



Business Development District No. 1 Redevelopment Plan, Projects, and Area

Prepared for
City of Macomb
232 East Jackson St.
Macomb, Illinois 61455

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City of Macomb Business Development District No. 1 Redevelopment Plan, Projects, and Area.

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General information about Business Development Districts 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 and applications for assistance from Macomb Business Development District No. 1 should be directed to the City of Macomb, 232 East Jackson St., Macomb, Illinois 61455 (<https://cityofmacomb.com/>; Ph. 309-833-2575).

(This document is formatted for duplex printing.)

**CITY OF MACOMB BUSINESS DEVELOPMENT DISTRICT (BDD) NO. 1
REDEVELOPMENT PLAN, PROJECTS, AND AREA**

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**CITY OF MACOMB, ILLINOIS
BUSINESS DEVELOPMENT DISTRICT NO. 1
REDEVELOPMENT PLAN, PROJECTS & AREA**

SECTION I. INTRODUCTION

Macomb was originally settled in 1829 and officially founded in 1830 as the county seat of McDonough County. The City is named after General Alexander Macomb, a general in the War of 1812. In 1855, a predecessor to the Chicago, Burlington, and Quincy Railroad, was first constructed through Macomb, leading to a rise in the town's population and economic prominence.

Today, the West Central Illinois community of the City of Macomb, Illinois (pop. 15,051) is still the county seat for McDonough County (pop. 27,238) and is approximately 75 miles south of the Davenport-Moline-Rock Island, IA-IL Metro Area (the “Quad Cities” pop. 384,324) Interstate 80 and the Quad Cities International Airport, the third-busiest commercial airport in Illinois behind Chicago's O'Hare and Midway airports. Macomb is at the nexus of US Highway 67 and US Highway 136 (see *Figure. 1*) and is the home to Western Illinois University (WIU), a regional four-year institution that was established in 1899. WIU's main campus is at Macomb and a smaller urban campus is located in Moline, Illinois. Macomb also hosts a campus for Spoon River College near the east entrance to Macomb on US Highway 136 at 2500 E. Jackson St.

Macomb has become a regional hub for education, health care services, retail trade, and manufacturing opportunities. Major employers and other noteworthy attributes in Macomb include:

- **Western Illinois University** provides student-centered, accredited undergraduate and graduate programs for nearly 8,000 students at the 1,000-acre Macomb campus, which consists of 60 buildings, a 300-acre research farm, and hosts one of three 18-hole golf courses in Macomb. Four residence halls provide more than 2,000 students with living and dining services and the Macomb campus is home to 17 NCAA Division I sports, campus recreational facilities and more than 250 student organizations (*Figure 1*).



Figure 1. Western Illinois University, founded in 1899, includes Sherman Hall, which is listed on the National Register of Historic Places.

- **Spoon River College (SRC)** is a two-year, public community college that is based in Canton, Illinois and is part of the Illinois Community College System. The college's newly renovated 66,000 sq. ft. space in Macomb is a modern educational facility offering the full range of college services including advising and admissions, a bookstore, financial aid, classrooms, laboratories, and a small learning resource center. High demand for both credit and non-credit classes and training at the Macomb Campus has led SRC to invest heavily in the Macomb community.
- **NTN Bower** is a 100-year old company with more than 50 plants worldwide, and is the third largest manufacturer of precision roller bearings and constant velocity joints in North America. The Macomb Plant is and is certified ISO 14001; ISO/TS 16949; and ISO 9001.

- **Pella Corporation** is a privately held window and door manufacturing company headquartered in Pella, Iowa. Pella Corporation has about 7,000 employees nationwide and 16 manufacturing sites throughout the United States and Canada. The Macomb plant designs and manufactures windows and doors for both residential and commercial applications.
- **Yetter Farm Equipment Company** is an industry leader in designing planter attachments and equipment for residue management, precision fertilizer placement, strip tillage, and other tools and implements for production agriculture.
- **McDonough District Hospital (MDH)** was originally constructed in 1958 and is a 48-bed health care facility providing a wide spectrum of advanced medical treatments and personalized health services. MDH is accredited by The Joint Commission and is a member of the Voluntary Hospitals of America, Inc., and the Illinois Health and Hospital Association.
- **Macomb Community Unit School District #185** is an Illinois public school district and home to over 2,100 students. The Macomb School District hosts five (5) facilities that include: Edison Elementary School; Lincoln Elementary School; MacArthur Early Childhood Center; Macomb Middle School; and Macomb Senior High School. In 2023, Macomb CUSD 185 completed the construction of the new \$17.8 million Macomb Middle School.
- **Historic Downtown:** Macomb's the historic central downtown business district is the center for City and County government, small-scale commercial retail niche-businesses, dining, and other public and institutional uses. Historic Downtown Macomb and adjacent areas include Courthouse Square (**Figure 2**), Chandler Park, the Amtrak Station, the Public Library, City Hall, and several schools and churches. The downtown is a relatively dense, mixed-use and pedestrian-friendly environment, and benefits from aesthetically-pleasing streetscape signage, plantings, landscaping and store façades. The *Downtown Revitalization Project* was initiated in 2017 to address storm sewer drainage, removing and rebuilding the middle (curb) islands, and milling/overlaying of the pavement to include one block coming off of the square in each direction. These improvements were paid by the City's infrastructure sales tax fund. By 2021, the City was able to move forward with the second phase of downtown revitalization after receiving a \$1.2 million Illinois Transportation Enhancement Program (ITEP) Grant toward the completion of \$2.8 million of additional public infrastructure improvements.



Figure 2. Constructed in 1871, the McDonough County Courthouse is one of the few remaining Second Empire style buildings in the United States and was added to the National Register of Historic Places in 1972.

Along with these public infrastructure enhancements, the City intends to continue efforts to attract additional retail businesses to occupy vacant spaces, improve store frontage along alleys

connecting to Courthouse Square, strengthen pedestrian connections between Courthouse Square and Chandler Park, and encourage higher-density residential infill development to help support downtown businesses and renew the importance and historic role Downtown Macomb. In honor of Macomb-born Lizzy Magie who created “The Landlord’s Game” in 1904 as the forerunner to “Monopoly,” Macomb unveiled an interactive attraction in 2024 (*Figure 3*) that uses the square’s sidewalks as the gameboard, with giant sculptures of game pieces. Players use a state-of-the-art app to navigate the game, which includes trivia, history and coupons from local businesses. This BDD Redevelopment Plan specifically seeks to further encourage the preservation, future redevelopment, and tourism of Historic Downtown Macomb.



Figure 3. Macomb’s Historic Downtown Courthouse Square was recently transformed into the world’s largest Monopoly game, known as Macombopoly.

- Roadway Infrastructure:** Jackson Street is a major corridor that extends through the middle of the City and connects the downtown core with important commercial and industrial areas to the west and east sides of Macomb. Properties along West Jackson Street include larger commercial uses, and East Jackson Street is characterized by a major shopping area with several big box commercial stores and the City’s major industrial employers, such as NTN Bower and Pella. US 67 links Macomb with Monmouth to the north and with Jacksonville/I-72 to the south; US 136 links Macomb with Keokuk, Iowa to the west and with I-155 and I-55 to the east. The northern approach into Macomb along US 67/North LaFayette Street presents a scenic gateway into the City. The hilly, forested terrain, combined with the meandering LaMoine River, creates a memorable impression and is the gateway to University Drive and Western Illinois University. This BDD Redevelopment Plan includes public and private projects which are intended to further enhance the economic and aesthetic value of the North LaFayette and East Jackson Street corridors.
- Public Transportation:** The Thomas C. Carper Train Station is an Amtrak intercity train station offering two daily morning trains to Chicago-Union Station and two evening return trains which continue on to Quincy, Illinois (*Figure 4*). Intermodal freight service is offered by Burlington Northern Santa Fe Railway (BNSF), which operates 32,500 miles of rail across the western two-thirds of the United States. The City of Macomb Public Transportation includes the Go West bus system which runs through the City of Macomb daily and on weekends. During the WIU school year, buses operate later at night between Historic Downtown Macomb, the WIU campus, East Jackson and West Jackson Street. The City’s public transportation



Figure 4. The Thomas C. Carper Train Station is a brick structure constructed around 1913 by the Chicago, Burlington and Quincy Railroad.

demand response services also provide scheduled door-to-door pick-up and drop-off for seniors, the disabled, and others. The Macomb Municipal Airport is situated north of Macomb on 130 acres, features a 5,101 ft. x 100 ft. asphalt runway, two corporate aircraft hangars, three 10-plane hangars, taxiway, apron, lighting, and a fixed base operator charter service.

- **Residential Neighborhoods:** Older residential neighborhoods are situated in close proximity to downtown, neighborhood retail and commercial offices within the BDD Area. Many neighborhoods adjacent to the BDD Area feature numerous single-family dwellings with tree-lined streets and neighborhood schools and parks. The City intends to use the Business District to encourage new private investment and additional improvements to public infrastructure within the BDD Area to improve access between the City's commercial corridors and its residential neighborhoods.

With the cooperation and assistance of public and private sector leaders in Macomb, the City is undertaking numerous efforts to strengthen its economy, attract jobs, and advance community-driven priorities for redevelopment. The use of economic development incentives to attract new private investment, improve public infrastructure, and expand services and amenities for its residents is intended to create a more resilient and economically robust community for the future.

On June 2, 2025, the City engaged the services of Jacob & Klein, Ltd., and The Economic Development Group, Ltd. by approving Resolution No. 2025-24 to assist it in determining the eligibility of a proposed redevelopment area within the boundaries of the City for designation as a **Business Development District** pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3 *et. seq.*, and the "BDD Act"). On June 16, 2025, the City approved Ordinance No. 25-20 to propose the approval of a Business District Redevelopment Plan and establish a date for a Public Hearing to occur on August 18, 2025, regarding such proposal.

Therefore, the City of Macomb hereby intends to establish **Business Development District (BDD) No. 1** as a special financing program to encourage commercial and industrial redevelopment, as well as improve the availability of housing accommodations to encourage population growth within targeted areas of the community. This program will enable the City to attract development on vacant properties and redevelop existing properties within a designated BDD Redevelopment Project Area as depicted in *Exhibit 1* and further described in *Exhibit 2* as attached hereto.

Business Development Districts allow municipalities to make and enter into all contracts necessary or incidental to the furtherance of a BDD Redevelopment Plan – including payments to private developers for eligible business district project costs. New business development will increase local services and amenities, increase employment opportunities, and increase sales and property tax revenues for the municipality, as well as for other taxing bodies.

A BDD is a flexible tool for incentivizing economic development and allows municipalities to collect up to 1.0% additional retail sales tax and hotel tax to fund projects that will benefit the BDD Redevelopment Project Area. Per the BDD Act, the City of Macomb herein presents its findings in this Redevelopment Plan to describe how it is essential to the economic and social welfare of the City that:

- business districts be developed, redeveloped, improved, maintained, and revitalized;

- jobs and new opportunities for employment be created within the municipality; and
- where blighting conditions are present, such blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth.

This BDD Redevelopment Plan shall be implemented in tandem with other economic development incentives the City may use, such as Enterprise Zone and Tax Increment Financing, to achieve the goals and objectives as herein set forth and approved by the corporate authorities of the City of Macomb.

SECTION II. CURRENT CONDITIONS & TRENDS

Commercial-Retail Trade Activity

Commercial growth and retail trade contributes to the Macomb economy and retail sales tax is an essential source of revenue for any municipality to provide high quality public services to its residents. Total retail sales generated within the City of Macomb during calendar year 2024 amounted to **\$375,906,638** as reported by the Illinois Department of Revenue (IDOR). Total retail sales expressed in nominal dollars between 2014 and 2024 increased by \$86 million (see **Figure 5**). However, in terms of real, inflation-adjusted dollars, the City's total retail sales in 2024 was \$249,939,806 and had decreased by \$944,434 million over that same ten (10) year period.

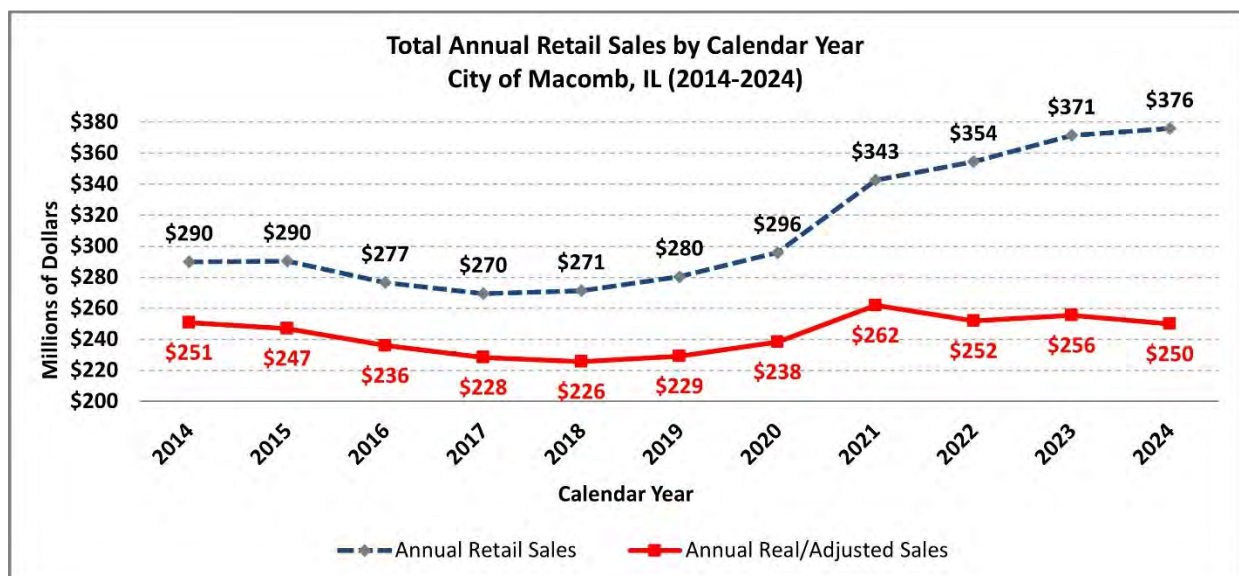


Figure 5. City of Macomb, IL Annual Retail Sales (2014-2024). Source: Illinois Department of Revenue, Standard Industrial Classification (SIC) Code Reporting.

In 2021, the “*Leveling the Playing Field*” legislation enacted by State of Illinois that year effectively began collecting retail sales tax on online purchases from remote retailers and returning portions of such tax collected from those transactions to Illinois municipalities. Therefore, Macomb’s total annual retail sales as of 2021 and as depicted in **Figure 5**, includes both local *brick-and-mortar* retail activity and online/remote seller transactions by Macomb residents.

Further illustrating the effect of the “*Leveling the Playing Field*” legislation,¹ **Figure 6** reports that the number of Macomb retailers remained relatively flat from 2014 to 2020. The lack of growth in *brick-and-mortar* retailers and the general decline in CPI-adjusted retail sales during that period, presents challenges for the City to continue funding and improving public services for its residents.



Figure 6. Source: Illinois Department of Revenue, Standard Industrial Classification (SIC) Code Reporting, 2014-2024.

Setting aside the effect of the “*Leveling the Playing Field*” legislation, Macomb’s capacity for generating retail sales tax revenues has likely suffered in recent years due to many of the same economic trends and conditions affecting much of the State of Illinois and the Midwest region. Even the construction of new or expanded (physical) retail space that has occurred in Macomb recently (e.g., Hobby Lobby, T.J. Maxx, Chipotle Mexican Grill) is challenged by dramatic changes in consumer shopping practices. Historically, this shift in consumer behavior has been especially true during times of restricted access by shoppers, such as during public health events like the recent COVID-19 Pandemic.

Contemporary shoppers are increasingly expecting more from retailers in terms of both online and physical, in-store conveniences and experiences. The internet, home shopping and related new technologies are causing changes to occur in how people acquire their everyday goods and services. The growing popularity of online retail shopping is causing retailers to redesign store formats and payment methods, as well as adjust to how technology-driven shopping preferences are affecting the inherent value of physical locations in populated areas, or along busy transportation corridors. The City of Macomb intends to use BDD to offer support for retaining and expanding its current retail trade, as well as continuing efforts to attract and stimulate new private investment for more commercial/retail growth, recreational activities, and tourism.

