



**City of Wilmington  
1165 South Water Street  
Wilmington, IL 60481**

**Agenda  
Regular City Council Meeting  
Wilmington City Hall  
Council Chambers  
August 7, 2019  
7:00 p.m.**

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Roll Call by City Clerk**

John Persic, Jr.	Kevin Kirwin
Floyd Combes	Dennis Vice
Lisa Butler	Ben Dietz
Frank Studer	Jake Tenn

**IV. Approval of Minutes from the July 16, 2019 Regular City Council Meeting**

**V. Mayor's Report**

1. Approve the Mayoral Appointment of Part-Time Wilmington Police Officer (James Goody)
2. Swearing in of Wilmington Police Officer (James Goody)

**VI. Public Comment**

*(State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)*

**VII. Planning & Zoning Commission**

1. The next regular scheduled meeting is Thursday, August 15, 2019 at 5:00 p.m.

**VIII. Committee Reports**

**A. Police & ESDA Committee**

*Co-Chairs – Frank Studer & Lisa Butler*

1. The next scheduled meeting is Tuesday, August 13, 2019 at 5:30 p.m.

**B. Ordinance & License Committee**

*Co-Chairs – Floyd Combes & Jake Tenn*

1. Second Reading – An Ordinance Amending Chapter 52 Meters and Rates of the Wilmington Code of Ordinances
2. The next scheduled meeting is Tuesday, August 13, 2019 at 6:00 p.m.

**C. Buildings, Grounds, Parks, Health & Safety Committee**

*Co-Chairs – John Persic, Jr. & Floyd Combes*

1. The next scheduled meeting is Wednesday, August 14, 2019 at 5:30 p.m.

**D. Water, Sewer, Streets & Alleys Committee**

*Co-Chairs – Frank Studer & Kevin Kirwin*

1. The next scheduled meeting is Wednesday, August 14, 2019 at 6:00 p.m.

**E. Finance, Administration & Land Acquisition Committee**

*Co-Chairs – Frank Studer & Ben Dietz*

1. Approve the Accounts Payable Report as Presented by the City Accountant
2. Approve Ordinance Number 19-08-07-01 – An Ordinance Authorizing the Execution of A Real Estate Purchase Contract and the Purchase of Property Described as Vacant Land at N. Water Street & Van Buren Street, Wilmington, Illinois 60481
3. Approve Ordinance Number 19-08-07-02 – An Ordinance Approving the City of Wilmington Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) Amended Redevelopment Plan and Project for the Amended Redevelopment Project Area
4. Approve Ordinance Number 19-08-07-03 – An Ordinance Designating the City of Wilmington Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) Amended Redevelopment Project Area
5. Approve Ordinance Number 19-08-07-04 – An Ordinance Adopting Tax Increment Financing for the City of Wilmington Ridgeport Logistics

Center Intermodal Facility Terminal Area (TIF District No. 2) Amended  
Redevelopment Project Area

6. The next scheduled meeting is Tuesday, August 20, 2019 at 6:00 p.m.

**F. Personnel & Collective Bargaining Committee**  
*Co-Chairs – John Persic, Jr. & Dennis Vice*

**IX. Attorney & Staff Reports**

**The next City Council meeting is Tuesday, August 20, 2019 at 7:00 p.m.**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 52 METERS AND RATES OF THE  
WILMINGTON CODE OF ORDINANCES**

WHEREAS, the City of Wilmington (hereinafter “City”) is an Illinois municipal corporation; and

WHEREAS, the City Council finds it to be in the best interest of the City and its citizens to update and clarify sections within Chapter 52 Waters and Rates of the Wilmington Code of Ordinances.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1. RECITALS.**

The foregoing recitals are incorporated herein as findings of the Corporate Authorities.

**SECTION 2. AMENDMENT TO SECTION 52.01 OF WILMINGTON CODE OF ORDINANCES.**

That Section 52.01 of Title V Chapter 52 of the Wilmington Code of Ordinances is hereby deleted and replaced by the following:

**52.01 - Service rates and charges.**

There are established rates and charges for the use and service supplied by the combined waterworks and sewerage system of the city, as follows:

- A. Basis for Water and Wastewater Service Charges. The water and wastewater service charge for the use of and for service supplied by the water and wastewater facilities of the city shall consist of a basic user charge for operation and maintenance plus replacement and a debt service charge.
1. The debt service charge shall be computed by dividing the annual debt service of all outstanding bonds and/or loans by the number of users including units of service. Through further division, the monthly debt service charge can be computed.
  2. The basic user charge shall be based on water usage as recorded by water meters for water and wastes having the following normal concentrations: a five-day, 20°C biochemical oxygen demand (BOD) of 200 mg/l.
  3. The water and wastewater service charge shall be reviewed periodically to reflect a change in debt service or a change in operation and maintenance costs including replacement costs.

B. Measurement of Flow. The volume of flow used for computing basic user charges and surcharges shall be metered water consumption read to the lowest even increments of 100 gallons.

1. If the person discharging wastes into the public sewers procures any part, or all, of his water from sources other than the public waterworks system, all or a part of which is discharged into the public sewers, the person shall install and maintain, at his expense, water meters of a type approved by the city for the purpose of determining the volume of water obtained from these other sources.
2. Devices for measuring the volume of waste discharged may be required by the city if these volumes cannot otherwise be determined from the metered water consumption records.
3. Metering devices for determining the volume of waste shall be installed, owned, and maintained by the person. Following approval and installation, the meters may not be removed, unless service is cancelled, without the consent of the city.

C. The following rates and service charges shall apply to bills issued on or after June 1, 2018:

*Definitions.* When used in this Chapter, “*Unit of Service*” shall mean each separate unit within any property. For example, one or several water meter(s) may supply water service to a residential apartment complex containing three apartments- each apartment shall be considered a separate *unit of service*. A commercial building may contain multiple commercial tenants- each tenant shall be considered a separate *unit of service*.

## WATER RATES AND SERVICE CHARGES

Rates and Charges. There shall be and are hereby established rates and charges for the use of water and for the service of water pumping and distribution in the city as follows:

1. A monthly base rate of \$8.63 for each unit of service, plus an additional rate of \$7.93 for up to the first 1,000 gallons. Then \$7.93 per each 1,000 gallons or fraction thereof in excess of 1,000 gallons per month.
2. Rates for customers located outside the city limits. A monthly base rate of \$12.95 for each unit of service, plus an additional rate of \$11.90 for up to the first 1,000 gallons. Then \$11.90 per each 1,000 gallons or fraction thereof in excess of 1,000 gallons per month.
3. There shall be added to the monthly bill an additional meter replacement fee of \$2.81. There will be an additional maintenance cost for any user who has a water meter greater than a one-inch meter to actual cost for replacement of the user's water meter and the user will receive a credit for the cost of a one-inch water meter towards the replacement costs.
4. Bulk users shall pay \$75 minimum charge for less or equal to 1,500 then \$30 per 1,000 gallons for each additional unit. Hydrant meter will require a \$1,000 deposit and a \$50 per month non-refundable rental fee.

