Parcel be annexed into the Village pursuant to the terms of the Pre-Annexation Agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROCHESTER, COUNTY OF SANGAMON, STATE OF ILLINOIS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby incorporated into, and made a part of, this Ordinance as findings of the Board of Trustees of the Village of Rochester.

Section 2. Annexation. The real property consisting of approximately 43.112 acres, located in unincorporated Sangamon County, Illinois, and legally described in **Exhibit A** attached to this Ordinance, shall be annexed to the Village of Rochester. This annexation shall be subject to the terms set forth in the Pre-Annexation Agreement attached hereto as **Exhibit B**.

Section 3. Recordation and Reporting. The Village Clerk shall be, and is hereby, authorized and directed to record in the Office of the Sangamon County Recorder of Deeds

promptly after the effective date of this Ordinance, a certified copy of this Ordinance, including an accurate map of the annexed territory in compliance with Section 7-1-8 of the Municipal Code, and any other documents as required by law. The Village Manager shall be, and is hereby, authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the Parcel of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance. A document of annexation shall also be filed with the County Clerk.

Section 4. Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

Section 5. Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, action, or causes of action which shall have accrued to the Village of Rochester prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 8 day of MARCH, 2017, at Rochester, Sangamon County,
 Illinois.

	YES	NO	ABSENT	PRESENT
MARIBETH EANDI	✓			
HAROLD HENDRICKSON	✓			
JOE HILL	✓			
DALE LANINGHAM	✓			
STACIA MUNROE	✓			
DOUG ZOBRIST	✓			
DAVID ARMSTRONG	✓			
TOTAL	7	0		

APPROVED by the President of the Village of Rochester, Illinois this 8 day of
MARCH, 2017.


 DAVID L. ARMSTRONG, Village President

Attest:


 LYNN LANGDON, Village Clerk

EXHIBIT A
LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE N1°24'12"W ON THE WEST LINE OF SAID SECTION 16, 1590.84 FEET TO THE SOUTHWEST CORNER OF GROVE PARK ESTATES, 2ND PLAT; THENCE N88°-35-05"E ON THE SOUTH LINE OF GROVE PARK ESTATES, 2ND AND 1ST PLAT; THENCE S1°-24'-12"E AND PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 1627.62 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE N89°-36'-37"W ON THE SECTION LINE 1167.58 FEET TO THE POINT OF BEGINNING, CONTAINING 43.112 ACRES, MORE OR LESS.

Parcel Identification No.: Part of 23-16.0-351-004



Incorporated in 1869

Village of Rochester

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 17-07

AN ORDINANCE APPROVING A PRE-ANNEXATION AGREEMENT WITH
SUNDOWN FARMS II, LLC

DAVID L. ARMSTRONG, Village President
LYNN LANGDON, Village Clerk

MARIBETH EANDI
HAROLD HENDRICKSON
JOE HILL
DALE LANINGHAM
STACIA MUNROE
DOUG ZOBRIST
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Rochester

on February 28, 2017

ORDINANCE NO. 17-07

**AN ORDINANCE APPROVING A PRE-ANNEXATION AGREEMENT WITH
SUNDOWN FARMS II, LLC**

WHEREAS, the Sundown Farms II, LLC is the owner of record of certain real property consisting of approximately 43.112 acres, located in Sangamon County, Illinois, and legally described in **Exhibit A** attached to this Ordinance (“Parcel”); and

WHEREAS, the Parcel is contiguous to the corporate limits of the Village of Rochester (“Village”) and is not within the corporate limits of any municipality; and

WHEREAS, the Parcel is uninhabited and no electors reside within the boundaries of it; and,

WHEREAS, Sundown Farms II, LLC filed a Petition with the Village asking that the Parcel be annexed into the Village; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/7-1-8, provides that owners of contiguous, uninhabited, unincorporated territory may petition a municipality to annex the territory, and that territory may be annexed by that municipality by the passage of an ordinance to that effect, describing the territory to be annexed; and

WHEREAS, the parties wish to place certain requirements on the annexation of the Parcel into the Village; and,

WHEREAS, 65 ILCS 5/11-15.1-1 provides that the corporate authorities may enter into an annexation agreement with the owner of record of land in unincorporated territory; and,

WHEREAS, on February 9, 2017, the Village of Rochester published, in accordance with 65 ILCS 5/11-15.1-3, notice of a public hearing on February 28, 2017 for the Pre-Annexation Agreement.