¹ Illinois Public Acts 101-31 and 101-604 amended the Retailers' Occupation Tax and enacted the “Leveling the Playing Field for Illinois Retail Act” to implement a series of structural changes to the Illinois sales tax laws to require “remote retailers” to remit State and local retailers' occupation taxes beginning January 1, 2021. The changes are intended to “level the playing field” between Illinois-based retailers and remote retailers by imposing State and local retailers' occupation taxes on Illinois retailers and remote retailers alike. Remote retailers who meet certain thresholds are required to register to collect and remit Illinois Retailers' Occupation Tax (ROT) for sales of tangible personal property made on or after January 1, 2021. A substantial portion of the City’s increased retail sales tax revenues occurring during calendar year 2021 and since that year are attributable to online sales which were subject to the “Leveling the Playing Field” legislation.

Population Trends

Rural Partners-Illinois, the State's federally designated rural development council, published a report in 2020 relating to current trends occurring throughout rural areas.² The research indicates several conditions that rural communities should be aware of, such as: *"Population projections show that rural Illinois will face serious issues in the next decade and beyond, with population declines, shrinking young population cohorts, and increasing proportions of elderly that may retire and/or move out of Illinois, closing many small businesses that have provided essential services for many years. This may result in loss of tax revenues needed to support infrastructure, education, and other services important to maintaining local quality of life in some areas."* The Rural Partners Report suggests that most rural Illinois counties can expect population declines in the next 10 to 15 years.

These trends appear to be evident within the Macomb and McDonough County area. As reported by the U.S. Census Bureau, Macomb's population in 2020 was 15,051 residents.³ The City's 2020 population represents a -24.6% decline from Macomb's highest population of 19,952 in 1990 and a significant decline of residents (-22%) since 2010 (**Figure 7**).

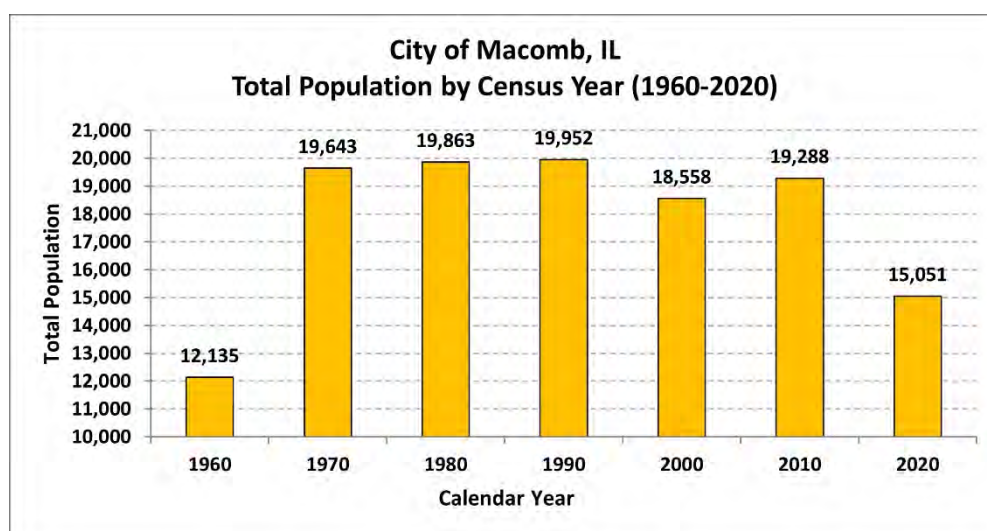


Figure 7. City of Macomb, Illinois Total Population, 1960-2020 (source: U.S. Census Bureau).

Likewise, McDonough County has experienced substantial population decline since 1980. As of the 2020 Census, McDonough County posted a total population of 27,238. This represents a loss of 10,229 residents or a decline of -27.3% of the County's population over the last 40 years (**Figure 8**). More recent, the County appears to have lost 5,374 residents, a decline of -16.5% of its population, since the previous Census in 2010.

While the overall population loss in the County is troubling, Macomb residents have continued to represent more than half of the County's total population. As a percentage share of the McDonough County population, the City of Macomb accounted for 53% of the County's population in 1980; and still accounted for 55% of the County's population in 2020.

² Source: *A Briefing: Promise & Programs in Rural Illinois*, Rural Partners-Illinois, 2020 as found online at: <https://ruralpartners.org/current-activities/>

³ Macomb, Illinois recently conducted a Special Census and gained 494 residents, bringing the total population to 15,545.

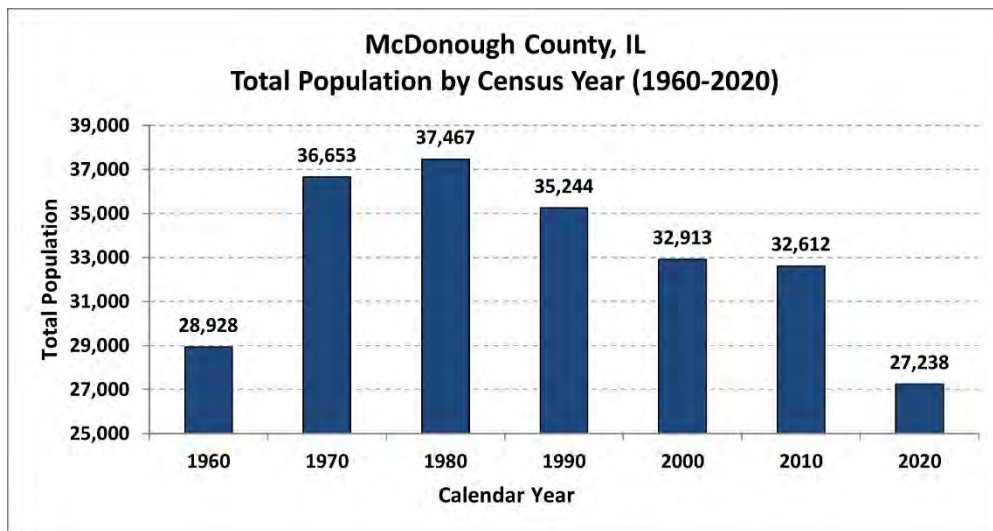


Figure 8. McDonough County, Illinois Total Population, 1960-2020 (source: U.S. Census Bureau).

The median age of Macomb residents as of the 2019 ACS Five-Year Census Estimate was 25.9 years, which was substantially lower than the 2020 Census for the U.S. median age of 38.5 years. Although Macomb's median age is largely attributable to on-site WIU and Spoon River College campus enrollments, retaining permanent residents of all ages will continue to be a challenge for the community.

Absent new private investment and innovative approaches for sustaining local population, current trends may cumulatively result in a cascade of negative effects on Macomb, thereby making it more challenging to attract business development, create jobs, sustain population, and provide high-quality public services for its residents. This **Macomb Business Development District No. 1 Redevelopment Plan** (the "BDD Plan") seeks to reverse negative economic and demographic trends and contribute to the City of Macomb's overall efforts to increase commercial activity, provide for additional housing accommodations, and sustain a broader strategic agenda for economic development.

By improving public infrastructure, incentivizing the redevelopment of underutilized commercial space, and encouraging new private investment for new small business activity, the City is further committing to a long-term effort to achieve positive growth and economic vitality throughout the community. As part of its ongoing effort to arrest negative trends, expand retail trade and encourage new economic development, the City of Macomb herein proposes this BDD Plan will strengthen the City's retail trade activity by stimulating more commercial/retail development within the proposed BDD Area. By attracting such new private investment and improving public infrastructure, the City intends to:

- reduce the number of underutilized properties, expand the real estate tax base, and further stimulate the Macomb economy within the Redevelopment Project Area;
- expand and update public infrastructure and related services;

- generate new sales tax revenues for the City, other taxing districts, and the State of Illinois through efforts to retain and expand existing businesses throughout the BDD Area;
- create new employment opportunities within its commercial and industrial sectors;
- increase the availability of commercial goods and services to help make Macomb more attractive for developing new housing accommodations and increase population;
- continue to revitalize and preserve historically significant structures and promote regional tourism;
- improve pedestrian access between residential, recreational, and commercial areas; and
- improve the overall aesthetic value of the Macomb community and continue to elevate the quality of life for its residents.

Powers Granted to the City within a Business Development District

With the creation of a Business Development District, Section 11-74.3-3 of the Act specifically provides the City with the following powers in addition to the powers the City may already have to effectively use BDD Funds to improve public infrastructure and stimulate new private investment throughout the BDD Area:

1. **Execute Contracts.** To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (10)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.
2. **Acquire & Dispose of Real Estate.**⁴ Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality, or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public

⁴ This provision allows the City more flexibility for negotiating voluntary agreements for the acquisition and disposition of land or other real or personal property as may be necessary and in furtherance of the BDD Plan.

disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith.

3. **Eminent Domain.**⁵ To acquire property by eminent domain in accordance with the Eminent Domain Act.
4. **Demolition.** To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.
5. **Public Works.** To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.
6. **Repair Existing Buildings.** To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.
7. **Construct New Buildings.** To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.
8. **Lease Property.** To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.
9. **Pay or Reimburse BDD Costs.** To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.
10. **Apply for Grants.** To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.
11. **Impose BDD Sales Taxes.** If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.

⁵ While Illinois municipalities already have the authority to acquire property by eminent domain, the City of Macomb shall not base an eminent domain case on the characteristics and findings presented herein to qualify the BDD Redevelopment Area pursuant to the BDD Act.

12. **Impose BDD Hotel Tax.** If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.
13. **Issue Bonds or Other Obligations.** Obligations secured by the Business District Tax Allocation Fund may be issued to provide for the payment or reimbursement of business district project costs. No obligations issued pursuant to this Law shall be regarded as indebtedness of the municipality issuing those obligations or any other taxing district for the purpose of any limitation imposed by law. Obligations issued pursuant to this Law shall not be subject to the provisions of the Bond Authorization Act.

Types of BDD-Eligible Project Costs

Pursuant to the Act, the City intends to address the conditions which qualify a BDD Redevelopment Project Area as a blighted area. The BDD Area has infrastructure inadequacies and will require improvements throughout the life of the business district as described in this BDD Plan. The City expects that the implementation of the public projects provided herein will help address current needs and attract new private investment within the BDD Area.

Pursuant to Section 5/11-74.3-5 of the Act, "**Business district project costs**" shall mean and include the sum total of all costs incurred by the City, other governmental entity, or non-governmental person(s) that are in connection with a business district and in the furtherance of a business district plan, including, without limitation, the following:

1. **Studies & Plans.** Costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality;
2. **Site Assembly.** Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other non-governmental persons as reimbursement for property assembly costs incurred by that developer or other non-governmental person;
3. **Site Preparation.** Costs relating to site preparation, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;



4. **Public Works.** Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other non-governmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;



5. **Repair Existing Buildings.** Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other non-governmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;



6. **New Construction.** Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or non-governmental person;



7. **Financing Costs.** Such costs include, but are not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under this Law that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and



8. **Relocation Costs.** To the extent that a municipality determines necessary, the City may use BDD Funds to reimburse relocation costs or shall use such funds to comply with federal and state law to pay relocation costs as required.

SECTION III. MACOMB BDD NO. 1 BACKGROUND, PROPOSED REDEVELOPMENT AND STUDY AREA

The Macomb BDD No. 1 Study Area (the “Study Area”) consists of commercial, light industrial and residential properties. There are **823** individually identified and contiguous parcels of land and adjacent public rights-of-way, and **729** site addresses that have been identified within the BDD Study Area.

The following exhibits are attached hereto to further describe the BDD Area:

1. BDD boundary map of the Macomb BDD No. 1 Study Area (**Figure 9**) and the current list of property identification numbers within the boundary are provided in **Exhibit 1** as attached hereto; and

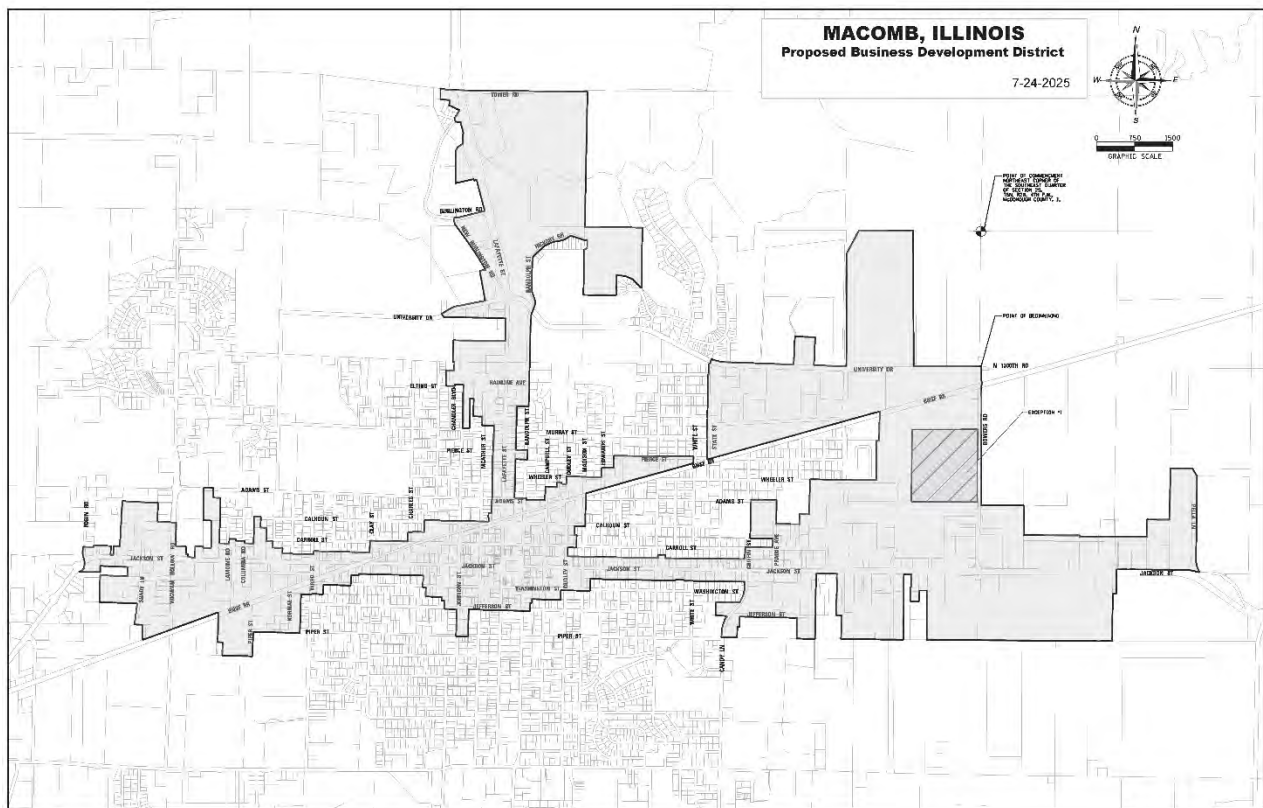


Figure 9. Proposed Macomb BDD Area No. 1 Redevelopment Project Area (see also Exhibit 1 attached hereto).

2. BDD boundary description (**Exhibit 2**); and
3. List of the current, known site addresses within the BDD Area as required by the Illinois Department of Revenue (**Exhibit 3**).

SECTION IV.

ILLINOIS BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT ACT ELIGIBILITY FACTORS, AND OTHER REQUIRED FINDINGS

Pursuant to 65 ILCS 5/11-74.3-1 *et. seq.* of the Illinois Municipal Code (the “Business District Development and Redevelopment Act” or the “Act”), municipalities may exercise certain powers to enhance the local tax base and promote the development and redevelopment of business districts which are declared to be a public use and essential to the public interest. The City of Macomb intends to establish a Business Development District (herein referred to as the “Business Development District,” the “BDD or BDD No. 1” or the “District”), which shall be formally known as **“Macomb Business Development District No. 1.”** Therefore, this Business Development District Redevelopment Plan (the “BDD Plan”) sets forth the necessity for **Macomb BDD No. 1** and finds herein that the proposed Business Development District on-the-whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of this Business District Redevelopment Plan.

Eligibility Factors

Municipalities proposing to establish a Business Development District and impose certain BDD taxes pursuant to the Act are required to document findings of eligibility for a “blighted area.” A proposed BDD study area is regarded as a blighted area by the existence of one or more of the following eligibility criteria:

1. defective, non-existent, or inadequate street layout;
2. unsanitary or unsafe conditions;
3. deterioration of site improvements;
4. improper subdivision or obsolete platting; or the
5. existence of conditions which endanger life or property by fire or other causes.