5. Additionally, in order to keep pace with inflation costs of water production and distribution, pending staff analysis, all rates listed above shall be increased by two percent annually, effective April 3, 2018, to be included on the May 1 billing date of each fiscal year thereafter.

## WASTEWATER RATES AND SERVICE CHARGES

Rates and Charges. There shall be and are hereby established rates and charges for the use of and for the waste facilities of the city:

1. A monthly base rate of \$34.52 for each unit of service, plus an additional rate of \$8.46 for up to the first 1,000 gallons. Then \$8.46 per each 1,000 gallons or fraction thereof in excess of 1,000 gallons per month based upon metered usage, either metered water or metered sewage usage.
2. Rates for customers located outside the city limits. A monthly base rate of \$51.78 for each unit of service, plus an additional rate of \$12.69 for up to the first 1,000 gallons. Then \$12.69 per each 1,000 gallons or fraction thereof in excess of 1,000 gallons per month based upon metered usage, either metered water or metered sewage usage.
3. Additionally, in order to keep pace with inflation costs of water production and distribution, pending staff analysis, all rates listed above shall be increased by two percent annually, effective April 3, 2018, to be included on the May 1 billing date of each fiscal year thereafter.

### D. Discounts.

1. Persons over the age of 65 years or over, residing in their own residence with separate metered water service for that residential unit shall receive a 10% discount on the water consumption and sewer consumption portion of their City of Wilmington utility bill upon completing an application with the utility billing department.
2. Persons with a disability who has a physical or mental impairment, disease, or loss of a permanent nature and who presents a determination of a disability by a physician or presents an Illinois Disabled Person Identification Card issued pursuant to the Illinois Identification Card Act indicating that the person has a Type 1 or 2, Class 2 disability, residing in their own residence with separate metered water service for that residential unit shall receive a 10% discount on the water consumption and sewer consumption portion of their City of Wilmington utility bill upon completing an application with the Utility Billing department.

**SECTION 3. AMENDMENT TO SECTION 52.02 OF WILMINGTON CODE OF ORDINANCES.**

That Section 52.02 of Title V Chapter 52 of the Wilmington Code of Ordinances is hereby deleted and replaced by the following:

**52.02 - Payment of bills—Delinquency—Liens.**

A. Bills. Rates or charges for water service, sewer service, debt service for water or sewer services, and meter replacement shall be payable monthly (sometimes collectively referred to hereinafter as “service”). In addition to said rates or charges, the city reserves the right to collect a fee of no less than \$80 for each service call that, in its discretion, is attributable to factors beyond ordinary wear and use. All bills for service are due and payable on the twenty-first day of the month. If the due date falls on a weekend or legal holiday observed by the City of Wilmington, the due date shall fall on the next regularly scheduled business day. A penalty of 10% shall be added to all bills not paid by the due date.

Bills for service shall be sent by the city to property owner of record on the first day of the month succeeding the period for which the service is billed. The service shall only be furnished to the premises upon the condition that the owner of record, any occupant, and the customer who applied for service are jointly and severally liable therefore to the city. Any agreement designating liability for the bills for service between the owner, occupant, and/or the customer who applied for service shall not be binding on the city and in no way shall affect the joint and several liability of each party.

B. Delinquent Bills. If any bills for services, including any penalties for late payment, are not paid within 21 days after the bill for the services has become due, such charges shall be deemed delinquent. Delinquency notice shall be provided to the owner of record by certified mail and such notice shall state that failure to pay delinquent charges and late fees within seven days of the date of the notice may result in discontinuance of service and may create a lien on the real estate under Section 65 ILCS 5/11-139-8.

C. Liens. Once a delinquency notice in compliance with subsection (B) has been sent to all owners of record, a lien in the amount of the delinquent charges is created upon the premises served. Whenever any charges remain unpaid for 15 days after a delinquency notice has been sent, the city may file with the county recorder of deeds a notice of lien. This notice shall consist of a sworn statement setting out a description of the premises served sufficient for the identification thereof, the amount of money due and the date when such amount became delinquent. The city shall send a copy of the notice of the lien to all owners of record of the premises.

D. Foreclosure of Liens. The city has the power to foreclose liens for unpaid charges in the same manner and with the same effect as in the foreclosure of mortgages on real estate. The city attorney is hereby authorized and directed to institute proceedings in the name of the city in any court having jurisdiction over such matters against any property for which a lien for unpaid charges has been filed.

- E. Right to Sue. The city has the power to sue the user of water and sewer service or the occupant of premises receiving such service in a civil action to recover the money due for services rendered, plus a reasonable attorney's fee to be fixed by the court. Whenever a judgment is entered in such a civil action, subsections (C) and (D) shall not be effective thereafter as to charges sued upon, and no lien shall exist thereafter upon the premises for the delinquency. Judgment in such a civil action operates as a release and waiver of the lien for the amount of the judgment.

**SECTION 4. AMENDMENT TO SECTION 52.06 OF WILMINGTON CODE OF ORDINANCES.**

That Section 52.06 of Title V Chapter 52 of the Wilmington Code of Ordinances is hereby deleted and replaced by the following:

**52.06 – Discontinuance of Service.**

- A. The city may discontinue water and/or sewer service to any premises when any customer fails to do any of the following:
- (1) Pay in full a delinquent bill, including any and all late fees, owed for the same class of service furnished at the same or at another location; or
  - (2) Provide city representatives with timely access to the meter after a written request for such access.
  - (3) Fails to pay a bill for waste services.
  - (4) Fails to pay any fees or charges imposed under Section 52.10 hereof.
- B. The city can discontinue service only after it has sent a written notice of discontinuance to the customer and the time for an informal hearing or consultation has expired. Said notice shall provide that the customer may protest the discontinuance of services by serving a written notice thereof upon the city clerk which would trigger an informal hearing or consultation before the city administrator or his or her designee to alleviate any bona fide disputes. Service shall not be discontinued until at least 15 days after the mailing of this notice. A copy of said notice shall be mailed to a third party designated by the customer, should the customer make a written request therefor.
- C. The city shall not discontinue service at the meter subsequent to 2:00 p.m. unless it shall be prepared to reconnect the same day during normal city hall business hours at the standard reconnection charge. The city shall not discontinue service on a holiday or weekend day unless prepared to reconnect on that holiday or weekend day.
- D. Water and/or sewer service shall not be discontinued and shall be restored if discontinued for a reason which is the subject of a dispute or complaint during the pendency of procedures under Section 52.06.1 where the customer has complied with said section.
- E. Notwithstanding any of the foregoing provisions, discontinuance of service to residential customers is prohibited for up to 60 days when discontinuance will aggravate an existing serious illness of any person who is a permanent resident of the premises where service is

rendered. In cases of ongoing hardship, the sewer and water committee may, in its discretion, prohibit discontinuance for more than 60 days. To be eligible for a stay of discontinuance, the customer must comply with each of the following requirements:

- (1) The illness must be certified to the city by a licensed by the State of Illinois physician. The certification shall be in writing and shall include the name of the ill person, a statement that he/she is a resident of the premises in question, the nature of the illness, the period of time during which termination will aggravate the illness and the name, business address and telephone number of the certifying party.
  - (2) Initial certification shall be received by the city within 15 days after the mailing of the notice of discontinuance.
  - (3) Initial certification by the physician shall prohibit discontinuance of service for 30 days. Certification may be renewed by the customer for an additional 30-day period by providing the city with a current certification from a physician. Failure to so renew the certificate shall entitle the city to initiate discontinuance procedures.
  - (4) The customer must enter into an agreement within the first 30 days for the payment of the delinquent charges and required deposit. The customer must keep the current account paid during the period that the charges and deposit are to be paid.
  - (5) In the event service is terminated within 14 days prior to certification of illness by or for a qualifying resident, service shall be restored to that residence if a proper certification is thereafter made in accordance with the foregoing provisions.
- F. Once water and/or sewer service has been discontinued to any premises, such premises shall not be again furnished with such service until all arrearages are paid, together with a charge of \$50 for discontinuance of service and a charge of \$50 for the resumption of service. Said charges shall increase to \$100 for a second discontinuance of service and \$100 for a second resumption of service within one year of a prior discontinuance or resumption of service.
- G. Nothing in this section or this chapter shall be construed to prevent discontinuance of service for reasons of safety, health or cooperation with civil authorities.

**SECTION 5. AMENDMENT TO SECTION 52.21 OF WILMINGTON CODE OF ORDINANCES.**

That Section 52.21 of Title V Chapter 52 of the Wilmington Code of Ordinances is hereby deleted and replaced by the following:

**52.21– Connection Fees and Meter Charges**

- A.(1) Basic connection fees. In addition to all other fees imposed by the city, the basic connection fees (in dollars) to be paid by the applicant requesting a connection to city water and/or sewer shall be as follows:

Fee Rates:		
Single-Family:	Sanitary Sewer Impact Fee	\$6,000
	Water Impact Fee	\$2,000
Townhomes, Condominiums, and Apartment Buildings (on a per unit basis):	Sanitary Sewer Impact Fee	\$6,150
	Water Impact Fee	\$2,000
Commercial/ Industrial Uses:	Sanitary Sewer Impact Fee	\$6,000
	Sanitary Capacity Fee	\$6,150 minimum - after 3 PE - additional \$1,200/1 PE (\$15 million cost of plant/1.25 million gallons per day = \$12/gallon = \$1,200/1 PE)
	Water Impact Fee	\$2,000
	Water Capacity Fee	\$2,000 minimum - after 3 PE - additional \$300/1 PE (\$6 million cost of plant/2.0 million gallons per day = \$3/gallon = \$300/1 PE)

All impact fee proceeds from these payments shall be placed in the water/sewer expansion fund. All sanitary capacity fee proceeds shall be placed in the sewer rehabilitation fund.

A.(2) Lots platted before January 1, 1970 shall pay the following fees. Lots platted before January 1, 1998 shall use these fees until January 1, 1999, then as in subsection (A)(1) of this section. Any lot split shall be considered a re-platting.

Single-Family	\$1,350 capacity user fee
Townhouse/ Condominium (per unit)	\$1,350 capacity user fee
Apartment Building (per unit)	\$1,350 capacity user fee
*Commercial and Industrial	\$1,350 capacity user fee minimum*

\*Capacity user fee to be determined by accepted engineering standards, by the sewer and water committee. It shall be adjusted upward if usage warrants, based on type of effluent and quantities. Any future expansion that significantly increases the water and sewer use

will be calculated in the same manner and an additional capacity user fee accessed by the committee.

The monies will be deposited in the Water and Sewer Expansion Fund to be used solely for capital expenditures of the Water and Sewer System. Expenditures to be determined by the city council.

- B. All properties connected to the city water system shall be metered through a water meter. All water meters are city property and will be maintained by city personnel. Electronic transmitters will be installed in all new construction at the cost of the property owner.
- C. Every property supplied by one supply line connected to the city water system and where there is a single unit of service or more than one unit of service as defined in Section 52.02 of this chapter shall be metered through individual meters for the purpose of billing and charges as provided in this chapter for service to such property. All meters will be in acceptable location determined by the city.

**SECTION 6. AMENDMENT TO SECTION 52.22 OF WILMINGTON CODE OF ORDINANCES.**

That Section 52.22 of Title V Chapter 52 of the Wilmington Code of Ordinances is hereby deleted and replaced by the following:

**52.22 - Water meters—Outside remote readers—Wiring and rates.**

- A. Installation of Water Meter. The city shall flush the service line before meters are installed. The water meter and electronic transmitter are to be installed by a plumbing contractor, City Public Works employee, and/or any authorized agent hired by the City. The water meter shall be installed in an accessible area for future maintenance.
- B. Reinspection Fee. If the rough inspection is not approved due to noncompliance with this section, a reinspection fee of \$80 shall be assessed for each subsequent inspection.
- C. [Appointment Required.] When replacement of a water meter, or electronic transmitter is necessary, the contractor or homeowner shall arrange an appointment with the city water department.

**SECTION 7: REPEALER**

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance shall be and the same are hereby repealed.

**SECTION 8: SEVERABILITY**

This Ordinance and every provision thereof shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence,

1<sup>st</sup> Reading on July 16, 2019  
2<sup>nd</sup> Reading on August 7, 2019

paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs, provisions and sections and parts of phrases, clauses, sentences, paragraph, provisions, and section not ruled void or unconstitutional shall continue in full force and effect.

**SECTION 9: EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2019 with \_\_\_\_ members voting aye, \_\_\_\_ members voting nay, the Mayor voting \_\_\_\_\_, with \_\_\_\_ members abstaining or passing and said vote being:

Kevin Kirwin	_____	John Persic, Jr.	_____
Dennis Vice	_____	Floyd Combes	_____
Ben Dietz	_____	Lisa Butler	_____
Jake Tenn	_____	Frank Studer	_____

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019

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Roy Strong, Mayor

Attest:

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James W. Studer, City Clerk

**ORDINANCE NO. 19-08-07-01**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A REAL ESTATE PURCHASE CONTRACT AND THE PURCHASE OF PROPERTY DESCRIBED AS VACANT LAND AT N. WATER ST & VAN BUREN ST, WILMINGTON, IL 60481**

WHEREAS, pursuant to the provisions of Section 11-61-3, Section 11-71-1, and Section 11-76.1-1 of Article 11 of the Illinois Municipal Code, the City is authorized to purchase real property for public purposes including for the purpose of creating a parking facility; and

WHEREAS, the Mayor and Aldermen (“Corporate Authorities”) deem it advisable, necessary, and in the best interest for the health, safety, and welfare of the residents of the City of Wilmington (“City”) to purchase certain property described as Vacant Land at N. Water St & Van Buren St, Wilmington, IL 60481, more specifically described in Exhibit A (“Property”); and

WHEREAS, the City agrees to purchase the Property and Will County, As Trustee (“Seller”) agrees to sell the Property for the sum of Seven Hundred Ninety-One and 00/100 Dollars (\$791.00);

WHEREAS, the City intends to purchase and use the Property to provide public parking to the downtown business district; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS, IN THE EXERCISE OF ITS STATUTORY AND OTHER POWERS AS FOLLOWS AS FOLLOWS:**

**SECTION 1. RECITALS INCORPORATED**

The foregoing recitals are incorporated herein as findings of the corporate authorities.