WHEREAS, the corporate authorities of the Village of Rochester held a duly noticed public hearing on February 28, 2017; and,

WHEREAS, the Village desires to enter into the Pre-Annexation Agreement attached hereto as **Exhibit A**; and,

WHEREAS, the President and Board of Trustees of the Village have found and determined that it is in the best interests of the Village that the Village enter into the Pre-Annexation Agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROCHESTER, COUNTY OF SANGAMON, STATE OF ILLINOIS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Approval of Annexation Agreement. The Pre-Annexation Agreement between the Sundown Farms II, LLC and the Village attached hereto as **Exhibit A** is hereby approved.

Section 3. Execution of Agreement. The Village Board of Trustees hereby authorizes the Village President and Clerk to execute the Pre-Annexation Agreement and any such other documents as necessary to enter into the Pre-Annexation Agreement.

Section 4. Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

Section 5. Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall

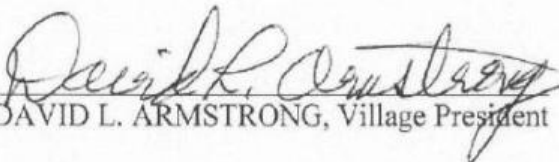
affect any rights, action, or causes of action which shall have accrued to the Village of Rochester prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 28 day of February, 2017, at Rochester, Sangamon County, Illinois.

	YES	NO	ABSENT	PRESENT
MARIBETH EANDI	X			
HAROLD HENDRICKSON	X			
JOE HILL			X	
DALE LANINGHAM			X	
STACIA MUNROE	X			
DOUG ZOBRIST	X			
DAVID ARMSTRONG	X			
TOTAL	5	0	2	

APPROVED by the President of the Village of Rochester, Illinois this 28 day of February, 2017.


 DAVID L. ARMSTRONG, Village President

Attest:


 LYNN LANGDON, Village Clerk

PRE-ANNEXATION AGREEMENT

Pursuant to legislative authorization found in Article 11 Division 15.1 of the Illinois Municipal Code of 1961 as amended, (65 ILCS 5/11-15.1-1 et seq.) and for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Village of Rochester, Illinois, hereinafter referred to as "Village" and Sundown Farms II, LLC hereinafter referred to as "Owner" enter into this Pre-Annexation Agreement ("Agreement") for the annexation of property into the Village.

WHEREAS, Sundown Farms II, LLC is the owner of record of certain real property consisting of approximately 43.112 acres, located in Sangamon County, Illinois, and legally described in **Exhibit A** attached to this Ordinance ("Parcel"); and

WHEREAS, the Owner is desirous of having said premises annexed to the Village and the Village is desirous of annexing said premises; and

WHEREAS, said premises is not within the corporate limits of any municipality, but is contiguous to the Village; and

WHEREAS, the Owner is desirous of having said premises included in the Village's Tax Increment Financing, Redevelopment Plan, Project and Area and such annexation shall be expressly conditioned and contingent upon the establishment of such; and

WHEREAS, the Owner has filed a Petition with the Village on December 30, 2016 asking that the Parcel be annexed into the Village (**Exhibit B**); and

WHEREAS, the Village is desirous of confirming the obligations related to certain development requirements for the premises to be annexed; and

WHEREAS, the Owner has given all notices required to be given by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1).

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the Village and Owner agree as follows:

1. ANNEXATION PETITION

Owner, subject to the terms and conditions set forth in this Agreement, has petitioned the Village, requesting annexation of the property described in **Exhibit A** to the Village's corporate limits. The Village published and gave such notices and conducted such public hearings as are required to annex the premises, including specifically, public hearings on this annexation agreement conducted after notice as required by law and ordinance.

2. ANNEXATION

The Village agrees to adopt an ordinance annexing the Parcel to the Village. In the event that the Village's Tax Increment Financing, Redevelopment Plan, Project and Area is not created or the Parcel is not contained within said area, the Village agrees to permit disconnection of the Parcel in whole or in part as elected by the Owner, provided that no land shall be disconnected in a manner which will isolate municipal land in a manner so that it is not otherwise connected to other remaining municipal land.

3. FAIR SHARE ASSESSMENT

Pursuant to Village Ordinance 17-01 and by reason that the Parcel falls or will fall within a tax increment financing area, the Village of Rochester hereby exempts the Parcel from the Fair Share requirements of provisions of Chapter 35 of the Village of Rochester Code of Ordinances.

4. OBLIGATION TO DEVELOP PER CODE

In the construction and use of improvements on the premises the Owner shall comply with all zoning subdivision, building, mechanical and other applicable codes and ordinances of the Village in effect at that time.