To further qualify an area as a BDD, the municipality must also provide evidence of one or more of the above factors exerting at least one of the following effects on the proposed BDD Area:

1. delays or hinders the provision of housing accommodations;
2. constitutes an economic or social liability;
3. constitutes an economic underutilization of the BDD Area; or
4. constitutes a menace to the public health, safety, morals, or welfare of the community.

Other Required Findings

Finally, in addition to defining a “blighted area” per the previously described criteria, the BDD Plan must satisfy four (4) additional, separate findings are required for establishing a qualified BDD:

1. Lack of growth and development through private investment;
2. Without the availability of the BDD, the BDD Area would not be redeveloped;
3. The boundaries of the BDD Area must be contiguous and include parcels that are directly and substantially benefited by the proposed BDD Plan; and
4. The BDD Plan must conform to the comprehensive plan of the City, as amended.

SECTION V. MACOMB BDD ELIGIBILITY FINDINGS

Eligibility Factors for Blighted Area

The City finds the Macomb BDD Area qualifies as a “blighted area” due to the predominance of the following factors observed to be present and meaningfully distributed throughout the study area:

1. **Deterioration of site improvements.** Physical deterioration of existing structures, streets, sidewalks, alleys, and other surface improvements were observed to a meaningful extent throughout the BDD Area as summarized in *Table 1*.

TABLE 1. MACOMB BDD AREA DETERIORATION FACTORS

Total vacant and improved parcels	823
Total vacant parcels	162
Vacant parcels which were blighted before becoming vacant	56
Vacant parcels exhibiting obsolete platting	28
Vacant parcels with deteriorated structures on adjacent property	156
Vacant parcels subject to flooding/contribute to flooding and lack storm water facilities	38
Vacant parcel found to contain excessive debris and used as a disposal site	1
Total improved parcels	661
Number of structures on improved parcels	957
Number of structures that are 35 years of age or older	729
Improved parcels subject to overcrowding of structures	102
Improved parcels exhibiting deterioration	648
Improved parcels exhibiting dilapidation of existing structures	39
Improved parcels with excessive vacancies	82
Improved parcels with obsolete structures	19
Improved parcels with deteriorated or inadequate utilities/public infrastructure ⁶	66
Improved parcels evidencing a lack of adequate planning ⁷	598

⁶ The improved parcels exhibiting deteriorated or inadequate utilities/public infrastructure represent visible inadequacies relating to lack of adequate storm water facilities. Though not thoroughly documented as of this BDD Plan, the City notes that public infrastructure inadequacies generally exist throughout the BDD Area due to aging or inadequate streets, sidewalks, curbs, sanitary sewer lines, and storm water handling facilities.

⁷ Some of the improved parcels presented evidence of a lack of adequate planning within the BDD Area with regard to the absence of sidewalks, curbs, or access to public alleys. Parcels of inadequate shape, size, or setbacks to meet contemporary design standards were found to be present within the BDD Area as well. Several of the properties were platted and/or developed prior to the City’s first Comprehensive Plan. Therefore, the lack of planning for many of the structures identified within the BDD Area further qualify the proposed redevelopment project area as a blighted area.

A historical review of the Equalized Assessed Valuation (“EAV”) of the proposed BDD Redevelopment Project Area (**Figure 10**) offers additional evidence as to the extent to which the BDD Area as a whole qualifies as an underutilized, blighted area. As such, the BDD Area exhibits a lack of economic competitiveness and thereby constitutes a liability for economic development, hinders the provision of housing accommodations, and challenges the City’s efforts to improve the health, safety and well-being of the community.

The total equalized assessed valuation (“EAV” before exemptions) of the City of Macomb in tax year 2024 payable 2025 was **\$219,757,461**. The total EAV (before exemptions) of parcels studied for the entire proposed BDD Redevelopment Project Area for tax year 2024 payable 2025 was **\$48,214,962** and therefore accounted for 22% of the City’s total EAV.

The EAV characteristics of the BDD Area were found to contribute to the qualification of the proposed BDD Area as a “blighted area” due to the following:

1. the total EAV of the proposed BDD redevelopment project area declined in three (3) of the last five years (2020, 2021 and 2022) and increased less than 3% per year in 2023 and 2024; and
2. the annual change in the total EAV of the proposed BDD redevelopment project area was less than the annual Consumer Price Index (CPI) for All Urban Consumers in five (5) of the last five years (2020-2024).

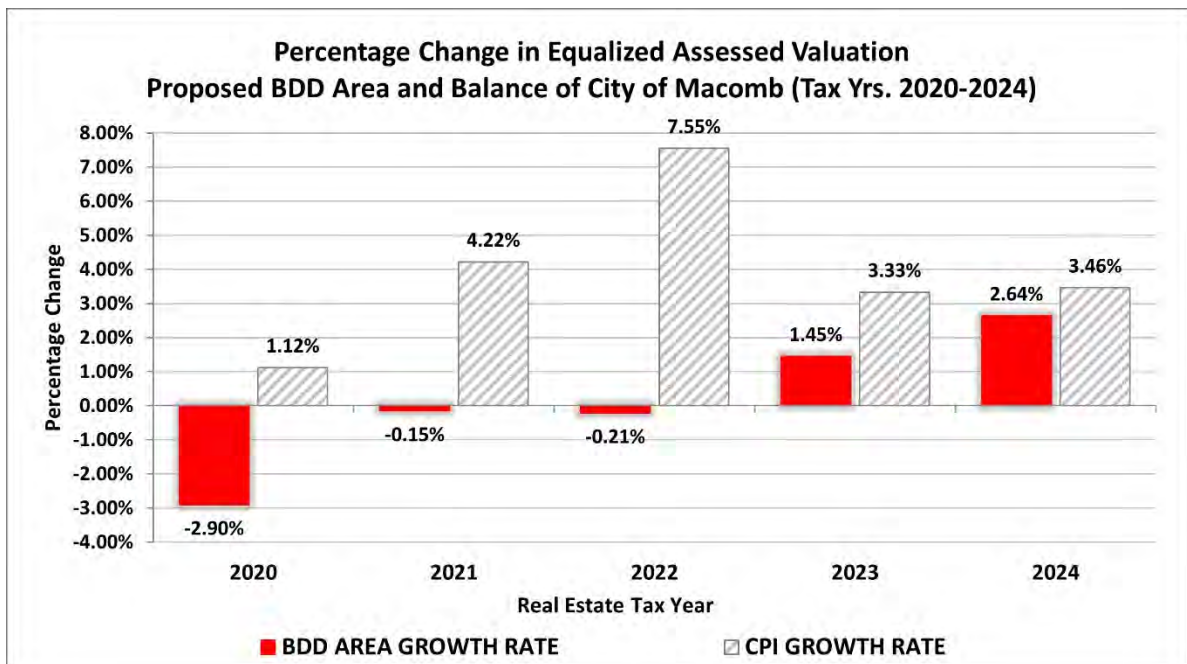


Figure 10. Historical review of Equalized Assessed Valuation within the proposed Macomb BDD Redevelopment Project Area for Real Estate Tax Years 2020-2024 (source: Office of McDonough County Illinois Supervisor of Assessments).

Evidence of deteriorated, distressed, vacant, and underutilized conditions existing and distributed throughout the proposed Macomb BDD Area is further illustrated by the following images and still photographs which were extracted from survey video recorded throughout the proposed BDD Area in June/July-2025. The following photos are incorporated herein as **Figure 11:**



















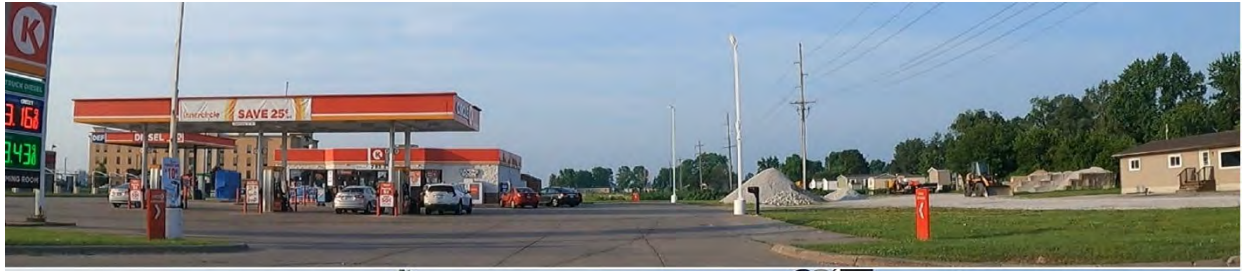


























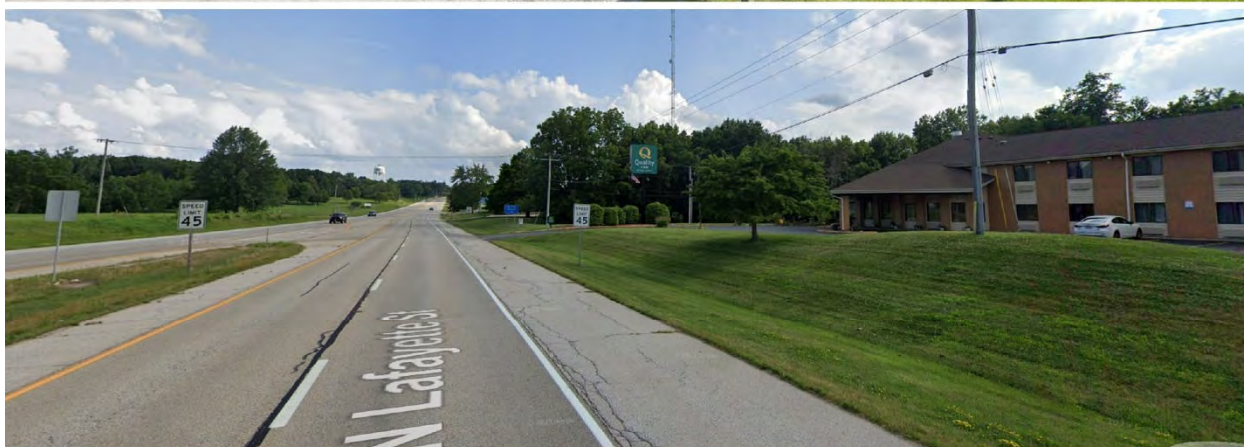


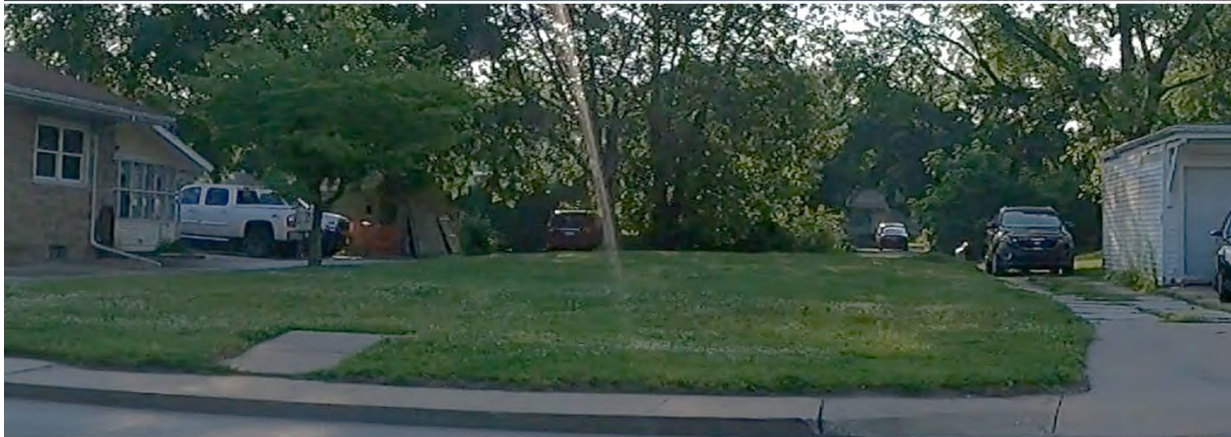










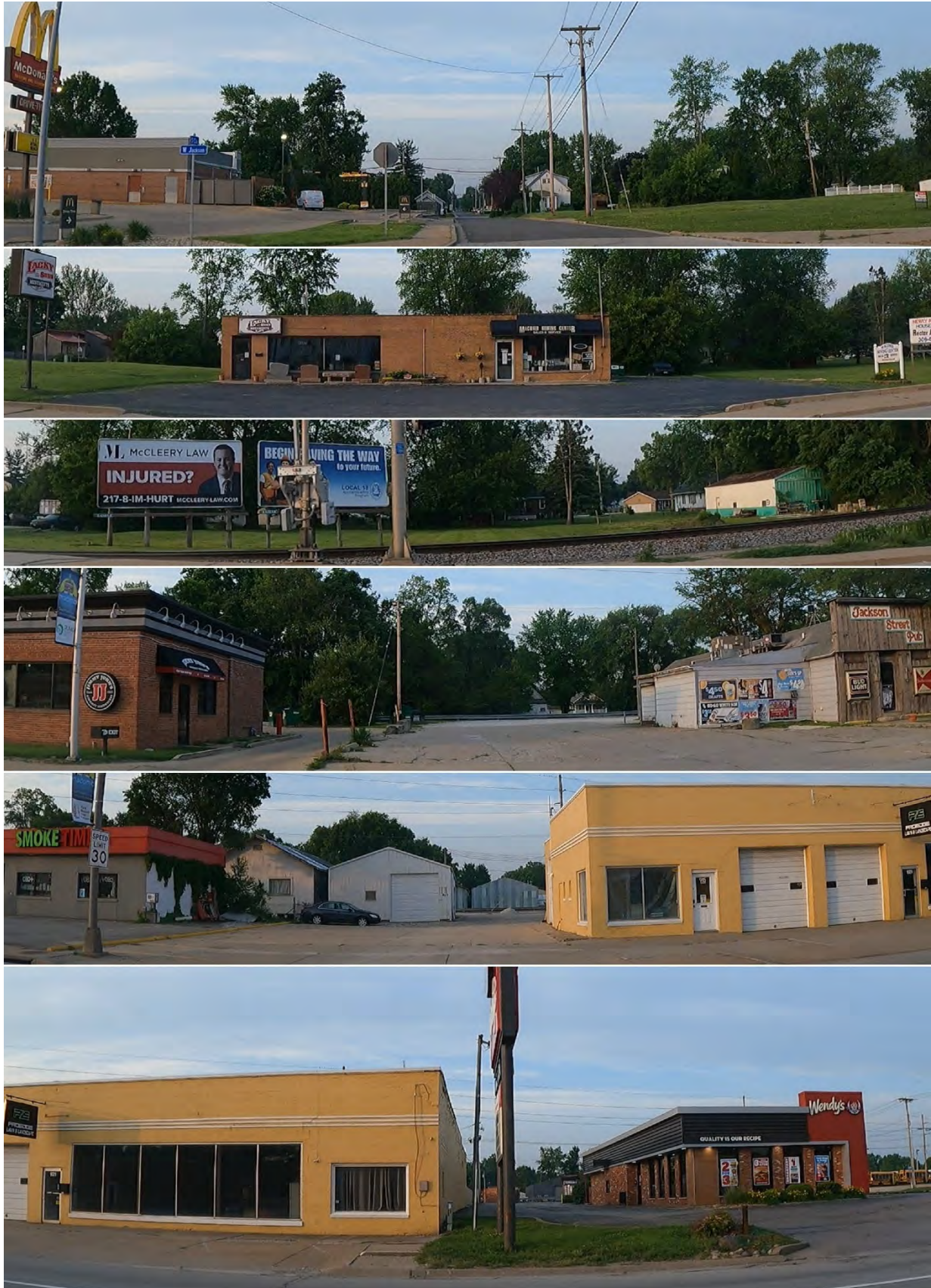




































Effect of Blighting Factors on the BDD Area

1. **Constitutes an economic underutilization.** As of real estate tax year 2024, the City finds the properties within the BDD Area represent approximately 22% of the total assessed value of the City. The total assessed value of the BDD Area declined in three (3) of the last five (5) years, and changed less than the Consumer Price Index for five (5) of the previous five (5) years. Portions of the Macomb BDD Area are vacant, subject to environmental remediation, lack roadways and other public infrastructure, and are underutilized. In sections of the Macomb BDD Area for which redevelopment has occurred, deteriorated and/or vacant structures exist to a meaningful extent throughout the proposed BDD Area as a whole and will require substantial, additional reinvestment to accommodate new, productive commercial, industrial, or residential uses.
2. **Hinders the provision of housing accommodations.** The City finds that the properties within the BDD Area cannot effectively contribute to a coordinated effort to address the community's provision of additional housing accommodations. Though much improvement has occurred recently, many of the older commercial buildings in the downtown will require substantial new private reinvestment to reconfigure and update residential and commercial spaces for prospective new residents and businesses. Several of the single-family homes and residential rental units located within the BDD Area need costly improvements that could, in part, also be assisted with future BDD funding.
3. **Constitutes an economic or social liability.** The City finds the BDD Area as a whole constitutes an economic liability to the extent that it has historically experienced:
 - lack of growth through public and private investment;
 - weak ability to attract commercial businesses and new job opportunities, particularly to available vacant sites;
 - stagnate/declining assessed valuations;
 - stagnated tax revenues; and
 - a general lack of marketability.
4. **Improper subdivision or obsolete platting** exists throughout the proposed BDD Area due, in part, to the absence of a formally adopted comprehensive plan for the development of the City as-a-whole for the commercial and residential developments that were platted or developed prior to 1966 or have since developed without conforming to contemporary design standards and requirements. The appropriate platting of real property commonly refers to the subdivision of land into individual lots which are served by adjacent public rights-of-way such as streets, sidewalks, alleys, and public easements. Obsolete platting typically refers to parcels of limited or narrow size and configuration, or parcels of irregular size or shape that may be difficult to develop on a planned basis and in a manner which is compatible with contemporary design standards and requirements.