**SECTION 2. PURCHASE AND CONVEYANCE.**

The City of Wilmington is authorized to purchase from Seller the property described in Exhibit A to for the sum of Seven Hundred Ninety-One and 00/100 Dollars (\$791.00). The Purchase Contract attached hereto as Exhibit B, which sets forth the general terms of the purchase and sale for said Property is hereby approved and accepted subject to any attorney modifications.

**SECTION 3. AUTHORIZATION AND EXECUTION**

The Mayor and the City Administrator are authorized and directed to execute such documents as are required to satisfy the intent of this Ordinance and that is necessary to consummate the real estate closing for the purchase of the Property.

**SECTION 4: SEVERABILITY**

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**SECTION 5: REPEALER**

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

**SECTION 6: EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law, specifically after the ordinance is published in one or more newspapers published in the City of Wilmington, or if no newspaper is published therein, then in one or more newspapers with a general circulation within the City of Wilmington, at least twice within thirty (30) days after this ordinance is passed and approved.

PASSED this 7<sup>th</sup> day of August, 2019 with \_\_\_\_\_ members voting aye, \_\_\_\_\_ members voting nay, the Mayor voting \_\_\_\_\_, with \_\_\_\_\_ members abstaining or passing and said vote being:

Kevin Kirwin	_____	John Persic, Jr.	_____
Dennis Vice	_____	Floyd Combes	_____
Ben Dietz	_____	Lisa Butler	_____
Jake Tenn	_____	Frank Studer	_____

Approved this 7<sup>th</sup> day of August, 2019

\_\_\_\_\_  
Roy Strong, Mayor

Attest:

\_\_\_\_\_  
James W. Studer, City Clerk

**EXHIBIT A**

**PROPERTY**

**Parcel Identification Number**

P.I.N.: 03-17-25-312-002-0000

**Legal Description**

THE SOUTHERN 33 FEET OF LOT 4, IN BLOCK 5, IN THE TOWN OF WILMINGTON (FORMERLY WINCHESTER), IN SECTION 25, TOWNSHIP 33 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1836, IN PLAT BOOK A, PAGE 71, IN WILL COUNTY, ILLINOIS.

**Address**

VACANT LAND, N. WATER ST & VAN BUREN ST, WILMINGTON, IL 60481

**EXHIBIT B**  
**PURCHASE CONTRACT**



# PURCHASE CONTRACT

**SELLER: Will County, As Trustee**

**PURCHASER: City of Wilmington**

**SUBJECT PROPERTY: 17-25-312-002-0000**

**TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$791.00**

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2020.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**SELLER:**

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

SELLER ADDRESS:  
c/o Delinquent Tax Agent  
P. O. Box 96  
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:  
City of Wilmington  
An Illinois Municipal Corporation  
1165 S. Water St.  
Wilmington, IL 60481

**CITY OF WILMINGTON  
WILL COUNTY, ILLINOIS**

**ORDINANCE NO. 19-08-07-02  
AN ORDINANCE APPROVING THE CITY OF WILMINGTON  
RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA  
(TIF DISTRICT NO. 2) AMENDED REDEVELOPMENT PLAN AND PROJECT  
FOR THE AMENDED REDEVELOPMENT PROJECT AREA**

**APPROVED BY THE CITY COUNCIL  
OF THE CITY OF WILMINGTON,  
WILL COUNTY, ILLINOIS,  
THIS 7<sup>th</sup> DAY OF AUGUST, 2019**

***City of Wilmington  
1165 S. Water Street  
Wilmington, IL 60481  
815-476-2175***

**STATE OF ILLINOIS, COUNTY OF WILL  
CITY OF WILMINGTON**

**CERTIFICATE**

I, James W. Studer, certify that I am the duly appointed and acting City Clerk of the City of Wilmington, Will County, Illinois.

I further certify that on August 7, 2019 the Corporate Authorities of such municipality passed and approved Ordinance No. 19-08-07-02 entitled:

**“AN ORDINANCE APPROVING THE CITY OF WILMINGTON  
RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA  
(TIF DISTRICT NO. 2) AMENDED REDEVELOPMENT PLAN AND PROJECT  
FOR THE AMENDED REDEVELOPMENT PROJECT AREA”**

Dated at Wilmington, Illinois, this 7<sup>th</sup> day of August, 2019.

{SEAL}

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James W. Studer, City Clerk

**ORDINANCE NO. 19-08-07-02**

**AN ORDINANCE APPROVING THE CITY OF WILMINGTON  
RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA  
(TIF DISTRICT NO. 2) AMENDED REDEVELOPMENT PLAN AND PROJECT  
FOR THE AMENDED REDEVELOPMENT PROJECT AREA**

**WHEREAS**, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the “TIF Act”) and Ordinance Numbers 10-05-04-06, 10-05-04-07, and 10-05-04-08, adopted May 18, 2010, as supplemented by Ordinance Numbers 14-09-02-02, 14-09-02-03, and 14-09-02-04, adopted September 2, 2014, and as supplemented by Ordinance Number 17-01-03-01, adopted January 3, 2017 (collectively the “TIF Ordinances”), the City of Wilmington (the “City”) approved and amended a tax increment redevelopment plan and project (as amended, the “TIF Plan”), designated and amended the tax increment redevelopment project area (as amended, the “Redevelopment Project Area”), and adopted tax increment financing relative to the City's Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) (the “Ridgeport TIF District”); and

**WHEREAS**, on September 19, 2017, the City authorized a study in regard to further adjusting the boundaries of the Redevelopment Project Area for the Ridgeport TIF District and adopting an amendment to the TIF Plan in relation thereto; and

**WHEREAS**, on April 16, 2019, the City announced the availability of the further amended redevelopment plan and project for the Ridgeport TIF District (the “TIF Plan Amendment”), with said TIF Plan Amendment containing a further amendment to the eligibility study, as amended, for the Ridgeport TIF District, addressing the tax increment financing eligibility of the area proposed for the amended Redevelopment Project Area (said amendment to the eligibility study, as amended, being hereinafter referred to as the