5. COVENANTS AND AGREEMENTS

The covenants and agreements contained in the Agreement shall be deemed to be covenants running with the land during the term of this Agreement, shall inure to the benefit and be binding upon the heirs, successors and assigns of the parties hereto.

6. TERM

The term of this Agreement shall be for twenty (20) years from and after the effective date of the annexation of the Subject Property.

7. ADOPTION OF ORDINANCES

The Village agrees to adopt such ordinances as may be required to give legal effect to the matters contained in this Agreement.

8. GENERAL PROVISIONS

The following general provisions shall apply to this Agreement:

- A. Time of the Essence. Time is of the essence in the performance of this Agreement.
- B. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this

Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

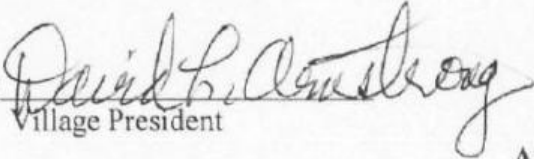
- C. Non-Waiver. The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. Unless otherwise provided for herein, the failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village's right to enforce that right or any other right.
- D. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- E. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.
- F. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.
- G. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.
- H. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.
- I. Exhibits. The Exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.
- J. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and

executed by all parties to this Agreement in accordance with all applicable statutory procedures.

- K. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.
- L. Authority to Execute. The Village hereby warrants and represents to the Owner that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owner hereby warrants and represents to the Village (i) that it is the owner of the Parcel, (ii) that Owner has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the premises as set forth in this Agreement, (iii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iv) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owner will (a) result in a breach or default under any agreement to which the Owner is a party or to which it or the premises is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Owner or the premises is subject.
- M. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that the Owner agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.
- N. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any Person shall be made, or be valid, against the Village or the Owner.
- O. Recording. The Village shall be responsible for the recording of this Agreement and the Annexation Ordinance.

EXECUTED and ADOPTED this 28 day of February, 2017, at Rochester, Illinois.

VILLAGE OF Rochester

By: 
Village President

Attest:

By: 
Village Clerk

OWNER:

SUNDOWN FARMS II, LLC

By: 

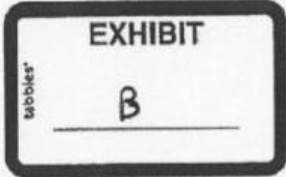
Its: MEMBER

EXHIBIT A
LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE N1°24'12"W ON THE WEST LINE OF SAID SECTION 16, 1590.84 FEET TO THE SOUTHWEST CORNER OF GROVE PARK ESTATES, 2ND PLAT; THENCE N88°-35-05"E ON THE SOUTH LINE OF GROVE PARK ESTATES, 2ND AND 1ST PLAT; THENCE S1°-24'-12"E AND PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 1627.62 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE N89°-36'-37"W ON THE SECTION LINE 1167.58 FEET TO THE POINT OF BEGINNING, CONTAINING 43.112 ACRES, MORE OR LESS.

Parcel Identification No.: Part of 23-16.0-351-004



PETITION FOR ANNEXATION

STATE OF ILLINOIS)
)SS
COUNTY OF SANGAMON)

TO: The Village of Rochester, c/o Lynn Langdon, Village Clerk.

The undersigned Petitioner, SUNDOWN FARMS II, LLC, hereby petitions the Village of Rochester to annex within its corporate limits, the following described real estate situated in Sangamon County, Illinois:

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE N1°-24'-12"W ON THE WEST LINE OF SAID SECTION 16, 1590.84 FEET TO THE SOUTHWEST CORNER OF GROVE PARK ESTATES, 2ND PLAT; THENCE N88°-35'-05"E ON THE SOUTH LINE OF GROVE PARK ESTATES, 2ND AND 1ST PLATS TO THE SOUTHEAST CORNER OF GROVE PARK ESTATES, 1ST PLAT; THENCE S1°-24'-12"E AND PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 1627.62 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE N89°-36'-37"W ON THE SECTION LINE 1167.58 FEET TO THE POINT OF BEGINNING, CONTAINING 43.112 ACRES, MORE OR LESS.

Property Tax Identification No.: Part of 23-16.0-351-004

An accurate Plat of said real estate prepared by a licensed professional surveyor is attached hereto and made a part hereof as Exhibit A. The real estate is hereinafter referred to as "the Tract."