Some properties within the Area present oddly shaped boundaries or exhibit narrow configurations which offer inadequate off-street parking, limited visibility or exposure to high-traffic streets, poor ingress/egress traffic flow, are difficult to assemble appropriate project

sites, or do not otherwise conform to the standards of modern businesses for commercial uses.

There are certain properties within the BDD Area which could be redeveloped, but the parcels lack access to public streets, storm water facilities and other public infrastructure necessary to accommodate commercial, industrial, or residential redevelopment uses. These areas will require substantial new investment of private and/or public funds to cause redevelopment to occur.

5. **The existence of conditions which endanger life or property by fire or other causes** are present within the Macomb BDD 1 Area. Aging sidewalks and the absence of sufficient pedestrian-friendly crossings, bike paths, stormwater drainage and access to retail businesses located throughout the redevelopment project area present conditions which impede retail commercial growth and impair the safety of residents and retail consumers. Safe access is such a concern in Macomb that in 2024, the City of Macomb received federal funding from the Thriving Communities Program that allowed the City to undertake an “Active Transportation Visioning” process⁸ to further advance its active transportation vision of “Improving Macomb through movement and connectivity.” Although the City’s evaluation of its transportation and accessibility needs are ongoing, several conclusions have become evident as relates to the proposed BDD Area:
- 4-lane highways on Lafayette St. and Jackson St. create barriers to “Active Transportation,” such as any form of human-powered transportation, such as walking, cycling, or using a wheelchair, that promotes physical activity while traveling from one place to another. Average daily traffic data suggests 4-lanes are not needed through the entirety of the City along these stretches.
 - More interior cycling lanes need to be created to improve connectivity throughout the proposed BDD Area and other portions of the City to address the shortage of bike routes.
 - Identifying and constructing “Launching Points” for expanded connectivity beyond Macomb, such as to Spring Lake and Argyle State Park could improve safe access and broaden the use of the City’s overall transportation network.

Future residential development and increased retail activity is expected to occur after BDD funds become available for the City to incentivize such redevelopment and improve public infrastructure and pedestrian-friendly amenities throughout the BDD Area.

Qualification Summary

There are multiple “blighting” conditions present within the proposed BDD Area that conform to the requirements of the Act. These include:

- Several site improvements distributed throughout the BDD Area exhibit characteristics of deterioration, a lack of physical maintenance and weak growth in equalized assessed valuation;
- Much of the existing street layout is deteriorated and/or is inadequate to meet the current or future redevelopment needs of the proposed BDD Area as a whole;

⁸ See: <https://cityofmacomb.com/wp-content/uploads/2025/06/Macomb-ATV-rfr.pdf>.

- The coordinated development or redevelopment of the BDD Area as envisioned by the City is impeded by inadequate public infrastructure and the lack of sufficient subdivision of large tracts with public roadways and services which would otherwise be conducive to commercial, industrial, or residential redevelopment; and
- Unsafe conditions exist within the BDD Area which endanger the safety and well-being of the public if the proposed BDD Area is not improved and redeveloped to conform with contemporary development standards. Much of the “big-box” retail that currently exists in Macomb is designed primarily for vehicular access, therefore the City should consider various measures to design, fund, and implement an Active Transportation Plan.

CONCLUSION: In conformance with the BDD Act, the City herein finds the combination of the above-described qualification factors retard the provision of housing accommodations, constitute an economic or social liability, cause economic underutilization of properties within the BDD Area, and, on the whole, exhibit characteristics which create a menace to the public health, safety, morals, or welfare of the citizens of Macomb. Therefore, the City hereby finds that the proposed BDD Redevelopment Project Area as a whole is a “blighted area” by reason of a predominance of the combination of factors described herein, that the Area lacks growth and development through private investment, and that without the availability of the BDD, the Area would not be sufficiently redeveloped in the next several years.

The City further finds that the proposed BDD Redevelopment Project Area is a contiguous boundary within which are parcels that shall be directly and substantially benefitted by this BDD Redevelopment Plan and that said BDD Redevelopment Plan shall conform to current and future comprehensive plans of the City.

SECTION VI. MACOMB BDD REDEVELOPMENT GOALS AND OBJECTIVES; REDEVELOPMENT PLAN AND PROJECTS

Redevelopment Goals & Objectives:

The purpose of the Macomb Business Development District is to arrest further decline and underutilization of the proposed BDD Area, which is the subject of this BDD Redevelopment Plan. The City finds that such further decline, and underutilization is likely to occur, and will further impair the value of private investments within and adjacent to the BDD Area, as well as the sound growth and tax base of overlapping taxing districts. In addition, the City finds that the BDD Area, on the whole, has not been subject to growth and development through sufficient investment by private enterprises and would not reasonably be anticipated to be fully developed or redeveloped without the adoption of this Plan.

Therefore, the City of Macomb proposes to use the funds it receives from the development, redevelopment, improvement, maintenance, and revitalization of properties within the BDD Area to help achieve the following goals and objectives:

1. Eliminate or reduce those conditions which qualify the BDD Area as a blighted area and encourage high-quality building design, landscaping and other site improvements which conform to City land use and zoning requirements; and

2. Utilize BDD tax revenues to help achieve the City's objectives as set forth in the Macomb Comprehensive Plan as revised in 2013, including but not limited to: promoting economic development; enhancing the design and aesthetics of the community; making transportation investments; improving the delivery of municipal services; and supporting the local housing market; and
3. By improving public infrastructure and encouraging new private investment throughout the BDD Area, the City expects to use BDD funds to directly facilitate the construction, improvement, and maintenance of public and private infrastructure necessary to attract and support new professional, commercial and industrial businesses, encourage the retention and expansion of existing businesses, and improve the provision of housing accommodations in the City; and
4. Help reverse recent population decline by increasing the availability of commercial goods and services and recreational amenities that will help to make Macomb more attractive for residential growth; and
5. Reduce the number of underutilized properties by further encouraging commercial, industrial and new residential development within the BDD Area to further stimulate the local economy; and
6. Enhance the tax base for the City and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors; and
7. Revitalize and preserve historic buildings, encourage new commercial, industrial, and residential development on vacant lots and undeveloped tracts of land, increase local tourism, and further improve retail trade activity, thereby generating new retailer's occupation tax and service occupation tax and hotel tax revenues as may be applicable to the City, other taxing districts, and the State of Illinois; and
8. Increase the aesthetic value of the community, improve the overall quality of life for Macomb's residents and promote the type of development and redevelopment that is in furtherance of the City's goals and objectives cited herein; and
9. Encourage public and private redevelopment projects that will further contribute to the public health, safety, morals, and general welfare of the City.

Anticipated Redevelopment Plan for Public and Private Redevelopment Projects:

The goals and objectives of this BDD Plan are not possible without financial assistance. Without the availability of BDD funds, private developers and/or other interested parties will not be able to undertake the projects described below unless the extraordinary costs and risks associated with such projects can be mitigated, in part, with BDD funds.

The City anticipates using BDD funds to attract additional private development and redevelopment projects including, but not limited to, new commercial retail, industrial, professional offices, residential projects, and related recreational and beautification amenities as well. The City believes the

BDD Area will not be fully developed or redeveloped without the use of BDD Funds. For example, in 2024, the City engaged in an effort to begin evaluating the feasibility for the development of various sports and recreation assets in Macomb, including the development of an indoor sports facility to benefit the local community and the extended sports tourism (regional) market. The development of such sports and recreation assets require substantial investment for which positive economic results rely on the construction of facilities at a scale large enough to also attract new lodging, dining and entertainment, transportation, and retail shopping opportunities. A diverse collection of public and private funding sources, including Business Development District (BDD) funds, are necessary for the City to consider for such developments. The City intends to pay for public improvements relating to such developments using a portion of any Business Development District Funds generated within the BDD Area, as well as real estate tax increment generated by overlapping TIF Districts, other municipal sales taxes and any other sources of funds the City may lawfully pledge. More specifically, the City intends to use BDD funds to incentivize new private investment and to help fund the construction of new public improvements as shall be necessary throughout the BDD Area over the next 23 years as described in *Table 2*.

TABLE 2. Anticipated Public/Private BDD-Eligible Redevelopment Projects

<i>No.</i>	<i>Description</i>	<i>Anticipated Investment</i>
1.	Rehab and renovation of existing commercial structures, including but not limited to improvements along and adjacent to the LaFayette St., Jackson St. commercial corridors (e.g., former Pizza Hut, Farm King, KFC, Days Inn Hotel) and other vacant/underutilized facilities located in the downtown and throughout the BDD Area.	\$18,000,000
2.	Redevelopment of commercial and industrial sites, including but not limited to: vacant industrial park sites near University Dr.; the former drive-in theater property near W. Jackson St. and S. Colins Ave.; the former Royal Haeger Lamp Co. facilities on W. Piper St. and also along W. Calhoun St.; and undeveloped vacant tracts along and adjacent to E. Jackson St. where new restaurants, hotels, entertainment, recreation and sports facilities are anticipated to develop within the BDD Area.	\$60,000,000
3.	Rehab and renovation of existing residential structures within the BDD.	\$1,000,000
4.	New residential development on recently cleared in-fill lots or other areas within the BDD as may be zoned for residential use.	\$2,000,000
5.	Public improvements and enhancements to facilities located within Chandler Park, Evergreen Park, Glenwood Park and other green space amenities within the BDD Area.	\$5,000,000
6.	Public improvements relating to: milling, overlay, and/or sealcoating of existing streets, alleys, and other existing roadways; storm water facilities; and sanitary sewer and water infrastructure within the BDD Area.	\$15,000,000
7.	Repair/replacement/construction of sidewalks, trails, bike paths, storm sewer facilities, and street lighting to improve and enhance pedestrian and other human-powered and/or vehicular accessibility throughout the BDD Area.	\$10,000,000
Total:		\$111,000,000

SECTION VII. MACOMB BDD NO. 1 FINANCIAL PLAN

A Business Development District is a special taxing district, authorized to undertake certain public improvements which may be financed through the issuance of notes or bonds that are, in turn, retired by the levy of sales tax within the geographic boundaries of the BDD Area. When the City approves this BDD Plan, it may impose certain taxes, at a rate not to exceed 1.0% of the gross receipts from applicable retail sales in 0.25% increments, by ordinance after the date of the approval of the Plan ordinance and until all business district project costs and all municipal obligations financing the business district project costs, if any, have been paid.

The municipality may impose this tax if it has a development or redevelopment plan for an area of the municipality that:

1. is contiguous (i.e., the properties within the BDD Area border each other);
2. includes only parcels of real property that will directly and substantially benefit from the proposed plan; and
3. is a blighted area, as defined by the Act.



If blighted, the City is authorized by the Act to impose certain taxes without voter approval in the form of a Business District Retailers' Occupation Tax, Business District Service Occupation Tax, and a Business District Hotel Operators' Occupation Tax. Prior to imposing such taxes, the Corporate Authorities of the City must approve this BDD Plan.

Anticipated Macomb BDD Eligible Project Costs:

The public and private projects and related costs described below in **Table 3** are anticipated to be undertaken by the City, private developers, or other interested parties. The City may enter into Redevelopment Agreements with private Developers through which the City can utilize a portion of the BDD funds generated from these projects to reimburse Developers for a portion or all of their BDD eligible private project costs as provided in the Act per Section 65 ILCS 5/11-74.3-5.

The City further plans to use a portion of any BDD funds generated for BDD eligible public project costs as well. The City may also use tax increment financing funds or any other sources of funds it may lawfully pledge to achieve the goals and objectives set forth herein.

All project cost estimates are in year-**2025** dollars. In addition to the public and private project costs listed below, developer notes or bonds, if any, that are issued to finance a project may include an amount enough 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.

TABLE 3. Anticipated & Estimated BDD-Eligible Project Costs

No.	<i>Eligible Cost Category</i>	<i>Anticipated Cost</i>
1.	Professional Services <i>(e.g., plans, analysis, administration, studies, legal, marketing, etc.)</i>	\$5,275,000
2.	Property Assembly <i>(e.g., land & building acquisition)</i>	\$8,000,000
3.	Site Preparation <i>(e.g., demolition, clean-up, clearing & grading)</i>	\$12,000,000
4.	Public Works/Public Infrastructure Improvements <i>(e.g., streets, bridges, sidewalks, crosswalks, utilities, etc., which per the Act are within or outside of the BDD Area that are essential to the BDD Plan)</i>	\$48,000,000
5.	Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements <i>(e.g., repairs, renovations, remodeling, relocation & rehabilitation)</i>	\$16,625,000
6.	Construction or Installation of Buildings, Structures, Fixtures, Equipment, Utilities and Other Surface Improvements	\$6,000,000
7.	Financing Costs <i>(e.g., interest, reserves & cost of issuance related to obligations)</i>	\$15,000,000
8.	Relocation Costs <i>(as deemed necessary and appropriate by the City)</i>	\$100,000
Total:		\$111,000,000

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 BDD financing under the provisions of the BDD Act. Therefore, totals of the line items set forth in this BDD Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs in connection with 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 may be amended 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.

The public BDD projects will benefit and be utilized by all owners, users and tenants of real property located within the BDD Area. To the extent that the City's BDD projects involve the development or redevelopment of privately owned property, it is not possible currently to identify or describe all of the specific private Developers, users, or tenants of such property.

As part of the initial establishment of the BDD Area, the City will provide, in the manner prescribed by the Illinois Department of Revenue (the "IDOR"), the boundaries of the business district and each

address in the business district in such a way that IDOR can determine by its address whether a business is in the business district.

As the Area develops, the City will notify the Local Tax Allocation Division at IDOR in writing of any additions, deletions, or changes of business addresses within the existing BDD Area. Such written notices of additions, changes or deletions may occur provided any related BDD boundary amendments or tax rate Ordinance changes have been properly completed pursuant to the BDD Act.

Anticipated Sources of Funds to Pay Project Costs

As authorized by the Act and following the establishment of the BDD Area and approval of the BDD Plan, the City intends to impose the following BDD taxes which will be applicable to the BDD Area:

Business District Retailers' Occupation Tax. The corporate authorities of the City of Macomb, upon designating this business district pursuant to Section 11-74.3-6(b) of the Act, intends to impose a Business District Retailers' Occupation Tax. **Such tax shall be imposed upon all persons engaged in the business of selling tangible personal property within the BDD Area, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail in the business district at the rate of 1.0% of the gross receipts from the sales made in the course of such business.** The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a person with a disability, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use. The tax imposed under this subsection and all civil penalties that may be assessed as an incident thereof shall be collected and enforced by the Illinois Department of Revenue ("IDOR").