“Eligibility Study Amendment;” and said Redevelopment Project Area as amended being referred to as the “Amended Redevelopment Project Area”); and

**WHEREAS**, a public hearing was held on July 16, 2019, in regard to the TIF Plan Amendment, at which the City noted technical changes that needed to be made to the TIF Plan Amendment, with said technical changes being formally approved by an Ordinance approved by the Mayor and City Council of the City on July 16, 2019, resulting in an updated version of the TIF Plan Amendment dated June 28, 2019 (the “Final TIF Plan Amendment”); and

**WHEREAS**, the Mayor and City Council of the City desire to implement tax increment financing pursuant to the TIF Act for the Final TIF Plan Amendment within the municipal boundaries of the City and within the Amended Redevelopment Project Area described and depicted in EXHIBIT A-1 and EXHIBIT A-2, both being attached hereto and made part hereof; and

**WHEREAS**, the City has complied with the specific notice, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to amending the ordinances referenced above and approving the Final TIF Plan Amendment in relation to the Ridgeport TIF District, in that the City has taken the following actions:

	<b><u>ACTION</u></b>	<b><u>DATE TAKEN</u></b>
1.	Announced the availability of the Eligibility Study Amendment and the TIF Plan Amendment at a City Council meeting	April 16, 2019
2.	Approved Ordinance calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Amended Redevelopment Project Area and the TIF Plan Amendment in relation thereto	May 7, 2019

3.	Mailed notices relative to the availability of the Eligibility Study Amendment and TIF Plan Amendment to all residential addresses within 750 feet of the boundaries of the Amended Redevelopment Project Area and to all parties who were registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)	May 10, 2019
4.	Mailed a copy of Ordinance, the Eligibility Study Amendment and the TIF Plan Amendment, along with a notice of the Joint Review Board meeting, to all taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board (by certified mail, return receipt requested)	May 10, 2019
5.	Held a Joint Review Board meeting	May 30, 2019
6.	Published notice of the public hearing in the newspaper twice	June 19, 2019 and June 26, 2019
7.	Mailed notice of the public hearing to each residential address (by First Class U.S. Mail) and taxpayer of record (by certified mail, return receipt requested) within the Amended Redevelopment Project Area, and to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)	June 28, 2019
8.	Held a public hearing (at which proposed technical changes to the TIF Plan Amendment were announced)	July 16, 2019
9.	Approved technical changes to the TIF Plan Amendment by Ordinance, resulting in the Final TIF Plan Amendment	July 16, 2019
10.	Mailed notices of the technical changes to the TIF Plan Amendment and the Final TIF Plan Amendment to all taxing districts impacted by the TIF District, to the Public Member of the Joint Review Board and to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)	July 24, 2019
11.	Published notice of the technical changes to the TIF Plan Amendment in the newspaper ( <i>Free Press Advocate</i> )	July 24, 2019

; and

**WHEREAS**, on May 30, 2019, the Joint Review Board, relative to the Ridgeport TIF District, recommended the approval of the Amended Redevelopment Project Area and approval of the TIF Plan Amendment in relation thereto; and

**WHEREAS**, pursuant to the TIF Act, the City has waited at least fourteen (14) days, but not more than ninety (90) days, from the public hearing date to take action on this Ordinance approving the Final TIF Plan Amendment; and

**WHEREAS**, the Final TIF Plan Amendment sets forth the conditions in the Amended Redevelopment Project Area qualifying the Amended Redevelopment Project Area as an “intermodal terminal facility area;” and the Mayor and City Council of the City have reviewed testimony concerning said conditions presented at the public hearing and are generally informed of the conditions causing the Amended Redevelopment Project Area to qualify as an “intermodal terminal facility area,” as said term is defined in Section 5/11-74.4-3.1 of the TIF Act (65 ILCS 5/11-74.4-3.1); and

**WHEREAS**, the Mayor and City Council have reviewed the conditions pertaining to the lack of private investment in the Amended Redevelopment Project Area to determine whether private development would take place in the Amended Redevelopment Project Area as a whole without the adoption of the Final TIF Plan Amendment; and

**WHEREAS**, it is the intent of the Mayor and City Council to utilize the tax increment from all sources authorized by law, with such revenues to be exclusively utilized for the development of the Final TIF Plan Amendment within the Amended Redevelopment Project Area; and

**WHEREAS**, the Amended Redevelopment Project Area would not reasonably be

redeveloped without the use of such incremental revenues; and

**WHEREAS**, the Mayor and City Council have reviewed the conditions pertaining to real property in the Amended Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Amended Redevelopment Project Area would be substantially benefited by the Final TIF Plan Amendment improvements;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wilmington, Will County, Illinois, as follows:

**SECTION 1:** That the Mayor and City Council hereby make the following findings:

A. The area constituting the Amended Redevelopment Project Area is described and depicted as set forth in the attached EXHIBIT A-1 and EXHIBIT A-2;

B. There exist conditions which cause the area proposed to be designated as the Amended Redevelopment Project Area to be classified as an “intermodal terminal facility area,” as such term is defined in Section 5/11-74.4-3.1 of the TIF Act (65 ILCS 5/11-74.4-3.1), and the Amended Redevelopment Project Area is deemed to be a blighted area per Section 5/11-74.4-3.1(b) of the TIF Act (65 ILCS 5/11-74.4-3.1(b)), and no proof of blight need be shown in establishing the Amended Redevelopment Project Area in accordance with Section 5/11-74.4-3.1 of the TIF Act (65 ILCS 5/11-74.4-3.1);

C. The Amended Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise prior to the designation of the Amended Redevelopment Project Area, and would not be reasonably anticipated to be redeveloped without the adoption of the Final TIF Plan Amendment;

D. The Amended Redevelopment Project Area would not reasonably be

redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the Final TIF Plan Amendment within the Amended Redevelopment Project Area;

E. The Final TIF Plan Amendment conforms to the City's Comprehensive Plan for the development of the City as a whole;

F. The parcels of real property in the Amended Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the Final TIF Plan Amendment are included in the Amended Redevelopment Project Area;

G. The estimated date for final completion of the Final TIF Plan Amendment is December 31, 2033, subject to the receipt of 2033 incremental real estate tax revenues during 2034; and

H. The estimated date for retirement of obligations incurred to finance Final TIF Plan Amendment costs is not later than December 31, 2033, subject to the receipt of 2033 incremental revenues during 2034.

**SECTION 2:** That the Final TIF Plan Amendment is hereby adopted and approved. A copy of the Final TIF Plan Amendment is attached hereto as **EXHIBIT B** and made a part hereof.