And for the purpose of authorizing the Village of Rochester to enact an appropriate ordinance of annexation in the manner provided in Section 7-1-8 of the Municipal Code, and knowing that the certifications herein will be relied upon by the Village of Rochester, the undersigned Petitioner certifies to the Village of Rochester the following:

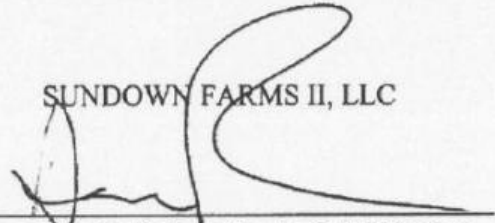
1. The Tract is now contiguous to the Village of Rochester.
2. The Tract is not within the corporate limits of any municipality.
3. No electors reside upon or occupy a portion of the Tract.
4. Petitioner is the owner of record of said Tract. There are no other persons, firms or corporations with any right, title or interest in and to the Tract.
5. Said Tract is located within the Rochester Public Library District and the Rochester Fire Protection District. Since the Tract will remain in said Rochester Public Library District

and the Rochester Fire Protection District after annexation, because the Village of Rochester does not provide fire protection or a public library, the Trustees of the Rochester Public Library District and the Trustees of the Rochester Fire Protection District are not required to be given notice of this annexation.

6. The Tract contains no public roads or highways. In light of the same, the Rochester Township Commissioner of Highways, the Rochester Township Board of Trustees, the Rochester Township Supervisor and the Rochester Township Clerk are not required to be given notice of this annexation.
7. The Petitioner requests that the Tract to be annexed to the Village of Rochester contingent upon the Village of Rochester establishing a Tax Increment Financing, Redevelopment Plan, Project and Area, which includes the Tract sought to be annexed to the Village of Rochester by this Petition. Such annexation is further contingent upon such Tax Increment Financing, Redevelopment Plan and Project and Area allowing the Petitioner and/or its assigns to be reimbursed for eligible development costs incurred in developing the Tract for residential purposes.

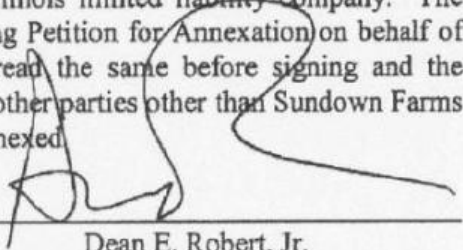
Dated this 30th day of ~~January~~^{December}, 2016

SUNDOWN FARMS II, LLC


By: Dean E. Robert, Jr., Its Sole Member

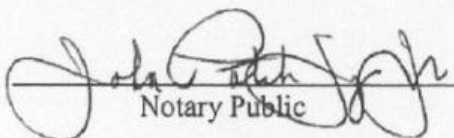
STATE OF ILLINOIS
COUNTY OF SANGAMON

DEAN E. ROBERT, JR., being first duly sworn upon his oath, deposes and states that he is the Sole Member of Sundown Farms II, LLC, an Illinois limited liability company. The undersigned states that he has subscribed to the foregoing Petition for Annexation on behalf of Sundown Farms II, LLC, as such Member, and has read the same before signing and the statements made therein are true and correct and that no other parties other than Sundown Farms II, LLC, has any interest in the real estate sought to be annexed.