Business District Service Occupation Tax. Pursuant to Section 11-74.3-6(c) of the Act, the corporate authorities of the City of Macomb intend to also impose a Business District Service Occupation Tax. Such tax be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. **The tax shall be imposed at the same 1.0% rate as the tax imposed for the Business District Retailers' Occupation Tax on the selling price of tangible personal property so transferred within the business district.** The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a person with a disability, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use. The tax imposed under this subsection and all civil penalties that may be assessed as an incident thereof shall be collected and enforced by the Illinois Department of Revenue.

Intended uses of the Business District Retailers' Occupation Tax and Business District Service Occupation Tax:

The City of Macomb currently projects the average annual Business District Retailers' Occupation Tax and Business District Service Occupation Tax that will be collected from

businesses currently located within the BDD Area is estimated to amount to approximately **\$2,000,000** per calendar year. Following the completion of future BDD eligible projects described herein, the City anticipates the BDD Area will generate approximately **\$3,500,000** per calendar year. Upon receiving BDD funds from the IDOR, the City shall deposit such funds to the “*Macomb Business Development District No. 1 Special Tax Allocation Fund*” for the purposes of paying or reimbursing business district project costs and obligations incurred in the payment of those costs.

Business District Hotel Operator’s Tax. Pursuant to Section 11-74.3-6(d) of the Act, the corporate authorities of the City of Macomb, upon designating this business district may impose an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate not to exceed **1.0% of the gross rental receipts** from the renting, leasing, or letting of hotel rooms within the business district, to be imposed only in 0.25% increments, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act. The tax imposed by the City under this subsection and all civil penalties that may be assessed as an incident to that tax shall be collected and enforced by the City of Macomb. The City shall deposit funds generated by the BDD Hotel Operators’ Tax to the “*Macomb Business Development District No. 1 Special Tax Allocation Fund*” for the purposes of paying or reimbursing business district project costs and obligations incurred in the payment of those costs.

Other Sources of Funds for Implementation of this BDD Plan

Other sources of funds that may be used to pay the costs of implementing redevelopment projects anticipated to occur within the BDD Area may include, but are not limited to, the following:

1. Private equity capital which is available to private Developers through their own cash reserves or financing sources;
2. Assistance through Tax Increment Financing and/or Enterprise Zone incentives as may be available during the life of Macomb BDD No. 1;
3. Revenue available because of development assessments, purchase and sale agreements, and leases entered between the City and other individuals or entities;
4. Improvements by third-party tenants;
5. Special Assessments;
6. Special Service Areas, if any, that the City may create within the BDD Area and impose additional property taxes upon properties located within such special service areas to pay the costs of providing special services that may be performed

Macomb Business Development District No. 1 is not intended to pay for all of the proposed BDD eligible project costs that may be incurred during the 23-year life of the BDD.

The City shall also use other sources of funds it may lawfully pledge to achieve the goals and objectives of this BDD Redevelopment Plan.

from time to time within such special service areas with the BDD Area in support of the goals and objectives of this BDD Plan;

7. Grants and loans from the United States or the State of Illinois, or any instrumentality of the federal or state government and units of government thereof;
8. General revenues of the City, to the extent such revenue is not necessary to fund other operations of the City;
9. The City may issue obligations in one or more series in the future, maturing and bearing interest at rates and having such other terms and provisions determined by the City by Ordinance and in whole or in part secured and/or paid from funds or deposits credited to the “*Macomb Business Development District No. 1 Special Tax Allocation Fund*”; and
10. Other legally permissible sources of public funds that may be identified at such time in the future that the City may deem appropriate to fund BDD project costs.

The exact amount(s) of project costs the City may reimburse from each of the above referenced sources of funds will depend upon the availability of funds from these sources and/or the approval of written redevelopment agreements by and between a private developer(s) and the City of Macomb.

SECTION VIII. OTHER STATUTORY REQUIREMENTS

Future Land Use and Zoning. The general uses of the land within the BDD Area shall conform to the existing and future land uses, current and future zoning, and subdivision codes of the City of Macomb, as well as the Macomb Comprehensive Plan as amended.

Commitment to Fair Employment. The City of Macomb will comply with fair employment practices and an Affirmative Action Plan in the implementation of this BDD Plan and Projects.

Amendments to the Macomb Business Development District No. 1 Plan and Area. Pursuant to Section 5/11-74.3-2(f) of the Act and other applicable City Ordinances, the City may amend the BDD Plan, the boundaries of the BDD Area, and the taxes provided for in subsections (10) and (11) of Section 11-74.3-3 may be imposed or altered.

Business District Tax Allocation Fund. Upon adopting an Ordinance approving this BDD Plan, the City shall establish the “*Macomb Business Development District No. 1 Special Tax Allocation Fund*” for the purposes of paying or reimbursing business district project costs and obligations incurred in the payment of those costs. The business district tax allocation fund shall be dissolved no later than 270 days following payment to the municipality of the last distribution of taxes as provided in Section 11-74.3-6.

Term of the Macomb Business Development District Taxes, Plan and Projects. Upon payment of all business district project costs and retirement of all obligations paying or reimbursing business district project costs, but in no event more than **twenty-three (23) years** after the date of adoption of the ordinance imposing taxes pursuant to subsection (10) or (11) of Section 11-74.3-3, the

municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsection (10) or (11) of Section 11-74.3-3.

Nature and Term of Bonds or Notes. The City may utilize a “pay-as-you-go” approach to financing private eligible BDD project costs. Pursuant to Section 11-74.3-6(e) of the Act, obligations secured by the *“Macomb Business Development District No. 1 Special Tax Allocation Fund”* may also be issued to provide for the payment or reimbursement of business district project costs.

The City may issue bonds or other obligations to fund public infrastructure or other eligible project costs. The City may secure such obligations by pledging, for any period of time up to and including the dissolution date, all or any part of the funds in and to be deposited in the Business District Tax Allocation Fund to the payment of business district project costs and obligations which do not exceed 20 years in length, or the term of Macomb Business Development District, whichever is less. The City 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 BDD funds generated as permitted by the Act and/or other pledged funds authorized by the City including, but not limited to, tax increment financing funds, special service area taxes and special assessments.

BDD Contracts. The establishment of Macomb BDD No. 1 shall become effective upon adoption of an ordinance by the Mayor and City Board adopting the Business District Plan, designating the BDD Area and imposing the BDD taxes as hereby described in ***Section VII***. Redevelopment agreements between the City, Private Developers, or other private parties shall be consistent with the provisions of the BDD Act and this BDD Plan. Per the BDD Act, the City shall have the power to make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan.

A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (10)) the municipality receives from the development or redevelopment of properties in the business district.

Such contracts are hereby deemed necessary by the City to address the blighting factors described herein, and to address the historic lack of growth and private investment for which the City finds is unlikely to be satisfactorily addressed but for funding assistance as may become available in the *Macomb Business District No. 1 Special Tax Allocation Fund*.

Contiguity of Parcels within BDD Area. Parcels located within the Macomb BDD Area are contiguous and are expected to directly and substantially benefit from the BDD Redevelopment Plan. A list of known street addresses currently located within the Macomb BDD Area is attached hereto as ***Exhibit 3***.

Contiguous BDD Areas. As authorized by Section 5/11-74.3-3(8.5) of the BDD Act, the City may utilize up to 1.0% of the revenue from a business district retailers' occupation tax and service

occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is:

- (A) contiguous to the business district from which the revenues are received;
- (B) separated only by a public right of way from the business district from which the revenues are received; or
- (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.

SECTION IX. CONCLUSION

The City of Macomb, McDonough County, Illinois has determined that 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 Macomb Business Development District should be undertaken. 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.

The Mayor and City Council hereby conclude that it is in the best interest of the City and that the citizens of Macomb will benefit by the adoption of this Macomb Business Development District No. 1 Plan, Projects, and Area.

CITY OF MACOMB, ILLINOIS

By: _____ Date ____ / ____ / 2025
Mayor

Attest: _____ Date ____ / ____ / 2025
City Clerk

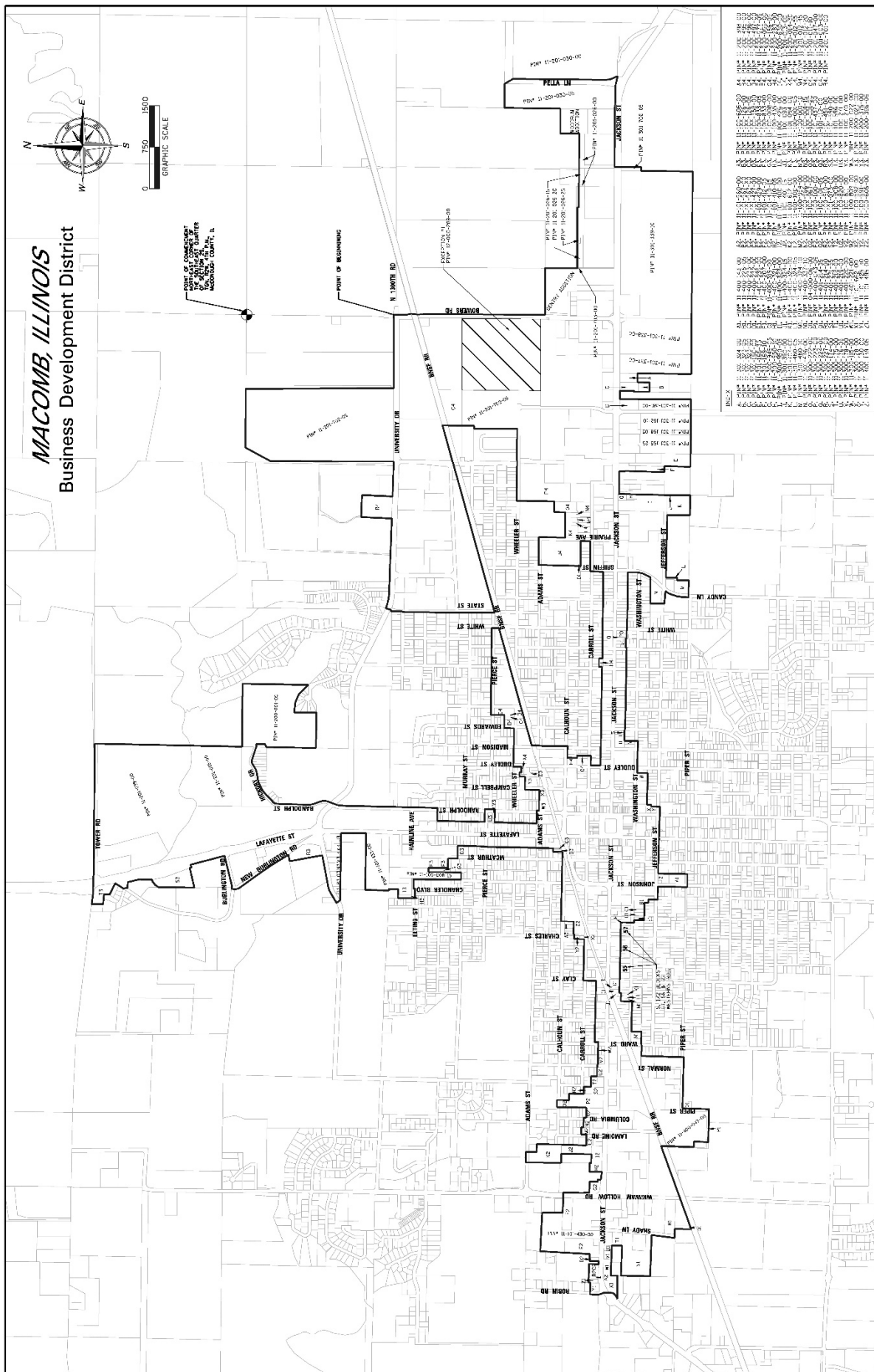


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EXHIBIT 1

MACOMB BDD NO. 1 BOUNDARY MAP AND CURRENT PROPERTY IDENTIFICATION NUMBERS

(See below as attached.)



Macomb BDD No. 1 Property PIN List as of Tax Year 2024

(Page 1 of 3)

11-100-000-07	11-100-174-00	11-100-234-00	11-100-615-00	11-100-954-00	11-200-018-00
11-100-001-05	11-100-175-00	11-100-235-00	11-100-616-00	11-100-966-00	11-200-019-00
11-100-001-10	11-100-175-05	11-100-236-00	11-100-617-00	11-100-967-00	11-200-021-00
11-100-001-15	11-100-176-00	11-100-237-00	11-100-618-00	11-101-073-00	11-200-022-00
11-100-001-20	11-100-177-15	11-100-239-05	11-100-618-05	11-101-087-00	11-200-023-00
11-100-008-15	11-100-178-00	11-100-257-00	11-100-619-00	11-101-088-00	11-200-024-00
11-100-017-00	11-100-179-00	11-100-259-00	11-100-620-00	11-101-090-00	11-200-026-00
11-100-018-00	11-100-180-00	11-100-260-00	11-100-621-00	11-101-093-00	11-200-027-00
11-100-019-00	11-100-181-00	11-100-261-00	11-100-622-00	11-101-094-00	11-200-027-05
11-100-020-00	11-100-182-00	11-100-262-00	11-100-623-00	11-101-095-00	11-200-035-00
11-100-020-05	11-100-184-00	11-100-263-00	11-100-624-00	11-101-099-00	11-200-036-00
11-100-022-00	11-100-185-00	11-100-264-00	11-100-625-00	11-101-100-00	11-200-037-00
11-100-024-00	11-100-186-00	11-100-265-05	11-100-627-00	11-101-105-00	11-200-038-00
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11-100-171-00	11-100-222-00	11-100-611-00	11-100-833-05	11-200-015-00	11-200-086-00
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11-100-173-00	11-100-227-05	11-100-614-00	11-100-910-00	11-200-017-00	11-200-088-00

Macomb BDD No. 1 Property PIN List as of Tax Year 2024

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11-200-089-00	11-200-660-00	11-201-022-00	11-201-702-00	11-300-185-00	11-301-323-05
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11-200-658-00	11-201-021-00	11-201-701-00	11-300-183-00	11-301-323-00	11-400-078-00

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11-400-078-05	11-400-216-00	11-401-214-15
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11-400-113-00	11-400-347-00	
11-400-113-05	11-400-348-00	
11-400-114-00	11-400-856-00	
11-400-115-00	11-400-871-00	
11-400-116-00	11-400-872-00	
11-400-118-00	11-400-939-00	
11-400-121-00	11-400-943-00	
11-400-122-00	11-400-944-00	
11-400-123-00	11-400-945-00	
11-400-123-05	11-400-946-00	
11-400-139-00	11-400-947-00	
11-400-139-05	11-400-949-00	
11-400-143-00	11-400-949-05	
11-400-180-00	11-400-950-00	
11-400-183-00	11-400-952-00	
11-400-193-00	11-400-953-00	
11-400-198-00	11-400-954-00	
11-400-201-00	11-401-003-00	
11-400-204-00	11-401-004-00	
11-400-205-00	11-401-213-00	
11-400-206-00	11-401-213-05	
11-400-207-00	11-401-213-10	
11-400-209-00	11-401-214-00	
11-400-210-00	11-401-214-05	
11-400-212-00	11-401-214-10	