**SECTION 3:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 4:** That if any section, paragraph, clause or provision of this Ordinance

shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 5:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

PASSED this 7<sup>th</sup> day of August, 2019 with \_\_\_\_\_ members voting aye, \_\_\_\_\_ members voting nay, the Mayor voting \_\_\_\_\_, with members abstaining or passing and said vote being:

Kevin Kirwin	_____	John Persic, Jr.	_____
Dennis Vice	_____	Floyd Combes	_____
Ben Dietz	_____	Lisa Butler	_____
Jake Tenn	_____	Frank Studer	_____

Approved this 7<sup>th</sup> day of August, 2019

\_\_\_\_\_  
Roy Strong, Mayor

Attest:

\_\_\_\_\_  
James W. Studer, City Clerk

## EXHIBIT A-1

### Amended Redevelopment Project Area

#### Legal Description

THAT PART OF SECTIONS, 16, 17, 21 AND 28 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SAID SECTION 17; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 1088.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 58.0 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ON SAID SOUTH LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919; THENCE EAST, ON SAID WESTERLY EX-TENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. R2008-111707; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. R2008-111707: NORTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 1693.40 FEET; SOUTH 22 DEGREES 46 MINUTES 22 SECONDS EAST, 983.82 FEET; SOUTH 63 DEGREES 47 MINUTES 30 SECONDS EAST, 365.37 FEET; SOUTH 02 DEGREES 03 MINUTES 06 SECONDS EAST, 257.52 FEET; SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST, 521.57 FEET; NORTH 02 DEGREES 02 MINUTES 18 SECONDS WEST, 449.30 FEET; NORTH 68 DEGREES 30 MINUTES 35 SECONDS WEST, 927.06 FEET; SOUTH 87 DEGREES 52 MINUTES 16 SECONDS WEST, 995.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WEST, ON SAID SOUTH LINE, TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH, ON THE WEST LINE OF SAID NORTH-WEST QUARTER, AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE NORTH LINE OF THE SOUTH 906.55 FEET OF SAID SOUTH-WEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 840.83 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST, ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID WEST LINE, AND ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE NORTH

LINE OF THE SOUTH 330.0 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID EAST LINE, TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID WEST LINE, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, TO THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTHERLY, ON SAID WESTERLY LINE, TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE WEST, ON SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE NORTH, ON THE WEST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTH, ON SAID WEST LINE, TO THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2016 AS DOCUMENT NO. R2016-101413; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST LINE OF LOT 1 IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 7; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE EAST RIGHT OF WAY LINE OF RIDGE WAY; THENCE NORTHERLY, ON SAID EASTERLY RIGHT OF WAY LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036536; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST RIGHT OF WAY LINE OF GRAASKAMP BOULEVARD; THENCE NORTH, ON SAID EAST RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF OUTLOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036484; THENCE WESTERLY, ON SAID EASTERLY EXTENSION, AND ON THE NORTH LINE OF SAID OUTLOT 1, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF OUTLOT C IN RIDGEPORT LOGISTICS CENTER - PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727; THENCE NORTHERLY ON SAID EASTERLY LINE, TO THE NORTH LINE OF SAID OUTLOT C; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF OUTLOT B IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 5; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OUTLOT B: SOUTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, 411.52 FEET; SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 98.20 FEET; NORTH 81 DEGREES 02 MINUTES 38 SECONDS WEST, 96.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE SOUTH-WESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING DESCRIBED PARCELS:

OUTLOT A, OUTLOT B, AND OUTLOT C, IN RIDGEPORT LOGISTICS CENTER - PHASE 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST OF SECTION 17,

TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727, ALL IN WILL COUNTY, ILLINOIS.

OUTLOT A AND OUTLOT B IN RIDGEPORT LOGISTICS CENTER - PHASE 6, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919, ALL IN WILL COUNTY, ILLINOIS.

P.I.N.s: 317161010010000, 317174000150000, 317212000050000, 317161010020000, 317174010010000, 317212000070000, 317161010030000, 317175020050000, 317212000090000, 317161010040000, 317175020060000, 317212000100000, 317161030030000, 317175020070000, 317212000110000, 317161030040000, 317211000060000, 317212000150000, 317161030050000, 317211000070000, 317213000070000, 317162010010000, 317211000110000, 317213000120000, 317163000100000, 317211000120000, 317213000130000, 317163010010000, 317211000180000, 317213000140000, 317163020010000, 317211000200000, 317213000160000, 317163030010010, 317211000220000, 317213000190000, 317163030010020, 317211000230000, 317213000200000, 317163030040000, 317211000240000, 317213000210000, 317164000130000, 317211000250000, 317213000220000, 317164010010000, 317211000270000, 317213000240000, 317164020010000, 317211000280000, 317213000250000, 317172000170000, 317211000290000, 317213000260000, 317172000180000, 317211000300000, 317213000270000, 317172010040010, 317211000310000, 317214000010000, 317172010040020, 317211000320000, 317281000050010, 317172010050000, 317211000340000, 317281000060000, 317172010060000, 317211000350000, 317281000070000, 317174000040000, 317211000360000, 317174000140000 and 317212000020000