Dean E. Robert, Jr.
Sole Member of Sundown Farms, II, LLC

Subscribed and sworn to before me

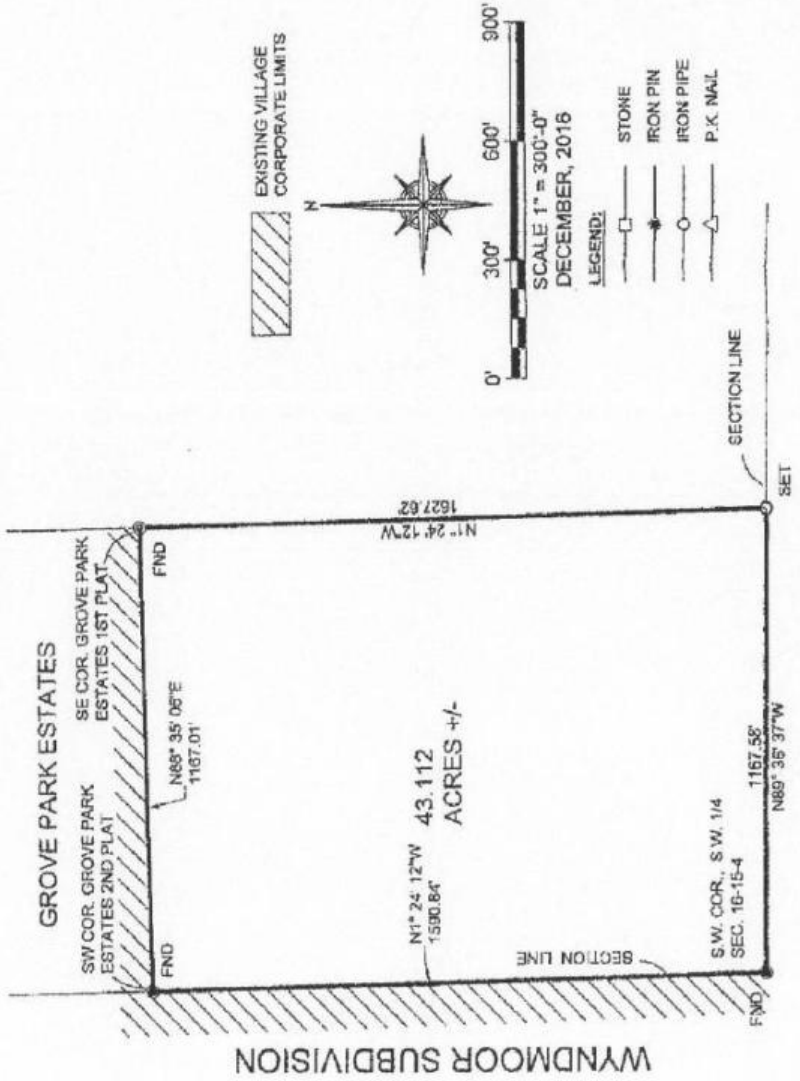
this 30th day of ~~January~~^{December}, 2016.


Notary Public



PLAT OF ANNEXATION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE N1°24'-12"W ON THE WEST LINE OF SAID SECTION 16, 1590.84 FEET TO THE SOUTHWEST CORNER OF GROVE PARK ESTATES, 2ND PLAT; THENCE N89°35'-06"E ON THE SOUTH LINE OF GROVE PARK ESTATES, 2ND AND 1ST PLATS TO THE SOUTHEAST CORNER OF GROVE PARK ESTATES, 1ST PLAT, THENCE S1°24'-12"E AND PARALLEL WITH THE WEST LINE OF SAID SECTION 16, 1627.62 FEET TO THE SOUTH LINE OF SAID SECTION 16, THENCE N89°36'-37"W ON THE SECTION LINE 1167.58 FEET TO THE POINT OF BEGINNING, CONTAINING 43.112 ACRES, MORE OR LESS



WYNDMOOR SUBDIVISION

OWNERS NAME SUNDOWN FARMS II, LLC
 C/O DEAN E ROBERT JR
 ADDRESS 725 W. MAIN ST.
 ROCHESTER, ILLINOIS 62563
 PART OF TAX ID # 23-16.0-351-004

BASIS OF BEARING - NAD83 ILLINOIS STATE PLANE
 COORDINATE SYSTEM, WEST ZONE

NO PART OF THE PROPERTY SHOWN ON THIS PLAT
 OF SURVEY IS LOCATED WITHIN THE SPECIAL
 FLOOD HAZARD AREA AS IDENTIFIED BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL DESCRIPTIONS PROVIDED AT TIME OF
 SURVEY. SURVEYOR HAS MADE NO INVESTIGATION
 OR INDEPENDENT SEARCH FOR EASEMENTS OF
 RECORD, ENCUMBRANCES, RESTRICTIVE
 COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR
 ANY OTHER FACTS WHICH AN ACCURATE AND
 CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE
 CURRENT ILLINOIS MINIMUM STANDARDS FOR A
 BOUNDARY SURVEY.

I DO HEREBY CERTIFY THAT, IN THE MONTH
 OF DEC, 2016, A SURVEY WAS MADE
 UNDER MY DIRECTION OF THE ABOVE DESCRIBED
 PROPERTY AND THE FOREGOING PLAT
 CORRECTLY REPRESENTS THE RESULTS OF SAID
 SURVEY.



JOHN L. REYNOLDS, JR.
 PROFESSIONAL LAND SURVEYOR
 #2254 (EXP. 11/30/18)

RAYNOLDS, HIGGINBOTHAM & ASSOCIATES, INC.
 LAND SURVEYING, PLANNING & ENGINEERING
 1025 South Second St., Springfield, IL 62704-3004
 P/L (217) 241-3900 FAX (217) 241-3926
 www.rhacorp.com

Professional Design Firm L.S./Prof. Eng. Corporation
 License Number: 164.006136 Expiration: 4/30/2017