EXHIBIT 2

MACOMB BDD NO. 1 BOUNDARY DESCRIPTION⁹

Commencing at the Northeast Corner of the Southeast Quarter of Section Twenty-nine (29), Township Six (6) North, Range two (2) West of the Fourth Principal Meridian, City of Macomb, County of McDonough, State of Illinois; Thence South along the East line of Section Twenty-nine (29), to the North Right of Way line of University Drive; thence East along said North line to its intersection with the East Right of Way line of Bowers Road, said intersection being the true point of beginning; thence South along said East Right of Way line to the Northwest corner of Gentry Addition; thence East Northeast corner of Gentry Addition; thence South along said East line to the Northwest corner of Tax Parcel 11-201-703-00; thence East along the North line of Tax Parcels 11-201-703-00, 11-201-026-20, 11-201-026-25 , 11-201-026-00, 11-201-026-15 to a point on the West line of Woodrum Addition; thence North along said line to the Northwest Corner of Woodrum Addition; thence East to the Northeast Corner of Woodrum Addition; thence North to the Northwest corner of Tax Parcel 11-201-030-05; thence East to the Northeast corner of said Tax Parcel; thence in a Southeasterly direction to the Northwest corner of Tax Parcel 11-201-030-00, said corner being on the East Right of Way line of Pella Lane; thence South along said East Right of Way line to its intersection with the North Right of Way line of Jackson Street; thence West along said North Right of Way line to its intersection with the Northerly extrapolation of the East line of Tax Parcel 11-301-706-05; thence South to the Northeast corner of Tax Parcel 11-301-706-05; thence continuing South to the Southeast corner of said Tax Parcel; thence West to the Southwest corner of said Tax Parcel; thence South to the Southeast corner of Tax Parcel 11-301-339-10; thence West along the South line of Tax Parcels 11-301-339-10, 11-301-338-00, and 11-301-337-00 to the Southwest corner of Tax Parcel 11-301-337-00; thence North along the West line of said Tax Parcel to the Southeast corner of Tax Parcel 11-301-324-00; thence West to the Northeast corner of Tax Parcel 11-301-323-05; thence to the Southeast corner of said Tax Parcel; thence West to the Southwest corner of said Tax Parcel; thence North along the West line of Tax Parcels 11-301-323-05 and 11-301-323-00 to the South Right of Way line of Jackson Street; thence West along said Right of Way line to the Northeast corner of Tax Parcel 11-301-180-00; thence South along the East line of Tax Parcels 11-301-180-00 and 11-301-181-00 to the Southeast corner of Tax Parcel 11-301-181-00; thence West along the South line of Tax Parcels 11-301-181-00, 11-301-182-10, 11-301-168-05, 11-301-165-25, 11-301-165-35 to the Southwest corner of Tax Parcel 11-301-165-35; thence North to the Southeast corner of Tax Parcel 11-301-169-10; thence West to the Southwest corner of said Tax Parcel; thence North along the West line of Tax Parcels 11-301-169-10 and 11-301-169-00 to the South Right of Way line of Jackson Street; thence West along said Right of Way line to its intersection with the East line of Tax Parcel 11-300-949-05; thence South along the East line of Tax Parcels 11-300-949-05, 11-300-950-10, 11-300-950-05, and 11-301-390-00 to its intersection with the Easterly extrapolation of the South line of Tax Parcel 11-301-704-00; thence West to the Southwest corner of said Tax Parcel; thence North along

⁹ All references to property identification numbers cited herein were derived from McDonough County, Illinois GIS records as available online for real estate tax year 2024 at: <https://gis.wiu.edu/js/mcdonough/>.

the West line of said Tax Parcel to the South Right of Way line of Jefferson Street; thence West along said Right of Way line to the Northeast corner of Tax Parcel 11-301-480-05; thence South to the Southeast corner of said Tax Parcel; thence West to the Southwest corner of said Tax Parcel; thence South to the Southeast corner of Tax Parcel 11-301-480-10; thence West along the South line of said Tax Parcel and its Westerly extrapolation to its intersection with the Westerly Right of Way line of Candy Lane; thence Northerly along said Right of Way line to its intersection with the South Right of Way line Jefferson Street; thence West along said Right of Way line to its intersection with the Southerly extrapolation of the West line of 11-301-476-00; thence North to the Northwest corner of said Tax Parcel; thence East along the North line of said Tax Parcel to the Westerly Right of Way line of Candy Lane; thence Northerly along said Right of Way line to the South Right of Way line of the East-West alley that lies between Jackson Street and Washington Street; thence West along said Right of Way line to the East Right of Way line of White Street; thence Northwesterly to the Southeast corner of Tax Parcel 11-300-222-00; thence West along the South lines of Tax Parcels 11-300-222-00, 11-300-223-00, 11-300-224-00, and 11-300-227-00 to the Southwest corner of Tax Parcel 11-300-227-00, said corner being on the East Right of Way line Monroe Street; thence South along said Right of Way line to its intersection with the Easterly extrapolation of the South Right of Way line of the East-West alley that lies between Jackson Street and Washington Street; thence West along said Right of Way line to the East Right of Way line of Edwards Street; thence Northwesterly to the Southeast corner of Tax Parcel 11-300-174-00; thence West along the South line of Tax Parcels 11-300-174-00, 11-300-175-00, and 11-300-176-05 to the Northeast corner of Tax Parcel 11-300-178-00; thence South along the East line of said Tax Parcel and its Southerly extrapolation to the South Right of Way line of Washington Street; thence West along said Right of Way line to the Northeast corner of Tax Parcel 11-300-115-00; thence South along the East line of said Tax Parcel and its Southerly extrapolation to the South Right of Way line of the East-West alley that lies between Washington Street and Jefferson Street; thence West along said Right of Way line to the Northeast corner of Tax Parcel 11-300-128-00; thence South to the Southeast corner of said Tax Parcel; thence West along the South line of said Tax Parcel to the Northeast corner of Tax Parcel 11-300-130-00; thence South along the East line of said Tax Parcel and its Southerly extrapolation to the South Right of Way line of Jefferson Street; thence West along said Right of Way line to the Northeast corner of Tax Parcel 11-400-139-05; thence South along the East line of Tax Parcels 11-400-139-05 and 11-400-143-00 and its Southerly extrapolation to the South Right of Way line of Piper Street; thence West along said Right of Way line to the West Right of Way line of Johnson Street; thence North along said Right of Way line to the South Right of Way line of Jefferson Street; thence West along said Right of line to its intersection of the Southerly extrapolation of the Westerly line of Tax Parcel 11-400-228-05; thence Northerly along said Westerly line to the Southwest corner of said Tax Parcel; thence West along the South line Tax Parcels 11-400-233-00 and 11-400-232-00 to the Southwest corner of Tax Parcel 11-400-232-00; thence West to the Southeast corner of Tax Parcel 11-400-235-00; thence West to the Southwest corner of said Tax Parcel; thence North along the West line of said Tax Parcel to the South Right of Way line of Washington Street; thence West along said Right of Way line to its intersection with the Southerly extrapolation of the West line of Tax Parcel 11-400-207-00; thence North along said West line to the North line of the South half of Block 57 in Westerns Addition to Macomb; thence West

along the North line of the South half of Blocks 57, 56, and 55 in Westerns Addition to Macomb to the East Right of Way line of Clay Street; thence West to the Southeast corner of Tax Parcel 11-400-319-00; thence West along the South line of Tax Parcels 11-400-319-00, 11-400-321-00 and 11-400-323-00 to the Southwest corner of Tax Parcel 11-400-323-00; thence South to the Southeast corner of Tax Parcel 11-400-324-15, said corner being the Northeast corner of Tax Parcel 11-400-325-00; thence West along the North line of Tax Parcels 11-400-325-00, 11-400-324-05 and 11-400-324-10 to the Northwest corner of Tax Parcel 11-400-324-10; thence South along the West line of said Tax Parcel and its Southerly extrapolation to the South Right of Way line of Washington Street; thence West along said Right of Way line to the Northeast corner of Tax Parcel 11-400-337-10; thence South along the East line of said Tax Parcel and its Southerly extrapolation to the South Right of Way line of the East-West alley that lies between Washington Street and Jefferson Street; thence West along said Right of Way line to the East Right of Way line of the North-South alley that lies between Normal Street and Ward Street; thence South along said Right of Way line to the South Right of Way line of Piper Street; thence West along said Right of Way line to the Northwest corner of Tax Parcel 04-000-06-00; thence South along the East Right of Way line of Piper Street to the Southeast corner of Tax Parcel 11-400-043-05; thence West along the South line of said Tax Parcel to its intersection with the Southerly extrapolation of the Westerly line of Tax Parcel 11-400-043-00; thence North along the Westerly line of said Tax Parcel to the North Right of Way line of the Burlington Northern Santa Fe Railroad; thence Southwesterly along said Right of Way line to the Southwest corner of Tax Parcel 11-401-214-35; thence North along the West line of said Tax Parcel to a point on the South line of Tax Parcel 11-401-214-00; thence West along the South line of said Tax Parcel to the East Right of Way line of Shady Lane; thence West to the West Right of Way line of Shady Lane; thence North along said Right of Way line to the Southeast corner of Tax Parcel 11-401-231-35; thence West to the Southwest corner of said Tax Parcel; thence North to the Northwest corner of said Tax Parcel; thence East along the North line of said Tax Parcel to the Southwest corner of Tax Parcel 11-401-218-00; thence North to the Northwest corner of said Tax Parcel; thence West along the South line of Tax Parcels 11-401-219-00, 11-401-220-00 and 11-401-221-00 to the Southwest corner of Tax Parcel 11-401-221-00; thence South to the Southeast corner of Tax Parcel 11-101-662-00; thence West to the East Right of Way line of Jackson Street; thence Northeasterly along said Right of Way line 202 feet more or less; thence Northwesterly to the intersection of the Northerly Right of Way line of Jackson Street and the Westerly Right of Way line of Robin Road; thence North along the Westerly Right of Way line of Robin Road to its intersection with the Westerly extrapolation of the North line of Tax Parcel 11-101-425-30; thence East along said line to the Northeast corner of said Tax Parcel; thence North to the Northwest corner of Tax Parcel 11-101-495-00; thence East along the North line of Tax Parcels 11-101-495-00, 11-101-560-00, 11-101-567-00 and 11-101-563-00 to the Northeast corner of Tax Parcel 11-101-563-00; thence South to the Southeast corner of said Tax Parcel; thence East to the Southwest corner of Tax Parcel 11-101-427-00; thence North to the Northwest corner of said Tax Parcel; thence East along the North line of said Tax Parcel to a point on the West line of Tax Parcel 11-101-429-00; thence North along the West line of Tax Parcels 11-101-429-00 and 11-101-430-00 to the Northwest corner of Tax Parcel 11-101-430-00; thence East to the Northeast corner of said Tax Parcel; thence South along the East line of said Tax Parcel to a point on the North line of Tax Parcel

11-101-412-05, said point being 269 feet more or less West of the West Right of Way line of Wigwam Hollow Road; thence East along the North line of said Tax Parcel and its Easterly extrapolation to the East Right of Way line of Wigwam Hollow Road; thence South along said Right of Way to the Northwest corner of Tax Parcel 11-101-410-15; thence East to the Northeast corner of said Tax Parcel; thence South along Easterly line of said Tax Parcel to the North Right of Way line of Jackson Street; thence East along said Right of Way line to the Southwest corner of Tax Parcel 11-101-410-05; thence North to the Northwest corner of said Tax Parcel; thence East to the Northeast corner of said Tax Parcel; thence South along the East line of said Tax Parcel to the Northwest corner of Tax Parcel 11-101-400-00; thence East to the Southwest corner of Tax Parcel 11-101-401-15; thence North to the Northwest corner of said Tax Parcel; thence West to the Southwest corner of Tax Parcel 11-101-612-00; thence North along the West line of said Tax Parcel and its Northerly extrapolation to the North Right of Way line of Adams Street; thence East along said Right of Way to its intersection with the Northerly extrapolation of the East line of Tax Parcel 11-101-612-00; thence Southeasterly along the East line of said Tax Parcel to the Northeast corner of Tax Parcel 11-101-401-15; thence South to the Northwest corner of Tax Parcel 11-101-100-00; thence East along the North line of said Tax Parcel and its Easterly extrapolation to the East Right of Way line of LaMoine Road; thence North along said Right of Way line to the Northwest corner of Tax Parcel 11-100-954-00; thence East to the Northeast corner of said Tax Parcel; thence South along said East line of said Tax Parcel to the Northwest corner of Tax Parcel 11-100-966-00; thence East along the North line of said Tax Parcel and its Easterly extrapolation to the East Right of Way line of Columbia Road; thence South along said Right of Way line to the Northwest corner of Tax Parcel 11-100-967-00; thence East along said North line of Tax Parcel to a point on the West line of Tax Parcel 11-100-100-00; thence North along the West line of Tax Parcels 11-100-100-00 and 11-100-101-05 and its Northerly extrapolation to the North Right of Way line of Calhoun Street; thence East along said Right of Way line to its intersection with the Northerly extrapolation of the East line of Tax Parcel 11-100-101-05; thence South to the Northeast corner of said Tax Parcel; thence South along the East line of said Tax Parcel to a point on the North line of Tax Parcel 11-100-100-00; thence East to the Northeast corner of said Tax Parcel; thence South along the East line of said Tax Parcel to the Northwest corner of Tax Parcel 11-100-910-00; thence East to the Northeast corner of said Tax Parcel; thence South along the East line of Tax Parcels 11-100-910-00 & 11-101-073-00 to the Northwest corner of Tax Parcel 11-100-908-00; thence East along the North line of said Tax Parcel and its Easterly extrapolation to the East Right of Way line of the North-South alley that lies West of Normal Street; thence South along said Right of Way line to the Northwest corner of Tax Parcel 11-100-820-00; thence East along the North line of said Tax Parcel to the West Right of Way line of Normal Street; thence Southeasterly to the Northwest corner of Tax Parcel 11-100-811-00, said corner being on the East Right of Way line Normal Street; thence East along the North line of Tax Parcels 11-100-811-00, 11-100-809-00 and its Easterly extrapolation to the East Right of Way line of Ward Street; thence North along said Right of Way line to the North Right of Way line of the East-West alley that lies between Carroll Street and Jackson Street; thence East along said Right of Way line to the West Right of Way line of Clay Street; thence North along said Right of Way line to the North Right of Way line of Carroll Street; thence East along said Right of Way line to the Southwest corner of Tax Parcel 11-100-592-00; thence North

along the West line of Tax Parcels 11-100-592-00 and 11-100-591-00 to the Northwest corner of Tax Parcel 11-100-591-00; thence East along the North line of said Tax Parcel and its Easterly extrapolation to a point on the East Right of Way line of Charles Street, said point being on the West line of Tax Parcel 11-100-605-00; thence North to the Northwest corner of said Tax Parcel; thence East on the Northerly line of said Tax Parcel 236 feet more or less to the Southeast corner of Tax Parcel 11-100-606-00; thence North along the East line of said Tax Parcel and its Northerly extrapolation to the North Right of Way line of Calhoun Street; thence East along said Right of Way line to the Southwest corner of Tax Parcel 11-100-126-00; thence North to the Northwest corner of said Tax Parcel; thence East along the North lines of Tax Parcels 11-100-126-00 and 11-100-126-05 to the West Right of Way line of the North-South alley that lies between McArthur Street and LaFayette Street; thence North along said Right of Way line to the Northeast corner of Tax Parcel 11-100-558-00; thence West along the North line of said Tax Parcel and its Westerly extrapolation to the West Right of Way line of McArthur Street; thence North along said Right of Way line to the Southeast corner of Tax Parcel 11-100-833-05; thence West to the Southwest corner of said Tax Parcel; thence North along the West line of Tax Parcels 11-100-833-05 and 11-100-833-00 to the Northeast corner of Tax Parcel 11-100-008-00; thence West to the Northwest corner of said Tax Parcel, said corner being on the Easterly line of Tax Parcel 11-100-008-15; thence South along the Easterly line to the Southeast corner of said Tax Parcel; thence West to the Southwest corner of said Tax Parcel; thence Northwesterly to the West Right of Way line of the North-South alley that lies between Chandler Boulevard and McArthur Street; thence North along said Right of Way line to the South Right of Way line of Elting Street; thence West along said Right of Way line to its intersection with the Southerly extrapolation with the West line of Tax Parcel 11-100-435-00; thence North to the Northwest corner of said Tax Parcel; thence East to the Northeast corner of said Tax Parcel, said corner being on the Westerly line of Tax Parcel 11-100-426-00; thence North along the Westerly line of said Tax Parcel to a point on the South line of Tax Parcel 11-101-433-00; thence West to the Southwest corner of said Tax Parcel; thence North to the Northwest corner of said Tax Parcel; thence East along the North line of said Tax Parcel to the West Right of Way line of LaFayette Street; thence North along said Right of Way line to the Southeast corner of Tax Parcel 11-101-093-00; thence West along the South line of Tax Parcels 11-101-093-00, 11-101-094-00, 11-100-001-05, 11-100-001-10, 11-100-001-15, 11-100-001-20, 11-101-437-00 and 11-101-112-00 to the Southerly Right of Way line of University Drive; thence Northwesterly to the North Right of Way line of University Drive; thence Northeasterly along said Right of Way line to the Southwest corner of Tax Parcel 11-101-451-00; thence Northwesterly to the Northwest corner of said Tax Parcel; thence Northeasterly to the West Right of Way line of New Burlington Road; thence Northwesterly along said Right of Way line to the North Right of Way line of Burlington Road; thence Northeasterly along said Right of Way line to the West Right of Way line of LaFayette Street; thence Northwesterly along said Right of Way line to the Southeast corner of Tax Parcel 11-101-590-00; thence Southwesterly to the Southwest corner of said Tax Parcel; thence North to the Northwest corner of said Tax Parcel; thence Northeasterly along the North line of said Tax Parcel to the West Right of Way line of LaFayette Street; thence Northwesterly along said Right of Way line to the Southeast corner of Tax Parcel 11-101-596-00; thence Northwesterly to the Southwest corner of said Tax Parcel; thence North to the Northwest corner of said Tax Parcel; thence East along