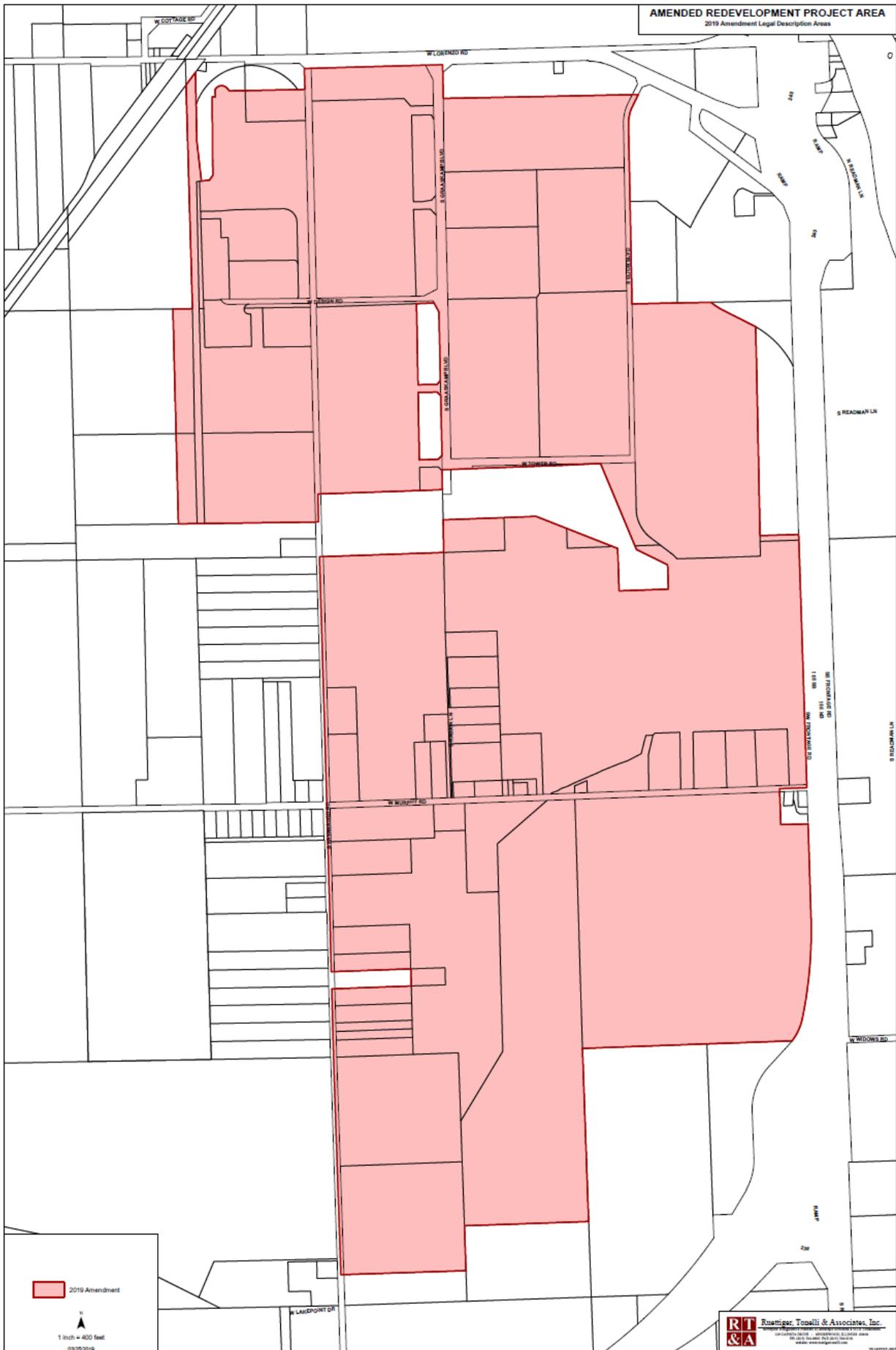
General Street Location: West side I-55 from W. Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd., S. Ridgeway from W. Lorenzo Rd. to W. Tower Rd., both sides of S. Graaskamp Blvd. from W. Lorenzo Rd. to W. Tower Rd., both sides of S. Kavanaugh Rd. from W. Lorenzo Rd. to approximately 6 tenths of a mile south of W. Lorenzo Rd., east side of S. Kavanaugh Rd. from approximately ½ mile north of W. Murphy Rd. to approximately 9 tenths of a mile south of W. Murphy Rd., both sides of W. Design Rd. from S. Graaskamp Blvd. to approximately 950 feet west of S. Kavanaugh Rd., north side of W. Tower Rd. from S. Ridgeway to S. Graaskamp Blvd., both sides of W. Murphy Rd. from I-55 to S. Kavanaugh Rd.

**EXHIBIT A-2**

**Amended Redevelopment Project Area**

**Street Location Map**

(see attached)



**EXHIBIT B**  
**TIF PLAN AMENDMENT**  
(attached)

# 2019 Amendment to the Tax Increment Financing Redevelopment Plan & Project

Ridgeport Logistics Center  
Intermodal Terminal Facility Area  
(TIF District No. 2)



Prepared for  
**City of Wilmington, Illinois**

Prepared by

**PGAV** PLANNERS LLC

April 8, 2019  
Updated with 2018 EAV Data May 22, 2019  
Updated Property Owner Information June 28, 2019



## **CITY OF WILMINGTON**

### **MAYOR**

Roy Strong

### **CITY COUNCIL**

Kevin Kirwin, Ward 1

John Persic, Jr., Ward 1

Floyd Combs, Ward 2

Denise Vice, Ward 2

Ben Dietz, Ward 3

Lisa Butler, Ward 3

Jake Tenn, Ward 4

Frank Studer, Ward 4

### **CITY CLERK**

James W. Studer

### **CITY ADMINISTRATOR**

Joie Ziller

### **CITY ATTORNEY**

Mahoney, Silverman & Cross, LLC

### **SPECIAL ECONOMIC DEVELOPMENT & TIF COUNSEL**

Scott E. Nemanich, Thomas P. Bayer and Gregory T. Smith

Klein, Thorpe and Jenkins, Ltd.

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**APPENDIX:**

- Attachment A** Boundary Description for Areas to be Added to the Ridgeport Logistics Center Intermodal Terminal Facility Area
  
- Attachment B** List of Parcels, Owners and 2018 EAV for Properties to be Added to the Ridgeport Logistics Center Intermodal Terminal Facility Area
  
- Attachment C** List of Parcels, Owners and Base EAV for Properties to be Removed from the Ridgeport Logistics Center Intermodal Terminal Facility Area
  
- Attachment D** Boundary Description of the Further Amended Project Area
  
- Attachment E** List of Parcels (PINs) Located within the Further Amended Project Area

## SECTION I

### INTRODUCTION

#### A. Background

On May 10, 2010, the City Council of the City of Wilmington (the “**City**”) adopted Ordinance Nos. 10-05-04-06, 10-05-04-07 and 10-05-04-08 (collectively the “Original Ordinances”), which adopted a Redevelopment Plan and Project, dated February 16, 2010, including Addendum A thereto, dated April 27, 2010 (the “Original Plan”), designated a Redevelopment Project Area (the “**Project Area**”) and adopted tax increment financing (“**TIF**”) for a portion of the City referred to as the Ridgeport Logistics Center Intermodal Terminal Facility Area (the “**Ridgeport TIF**”). This was accomplished pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “**Act**”).

On September 2, 2014, the City Council adopted Ordinance Nos. 14-09-02-02, 14-09-02-03 and 14-09-02-04, which amended the Original Ordinances to remove 14.5 acres of land from the Project Area (the “**2014 Ordinances**”).

The Project Area was further amended by the “2016 Amendment to the Tax Increment Financing Redevelopment Plan & Project” for the Ridgeport Logistics Center Intermodal Terminal Facility Area, which was approved pursuant to Ordinance No. 17-01-03-01 on January 3, 2017 (the “**2017 Ordinance**”). The amendment provided for the addition of certain properties and removal of certain properties, or portions thereof (the “**Amended Project Area**”). However, after filing the 2017 Ordinance and the 2016 Plan Amendment with the Will County Clerk, it was discovered that three (3) of the six (6) parcels added to the Project Area had not been officially annexed into the corporate limits of the City and, therefore, such parcels were excluded from the Amended Project Area. On October 17, 2017, the City annexed thirty-four (34) additional parcels of property adjoining or in the vicinity of the Ridgeport TIF, two (2) of which were part of the 2016 Plan Amendment (Property Identification Numbers (“**PINs**”) 03-17-21-100-027-0000 and 03-17-21-100-028-0000). The Will County Clerk subsequently certified

the base equalized assessed value (EAV) for these two (2) parcels and they became part of the Ridgeport TIF for the 2017 tax year (payable 2018). Based on the Original Ordinances, as amended by the 2014 Ordinances, the 2017 Ordinance, and subsequent resolution of annexation issues the Project Area is now approximately 1,198 acres in size.