the North line of said Tax Parcel to the West Right of Way line of LaFayette Street; thence East to the intersection of the West Right of Way line of LaFayette Street and North Right of Way line of Tower Road; thence East along the North Right of Way line of Tower Road to its intersection with the Northerly extrapolation of the East line of Tax Parcel 11-201-039-00; thence South to the Northeast corner of said Tax Parcel; thence South along the East lines of Tax Parcels 11-201-039-00 and 11-201-015-00 to the Northwest corner of Tax Parcel 11-200-001-00; thence East to the Northeast corner of said Tax Parcel; thence South to the Southeast corner of said Tax Parcel; thence Westerly to the Southwest corner of said Tax Parcel; thence North along the West line of said Tax Parcel to the South Right of Way line of Hickory Grove; thence Southwesterly along said Right of Way to the East Right of Way line of Randolph Street; thence South along said Right of Way line to its intersection with the Easterly extrapolation of the South Right of Way line of the East-West alley that lies between Hainline Avenue and Murray Street; thence West along said Right of Way line to the East Right of Way line of that North-South alley that lies between LaFayette Street and Randolph Street; thence South along said Right of Way line to the North Right of Way line of Pierce Street; thence East along said Right of Way line to the East Right of Way line of Randolph Street; thence South along said Right of Way line to its intersection with the Easterly extrapolation of the South line of Tax Parcel 11-100-271-00; thence West to the Southeast corner of said Tax Parcel; thence West along the South lines of Tax Parcels 11-100-271-00 and 11-100-270-00 to the East Right of Way line of North-South alley that lies between LaFayette Street and Randolph Street; thence South along said Right of Way line to the North Right of Way line of Adams Street; thence East along said Right of Way to the East Right of Way line of Randolph Street; thence South along said Right of Way line to the Northwest corner of Tax Parcel 11-200-022-00; thence East along the North line of Tax Parcels 11-200-022-00 and 11-200-023-00 to the West Right of Way line of Campbell Street; thence North along said Right of Way line to its intersection with the Westerly extrapolation of the North line of Tax Parcel 11-200-375-00; thence East to the Northeast corner of said Tax Parcel; thence North to the Northwest corner of Tax Parcel 11-200-396-05; thence East along the North line of Tax Parcels 11-200-396-05 and 11-200-398-00 to the West Right of Way line of Dudley Street; thence North along said Right of Way line to the North Right of Way line of Wheeler Street; thence East along said Right of Way line to the West Right of Way line of Edwards Street; thence North to its intersection with the Westerly extrapolation of the North line of Tax Parcel 11-200-495-00; thence East to Northwest corner of said Tax Parcel; thence East along the North line of Tax Parcels 11-200-495-00, 11-200-496-00 and 11-200-497-00 to a point on the West line of Tax Parcel 11-200-577-05; thence North along the West line of said Tax Parcel and its Northerly extrapolation to the North Right of Way line of Pierce Street; thence East along said Right of Way line to the West Right of Way line of White Street; thence South along said Right of Way line to the North Right of Way line of Burlington Northern Santa Fe Railroad; thence Southwesterly along said Right of Way line to the East Right of Way line of Madison Street; thence South along said Right of Way line to the South Right of Way line of Calhoun Street; thence West along said Right of Way line to the Northeast corner of Tax Parcel 11-200-055-00; thence South along the East line of said Tax Parcel to the North Right of Way line of the East-West alley that lies between Calhoun Street and Carroll Street; thence East along said Right of Way line to its intersection with the Northerly extrapolation of the East line of Tax Parcel 11-200-

186-05; thence South to the Southeast corner of said Tax Parcel; thence South to the South Right of Way line of Carroll Street; thence West along said Right of Way line to the East Right of Way line of Dudley Street; thence South along said Right of Way line to the North Right of Way line of the East-West alley that lies between Carroll Street and Jackson Street; thence East along said Right of Way line to the Southwest corner of Tax Parcel 11-200-283-00; thence North to the Northwest corner of said Tax Parcel; thence East to the Northeast corner of said Tax Parcel; thence South along the East line of said Tax Parcel to the North line of the East-West alley that lies between Carroll Street and Jackson Street; thence East along said Right of Way line to the West Right of Way line of Griffin Street; thence North along said Right of Way line to the North Right of Way line of Carroll Street; thence East along said Right of Way line to the West Right of Way line of Prairie Avenue; thence North along said Right of Way to the South Right of Way line of the East-West alley that lies between Adams Street and Carroll Street; thence West along said Right of Way line to its intersection with the Southerly extrapolation of the West line of Tax Parcel 11-200-630-00; thence North to the Southwest corner of said Tax Parcel; thence North along the West line of Tax Parcels 11-200-630-00 and 11-201-013-00 to the Northwest corner of Tax Parcel 11-201-013-00; thence North to the North Right of Way line of Adams Street; thence East along said Right of Way line to the East Right of Way line of Prairie Avenue; thence South along said Right of Way line to the Northwest corner of Tax Parcel 11-200-014-30; thence East along the North line of Tax Parcels 11-200-014-30, 11-201-012-55, 11-201-012-45 and 11-201-012-20 to a point on the West line of Tax Parcel 11-201-011-10; thence North to the Northwest corner of said Tax Parcel; thence East to the Northeast corner of said Tax Parcel; thence North along the West line of Tax Parcel 11-201-047-00 and its Northerly extrapolation to the North Right of Way line of Wheeler Street; thence East along said Right of Way line to a point on the Westerly line of Tax Parcel 11-201-702-05; thence North along the West line of Tax Parcels 11-201-702-05 and 11-201-003-00 to the North Right of Way line of Burlington Northern Santa Fe Railroad; thence Southwesterly along said Right of Way to the West Right of Way line of State Street; thence North along said Right of Way to the North Right of Way line of University Drive; thence East along said Right of Way line to the Southwest corner of Tax Parcel 11-201-701-00; thence North to the Northwest corner of said Tax Parcel; thence East to the Northeast corner of said Tax Parcel; thence South along the East line of said Tax Parcel to the North Right of Way line of University Drive; thence East along said Right of Way line to the Southwest corner of Tax Parcel 11-201-702-05; thence North along the West line to the North line of said Tax Parcel; thence East to the Northeast corner of said Tax Parcel; thence South along the East line of said Tax Parcel to the North Right of Way line of University Drive; thence East along said Right of Way line to the point of beginning. Excepting therefrom the following described parcels: PIN# 12-000-289-00 and PIN# 12-000-287-30.

*Macomb BDD No. 1 boundary description prepared in July-2025 by:
Benton & Associates, Inc.*

EXHIBIT 3

MACOMB BDD NO. 1 AREA SITE ADDRESSES

Count	Address
1	307 W UNIVERSITY DR
2	309 UNIVERSITY DR
3	311 UNIVERSITY DR
4	313 W UNIVERSITY DR
5	321 W UNIVERSITY DR
6	812 N LAFAYETTE ST
7	818 N LAFAYETTE ST
8	826 N LAFAYETTE ST
9	1010 N LAFAYETTE ST
10	930 N LAFAYETTE ST
11	806 N LAFAYETTE ST
12	1210 W JACKSON ST
13	1213 W CALHOUN ST
14	1302 W JACKSON ST
15	123 E ADAMS ST
16	123 1/2 E ADAMS ST
17	319 N LAFAYETTE ST
18	329 N LAFAYETTE ST
19	341 N LAFAYETTE ST
20	331 N LAFAYETTE ST
21	345 N LAFAYETTE ST
22	340 N LAFAYETTE ST
23	115 W ADAMS ST
24	328 N LAFAYETTE ST
25	122 W CALHOUN ST
26	324 N LAFAYETTE ST
27	314 N LAFAYETTE ST
28	310 W CARROLL ST
29	308 W CARROLL ST
30	301 W CALHOUN ST
31	411 W CALHOUN ST
32	224 W CARROLL ST
33	225 W CALHOUN ST
34	235 W CALHOUN ST
35	232 W CARROLL ST
36	218 W CARROLL ST
37	212 W CARROLL ST

Count	Address
38	202 W CARROLL ST
39	123 W CALHOUN ST
40	216 N LAFAYETTE ST
41	127 W CALHOUN ST
42	136 W CARROLL ST
43	212 N LAFAYETTE ST
44	114 W CARROLL ST
45	120 W CARROLL ST
46	214 N LAFAYETTE ST
47	202 N LAFAYETTE ST
48	204 N LAFAYETTE ST
49	206 N LAFAYETTE ST
50	210 N LAFAYETTE ST
51	130 N SIDE SQ
52	127 E CARROLL ST
53	124 E CARROLL ST
54	120 N SIDE SQ
55	122 N SIDE SQUARE
56	123 1/2 E CARROLL ST
57	125 E CARROLL ST
58	117 E CARROLL ST
59	116 N SIDE SQUARE
60	118 N SIDE SQUARE
61	114 N SIDE SQUARE
62	108 N SIDE SQUARE
63	111 E CARROLL ST
64	106 N SIDE SQUARE
65	107 E CARROLL ST
66	104 N SIDE SQUARE
67	102 N SIDE SQUARE
68	100 N SIDE SQUARE
69	131 N LAFAYETTE ST
70	133 N LAFAYETTE ST
71	1 COURTHOUSE SQ
72	120 N LAFAYETTE ST
73	122 N LAFAYETTE ST
74	124 N LAFAYETTE ST
75	118 N LAFAYETTE ST
76	130 N LAFAYETTE ST
77	119 W CARROLL ST
78	125 W CARROLL ST
79	135 W CARROLL ST

Count	Address
80	121 N MCARTHUR ST
81	112 W JACKSON ST
82	114 W JACKSON ST
83	34 W SIDE SQUARE
84	32 W SIDE SQUARE
85	22 W SIDE SQUARE
86	28 W SIDE SQUARE
87	26 W SIDE SQUARE
88	30 W SIDE SQUARE
89	20 W SIDE SQUARE
90	201 W CARROLL ST
91	217 W CARROLL ST
92	221 W CARROLL ST
93	225 W CARROLL ST
94	229 W CARROLL ST
95	235 W CARROLL ST
96	119 N JOHNSON ST
97	230 W JACKSON ST
98	222 W JACKSON ST
99	216 W JACKSON ST
100	212 W JACKSON ST
101	120 N MCARTHUR ST
102	120 N JOHNSON ST
103	316 W JACKSON ST
104	440 N LAFAYETTE ST
105	506 N LAFAYETTE ST
106	514 N LAFAYETTE ST
107	520 N LAFAYETTE ST
108	526 N LAFAYETTE ST
109	111 W PIERCE ST
110	538 N LAFAYETTE ST
111	403 N LAFAYETTE ST
112	413 N LAFAYETTE ST
113	421 N LAFAYETTE ST
114	425 N LAFAYETTE ST
115	429 N LAFAYETTE ST
116	437 N LAFAYETTE ST
117	441 N LAFAYETTE ST
118	501 N LAFAYETTE ST
119	509 N LAFAYETTE ST
120	521 N LAFAYETTE ST
121	527 N LAFAYETTE ST

Count	Address
122	539 N LAFAYETTE ST
123	538 N RANDOLPH ST
124	532 N RANDOLPH ST
125	603 N LAFAYETTE ST
126	609 N LAFAYETTE ST
127	615 N LAFAYETTE ST
128	621 N LAFAYETTE ST
129	629 N LAFAYETTE ST
130	625 N LAFAYETTE ST
131	800 N RANDOLPH ST
132	806 N RANDOLPH ST
133	812 N RANDOLPH ST
134	818 N RANDOLPH ST
135	824 N RANDOLPH ST
136	830 N RANDOLPH ST
137	836 N RANDOLPH ST
138	842 N RANDOLPH ST
139	848 N RANDOLPH ST
140	858 N RANDOLPH ST
141	145 HAINLINE AVE
142	139 HAINLINE AVE
143	133 HAINLINE AVE
144	127 HAINLINE AVE
145	121 HAINLINE AVE
146	115 HAINLINE AVE
147	805 N LAFAYETTE ST
148	801 N LAFAYETTE ST
149	803 N LAFAYETTE ST
150	833 N LAFAYETTE ST
151	725 N LAFAYETTE ST
152	713 N LAFAYETTE ST
153	707 N LAFAYETTE ST
154	703 N LAFAYETTE ST
155	312 W ELTING ST
156	602 N LAFAYETTE ST
157	616 N LAFAYETTE ST
158	622 N LAFAYETTE ST
159	628 N LAFAYETTE ST
160	700 N LAFAYETTE ST
161	706 N LAFAYETTE ST
162	712 N LAFAYETTE ST
163	718 N LAFAYETTE ST

Count	Address
164	724 N LAFAYETTE ST
165	800 N LAFAYETTE ST
166	314 W CARROLL ST
167	318 W CARROLL ST
168	324 W CARROLL ST
169	336 W CARROLL ST
170	317 W CARROLL ST
171	321 W CARROLL ST
172	333 W CARROLL ST
173	343 W CARROLL ST
174	324 W JACKSON ST
175	318 W JACKSON ST
176	341 W CARROLL ST
177	342 W JACKSON ST
178	402 W JACKSON ST
179	405 W CARROLL ST
180	411 W CARROLL ST
181	420 W JACKSON ST
182	433 W CARROLL ST
183	430 W JACKSON ST
184	102 N CHARLES ST
185	504 W JACKSON ST
186	518 W JACKSON ST
187	519 W CARROLL ST
188	535 W CARROLL ST
189	530 W JACKSON ST
190	603 W CARROLL ST
191	600 W JACKSON ST
192	606 W JACKSON ST
193	615 W CARROLL ST
194	621 W CARROLL ST
195	610 W JACKSON ST
196	614 W JACKSON ST
197	616 W JACKSON ST
198	115 N CLAY ST
199	627 W CARROLL ST
200	620 W JACKSON ST
201	109 N CLAY ST
202	820 W JACKSON ST
203	814 W JACKSON ST
204	804 W JACKSON ST
205	722 W JACKSON ST

Count	Address
206	714 W JACKSON ST
207	700 W JACKSON ST
208	924 W JACKSON ST
209	928 W JACKSON ST
210	912 W JACKSON ST
211	906 W JACKSON ST
212	904 W JACKSON ST
213	104 N SHERMAN AVE
214	118 N SHERMAN AVE
215	110 N WARD ST
216	1030 W JACKSON ST
217	1034 W JACKSON ST
218	1100 W JACKSON ST
219	728 N MCARTHUR ST
220	1200 W JACKSON ST
221	201 LAMOINE ST
222	1206 W JACKSON ST
223	1310 W JACKSON ST
224	137 COLUMBIA ST
225	1502 W JACKSON ST
226	1208 N LAFAYETTE ST
227	311 W UNIVERSITY DR
228	1214 N LAFAYETTE ST
229	1508 W JACKSON ST
230	1400 N LAFAYETTE ST
231	1318 N LAFAYETTE ST
232	1400 W JACKSON ST
233	1402 W JACKSON ST
234	1408 W JACKSON ST
235	1414 W JACKSON ST
236	1420 W JACKSON ST
237	325 W UNIVERSITY DR
238	1514 W JACKSON ST
239	1520 W JACKSON ST
240	1526 W JACKSON ST
241	1552 W JACKSON ST
242	1600 W JACKSON ST
243	200 WIGWAM HOLLOW RD
244	1620 W JACKSON ST
245	1750 W JACKSON ST
246	1718 W JACKSON ST
247	1712 W JACKSON ST

Count	Address
248	1700 W JACKSON ST
249	323 W UNIVERSITY DR
250	306 W UNIVERSITY DR
251	1748 W JACKSON ST
252	1742 W JACKSON ST
253	1730 W JACKSON ST
254	1736 W JACKSON ST
255	1646 N LAFAYETTE ST
256	1729 W JACKSON ST
257	20 HICKORY GROVE
258	121 N PRAIRIE AVE
259	1400 E JACKSON ST
260	127 N PRAIRIE AVE
261	1406 E CARROLL ST
262	375 N PRAIRIE AVE
263	1400 E CARROLL ST
264	400 E CALHOUN ST
265	301 N CAMPBELL ST
266	305 N RANDOLPH ST
267	212 E CALHOUN ST
268	120 E CALHOUN ST
269	223 N RANDOLPH ST
270	221 N RANDOLPH ST
271	217 N RANDOLPH ST
272	215 N RANDOLPH ST
273	203 N RANDOLPH ST
274	216 E CARROLL ST
275	232 E JACKSON ST
276	222 E CARROLL ST
277	234 E CARROLL ST
278	333 E CALHOUN ST
279	303 E CALHOUN ST
280	302 E CARROLL ST
281	310 E CARROLL ST
282	324 E CARROLL ST
283	326 E CARROLL ST
284	330 E CARROLL ST
285	332 E CARROLL ST
286	411 E CALHOUN ST
287	400 E CARROLL ST
288	402 E JACKSON ST
289	331 E CARROLL ST

Count	Address
290	120 N DUDLEY ST
291	315 E CARROLL ST
292	309 E CARROLL ST
293	307 E CARROLL ST
294	305 E CARROLL ST
295	119 N CAMPBELL ST
296	300 E JACKSON ST
297	120 N CAMPBELL ST
298	233 E CARROLL ST
299	231 E CARROLL ST
300	219 E CARROLL ST
301	215 E CARROLL ST
302	135 N RANDOLPH ST
303	129 N RANDOLPH ST
304	127 N RANDOLPH ST
305	125 N RANDOLPH ST
306	119 N RANDOLPH ST
307	35 E SIDE SQUARE
308	33 E SIDE SQUARE
309	31 E SIDE SQUARE
310	25 E SIDE SQUARE
311	19 E SIDE SQUARE
312	23 E SIDE SQUARE
313	256 E JACKSON ST
314	400 E CARROLL ST
315	1100 E JACKSON ST
316	1110 E JACKSON ST
317	1114 E JACKSON ST
318	1120 E JACKSON ST
319	1002 E JACKSON ST
320	1020 E JACKSON ST
321	117 N PEARL ST
322	904 E JACKSON ST
323	902 E JACKSON ST
324	908 E JACKSON ST
325	916 E JACKSON ST
326	916 1/2 E JACKSON ST
327	926 E JACKSON ST
328	804 E JACKSON ST
329	810 E JACKSON ST
330	820 E JACKSON ST
331	828 E JACKSON ST

Count	Address
332	702 E JACKSON ST
333	714 E JACKSON ST
334	712 E JACKSON ST
335	724 E JACKSON ST
336	716 E JACKSON ST
337	726 E JACKSON ST
338	608 E JACKSON ST
339	624 E JACKSON ST
340	500 E JACKSON ST
341	520 E JACKSON ST
342	526 E JACKSON ST
343	418 E JACKSON ST
344	420 E JACKSON ST
345	426 E JACKSON ST
346	433 N CAMPBELL ST
347	401 N CAMPBELL ST
348	400 N DUDLEY ST
349	418 N DUDLEY ST
350	406 N DUDLEY ST
351	400 BLK N DUDLEY ST
352	403 N DUDLEY ST
353	600 E WHEELER ST
354	612 E WHEELER ST
355	616 E WHEELER ST
356	416 N EDWARDS ST
357	510 N PEARL ST
358	701 E PIERCE ST
359	917 E PIERCE ST
360	911 E PIERCE ST
361	1001 E PIERCE ST
362	116 N GRIFFIN ST
363	1234 E JACKSON ST
364	1220 E JACKSON ST
365	1212 E JACKSON ST
366	1212 1/2 E JACKSON ST
367	1206 E JACKSON ST
368	1204 E JACKSON ST
369	1345 E CARROLL ST
370	104 N PRAIRIE AVE
371	1343 E CARROLL ST
372	1315 E CARROLL ST
373	1324 E JACKSON ST

Count	Address
374	1312 E JACKSON ST
375	1138 E JACKSON ST
376	120 N BONHAM ST
377	1140 E JACKSON ST
378	1414 E JACKSON ST
379	1540 E JACKSON ST
380	1432 E JACKSON ST
381	1500 E JACKSON ST
382	1504 E JACKSON ST
383	121 N SCOTLAND ST
384	1506 E JACKSON ST
385	1520 E JACKSON ST
386	100 N SCOTLAND ST
387	108 N SCOTLAND ST
388	112 N SCOTLAND ST
389	1508 E JACKSON ST
390	1510 E JACKSON ST
391	730 N BOWER RD
392	2500 E JACKSON ST
393	2300 E JACKSON ST
394	1522 E CARROLL ST
395	1512 E CARROLL ST
396	1420 E CARROLL ST
397	400 N PRAIRIE AVE
398	1406 N RANDOLPH ST
399	1737 N LAFAYETTE ST
400	233 BOWER RD
401	1 FINN LN
402	2 FINN LN
403	3 FINN LN
404	4 FINN LN
405	2800 E JACKSON ST
406	2850 E JACKSON ST
407	2740 E JACKSON
408	2900 E JACKSON ST
409	3200 E JACKSON ST
410	3100 E JACKSON ST
411	1805 E UNIVERSITY DR
412	240 BOWER RD
413	246 N BOWER RD
414	236 N BOWER RD
415	3000 E JACKSON ST

Count	Address
416	1269 HEMP RD
417	1190 HEMP RD
418	1225 UNIVERSITY DR
419	930 DORAN DR
420	1235 E UNIVERSITY DR
421	1101 E UNIVERSITY Dr
422	1100 HEMP RD
423	1505 E UNIVERSITY DR
424	1277 HEMP RD
425	900 DORAN DR
426	860 DORAN DR
427	2700 E JACKSON ST
428	101 E TOWER RD
429	1730 E JACKSON ST
430	1736 E JACKSON ST
431	1724 E JACKSON ST
432	1710 E JACKSON ST
433	1700 E JACKSON ST
434	1600 E JACKSON ST
435	1602 E JACKSON ST
436	1620 E JACKSON ST
437	1614 E JACKSON ST
438	1612 E JACKSON ST
439	1610 E JACKSON ST
440	1690 E JACKSON ST
441	1630 E JACKSON ST
442	2550 E JACKSON ST
443	1300 E UNIVERSITY DR
444	233 E JACKSON ST
445	116 S CAMPBELL ST
446	221 E JACKSON ST
447	211 E JACKSON ST
448	215 E JACKSON ST
449	17 E SIDE SQUARE
450	15 E SIDE SQUARE
451	13 E SIDE SQUARE
452	11 E SIDE SQUARE
453	9 E SIDE SQUARE
454	5 E SIDE SQUARE
455	1 E SIDE SQUARE
456	127 S RANDOLPH ST
457	125 S RANDOLPH ST

Count	Address
458	121 S RANDOLPH ST
459	119 S RANDOLPH ST
460	133 S RANDOLPH ST
461	131 S RANDOLPH ST
462	135 S RANDOLPH ST
463	137 S RANDOLPH ST
464	129 S RANDOLPH ST
465	214 E WASHINGTON ST
466	220 E WASHINGTON ST
467	315 E JACKSON ST
468	307 E JACKSON ST
469	303 E JACKSON ST
470	117 S CAMPBELL ST
471	123 S CAMPBELL ST
472	310 E WASHINGTON ST
473	327 E JACKSON ST
474	333 E WASHINGTON ST
475	210 S DUDLEY ST
476	325 E WASHINGTON ST
477	317 E WASHINGTON ST
478	205 S RANDOLPH ST
479	221 E WASHINGTON ST
480	233 E WASHINGTON ST
481	221 S RANDOLPH ST
482	223 S RANDOLPH ST
483	227 S RANDOLPH ST
484	210 E JEFFERSON ST
485	212 E JEFFERSON ST
486	101 S DUDLEY ST
487	525 E JACKSON ST
488	517 E JACKSON ST
489	509 E JACKSON ST
490	510 E WASHINGTON ST
491	623 E JACKSON ST
492	615 E JACKSON ST
493	603 E JACKSON ST
494	727 E JACKSON ST
495	717 E JACKSON ST
496	711 E JACKSON ST
497	701 E JACKSON ST
498	823 E JACKSON ST
499	803 E JACKSON ST

Count	Address
500	925 E JACKSON ST
501	120 S MONROE ST
502	917 E JACKSON ST
503	909 E JACKSON ST
504	903 E JACKSON ST
505	1031 E JACKSON ST
506	1025 E JACKSON ST
507	1009 E JACKSON ST
508	1007 E JACKSON ST
509	1003 E JACKSON ST
510	111 S MONROE ST
511	1123 E JACKSON ST
512	1117 E JACKSON ST
513	1111 E JACKSON ST
514	1103 E JACKSON ST
515	1305 E JACKSON ST
516	121 CANDY LN
517	1245 E JACKSON ST
518	1233 E JACKSON ST
519	1227 E JACKSON ST
520	1203 E JACKSON ST
521	1155 E JACKSON ST
522	1151 E JACKSON ST
523	1145 E JACKSON ST
524	1505 E JACKSON ST
525	1507 E JACKSON ST
526	1619 E JACKSON ST
527	1635 E JACKSON ST
528	1639 E JACKSON ST
529	1631 E JACKSON ST
530	1655 E JACKSON ST
531	1607 E JACKSON ST
532	1701 E JACKSON ST
533	1661 E JACKSON ST
534	1435 E JACKSON ST
535	1325 E JACKSON ST
536	105 S PRAIRIE AVE
537	1319 E JACKSON ST
538	1401 E JACKSON ST
539	1405 E JACKSON ST
540	1331 E JACKSON ST
541	1355 E JACKSON ST

Count	Address
542	1719 E JACKSON ST
543	1723 E JACKSON ST
544	2901 E JACKSON ST
545	1200 E WASHINGTON ST
546	315 CANDY LN
547	325 S CANDY LN STE1
548	200 S NORMAL ST
549	224 S NORMAL ST
550	230 S NORMAL ST
551	1104 W PIPER ST
552	1202 W PIPER ST
553	1343 W JACKSON ST
554	1315 W JACKSON ST
555	1311 W JACKSON ST
556	1300 W PIPER ST
557	309 W JACKSON ST
558	110 S MCARTHUR ST
559	225 W JACKSON ST
560	101 S JOHNSON ST
561	219 W JACKSON ST
562	236 W WASHINGTON ST
563	109 S JOHNSON ST
564	230 W WASHINGTON ST
565	120 S MCARTHUR ST
566	18 W SIDE SQUARE
567	14 W SIDE SQUARE
568	12 W SIDE SQUARE
569	10 W SIDE SQUARE
570	8 W SIDE SQUARE
571	6 W SIDE SQUARE
572	2 W SIDE SQUARE
573	121 W JACKSON ST
574	123 W JACKSON ST
575	133 W JACKSON ST
576	117 S MCARTHUR ST
577	132 W WASHINGTON ST
578	123 S MCARTHUR ST
579	118 S LAFAYETTE ST
580	130 S LAFAYETTE ST
581	124 S LAFAYETTE ST
582	127 S SIDE SQUARE
583	119 S SIDE SQUARE

Count	Address
584	117 S SIDE SQUARE
585	115 S SIDE SQUARE
586	113 S SIDE SQUARE
587	107 S SIDE SQUARE
588	108 S SIDE SQUARE
589	111 S SIDE SQUARE
590	112 E WASHINGTON ST
591	103 S SIDE SQUARE
592	101 S SIDE SQUARE
593	121 S LAFAYETTE ST
594	123 S LAFAYETTE ST
595	127 S LAFAYETTE ST
596	129 S LAFAYETTE ST
597	141 S LAFAYETTE ST
598	135 S LAFAYETTE ST
599	202 S RANDOLPH ST
600	210 S RANDOLPH ST
601	202 S RANDOLPH
602	201 S LAFAYETTE ST
603	110 E JEFFERSON ST
604	235 S LAFAYETTE ST
605	127 S SIDE SQUARE
606	222 S RANDOLPH ST
607	200 S LAFAYETTE ST
608	210 S LAFAYETTE ST
609	115 W WASHINGTON ST
610	121 W WASHINGTON ST
611	127 W WASHINGTON ST
612	211 S MCARTHUR ST
613	221 S MCARTHUR ST
614	233 S MCARTHUR ST
615	100 W JEFFERSON ST
616	210 S MCARTHUR ST
617	200 S MCARTHUR ST
618	211 W WASHINGTON ST
619	215 W WASHINGTON ST
620	225 W WASHINGTON ST
621	227 W WASHINGTON ST
622	219 S JOHNSON ST
623	214 W JEFFERSON ST
624	210 W JEFFERSON ST
625	204 W JEFFERSON ST

Count	Address
626	208 S JOHNSON ST
627	301 S JOHNSON ST
628	225 W JEFFERSON ST
629	337 S JOHNSON ST
630	339 S JOHNSON ST
631	341 S JOHNSON ST
632	605 W JACKSON ST
633	615 W JACKSON ST
634	503 W JACKSON ST
635	501 W JACKSON ST
636	505 W JACKSON ST
637	521 W JACKSON ST
638	531 W JACKSON ST
639	402 W WASHINGTON ST
640	403 W JACKSON ST
641	409 W JACKSON ST
642	410 W WASHINGTON ST
643	415 W JACKSON ST
644	421 W JACKSON ST
645	427 W JACKSON ST
646	435 W JACKSON ST
647	326 W WASHINGTON ST
648	335 W JACKSON ST
649	338 W WASHINGTON ST
650	337 W JACKSON ST
651	342 W WASHINGTON ST
652	107 S ALBERT ST
653	348 W WASHINGTON ST
654	323 W WASHINGTON ST
655	345 W WASHINGTON ST
656	337 W WASHINGTON ST
657	403 W WASHINGTON ST
658	707 W JACKSON ST
659	717 W JACKSON ST
660	719 W JACKSON ST
661	804 W WASHINGTON ST
662	812 W WASHINGTON ST
663	816 W WASHINGTON ST
664	820 W WASHINGTON ST
665	826 W WASHINGTON ST
666	914 W WASHINGTON ST
667	124 S SHERMAN ST

Count	Address
668	912 W WASHINGTON ST
669	925 W WASHINGTON ST
670	215 S WARD ST
671	901 W JACKSON ST
672	909 W JACKSON ST
673	935 W JACKSON ST
674	821 W JACKSON ST
675	835 W JACKSON ST
676	215 S NORMAL ST
677	223 S NORMAL ST
678	1008 W PIPER ST
679	1015 W JACKSON ST
680	1177 W JACKSON ST
681	1203 W JACKSON ST
682	1215 W JACKSON ST
683	1221 W JACKSON ST
684	1227 W JACKSON ST
685	204 S WESTERN AVE
686	233 CENTER ST
687	119 CENTER ST
688	121 CENTER ST
689	1301 W JACKSON ST
690	1110 W PIPER ST
691	1601 W JACKSON ST
692	200 S COLLINS AVE
693	254 S COLLINS AVE
694	212 S COLLINS AVE
695	224 S COLLINS AVE
696	236 S COLLINS AVE
697	230 S COLLINS AVE
698	260 S COLLINS AVE
699	201 SHADY LN
700	1607 W JACKSON ST
701	1619 W JACKSON ST
702	1621 W JACKSON ST
703	1625 W JACKSON ST
704	114 SHADY LN
705	1707 W JACKSON ST
706	1711 W JACKSON ST
707	1717 W JACKSON ST
708	120 SHADY LN
709	1114 W PIPER ST

Count	Address
710	1112 W PIPER ST
711	1701 W JACKSON ST
712	1401 W JACKSON ST
713	1505 W JACKSON ST
714	1507 W JACKSON ST
715	1509 W JACKSON ST
716	1511 W JACKSON ST
717	1513 W JACKSON ST
718	1543 W JACKSON ST
719	1535 W JACKSON ST
720	1537 W JACKSON ST
721	1539 W JACKSON ST
722	1541 W JACKSON ST
723	1521 W JACKSON ST
724	1531 W JACKSON ST
725	1517 W JACKSON ST
726	1519 W JACKSON ST
727	1525 W JACKSON ST
728	1527 W JACKSON ST
729	1529 W JACKSON ST

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