## **B. 2019 Plan Amendment**

The City now desires to further amend the Original Plan, as amended by the 2014 Ordinances and the 2017 Ordinance (the “**Amended Plan**”), in order to change the Amended Project Area boundaries to include certain other properties annexed into the City to better suit the development of the Ridgeport Logistics Center and to remove certain other areas from the Amended Project Area so as to be compliant with the maximum size of an Intermodal Terminal Facility Area as specified in the TIF Act. In this regard, the City did, on September 19, 2017, retained PGAV Planners of St. Louis, Missouri to prepare an amendment to the Amended Plan, including documenting eligibility of the area proposed to be included in the revisions to the Amended Project Area, preparation of the 2019 Plan Amendment report and assist with the statutory process of amending the Amended Plan and Amended Project Area boundaries (at the time referred to the “2017 Plan Amendment”).

The areas to be added to and the areas to be removed from the Amended Project Area are illustrated on **Exhibit A – Parcels to be Added and Removed from the Amended Project Area**. The boundaries of the Ridgeport TIF after these changes are as delineated on **Exhibit B – Further Amended Project Area Boundary**.

Boundary descriptions of the additional areas are included in the **Appendix as Attachment A – Boundary Descriptions for Areas to be Added to the Ridgeport Logistics Center Intermodal Terminal Facility Area**. A list of the parcel identification numbers (PIN’s) and 2017 tax year EAV for the parcels added to the Amended Project Area are included in the **Appendix as Attachment B – List of Parcels, Owners and 2018 EAV for Properties to be Added to the Ridgeport Logistics Center Intermodal Terminal Facility Area**.

A list of the PIN's and the base EAV for the parcels removed from the Amended Project Area are included in the **Appendix as Attachment C – List of Parcels, Owners and Base EAV for Properties to be Removed from the Ridgeport Logistics Center Intermodal Terminal Facility Area.**

The **boundary description of the Further Amended Project Area** is included in the **Appendix as Attachment D – Boundary Description of the Further Amended Project Area**. A list of the parcel identification numbers (PIN's) for all of the parcel within the Further Amended Project Area are included in the **Appendix as Attachment E – List of Parcels within the Further Amended Project Area Boundary of the Ridgeport Logistics Center Intermodal Terminal Facility Area**.

The following sections of this report present the Amended Plan, as further amended (the "**Further Amended Plan**") pursuant to this 2019 Amendment to the Tax Increment Financing Redevelopment Plan & Project (the "**2019 Plan Amendment**").



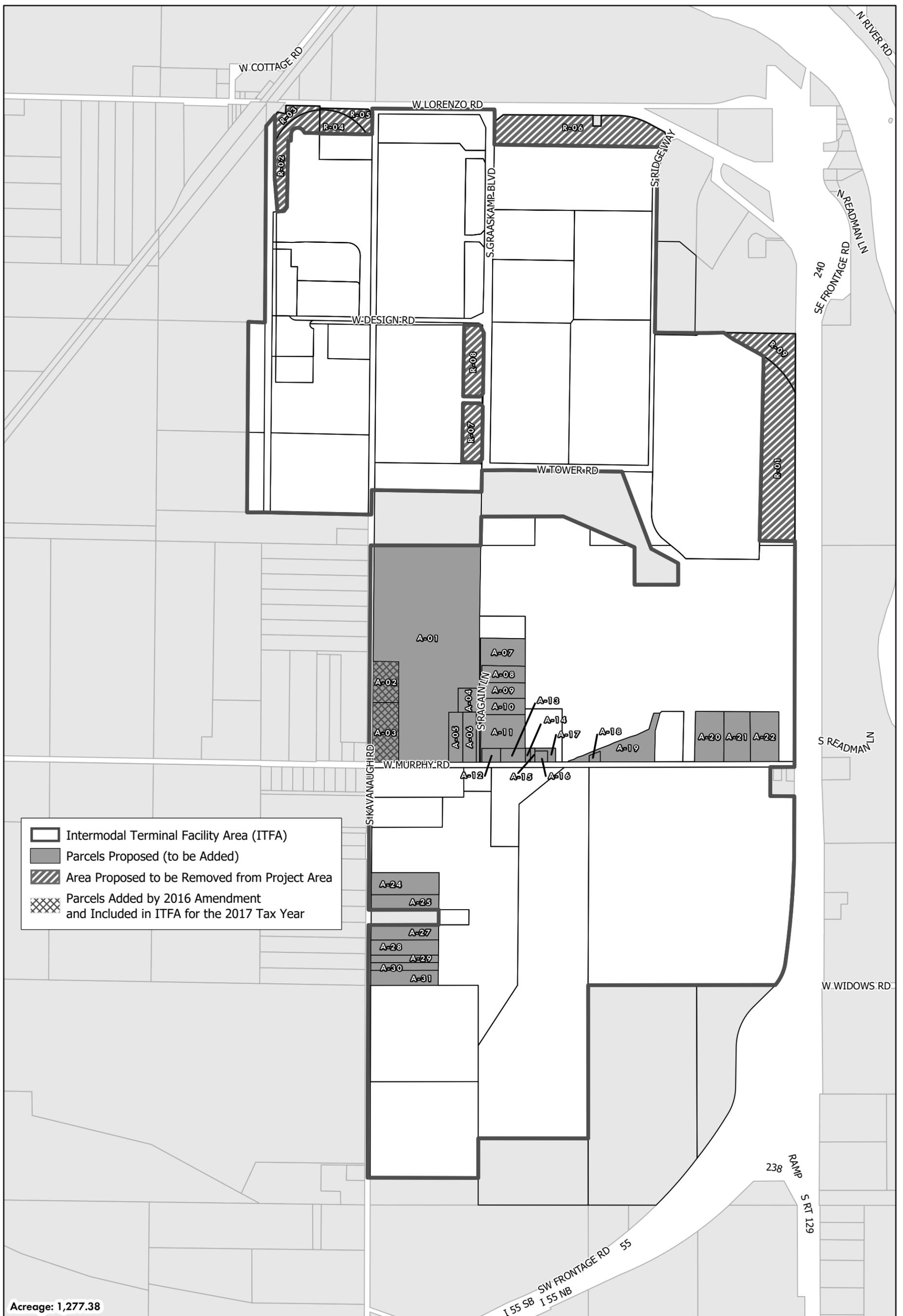
29700 S. Graaskamp Blvd. Suites A & B



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**Insert  
Exhibit A**

**Properties to be Added and Removed from the  
Amended Project Area**



**Exhibit A: Parcels to be Added and Removed from the Amended Project Area**

2019 Amendment to the Ridgeport Logistics Center  
 Intermodal Terminal Facility Area (TIF No.2)  
 City of Wilmington, Illinois



Miles 0 0.1 0.2 0.4

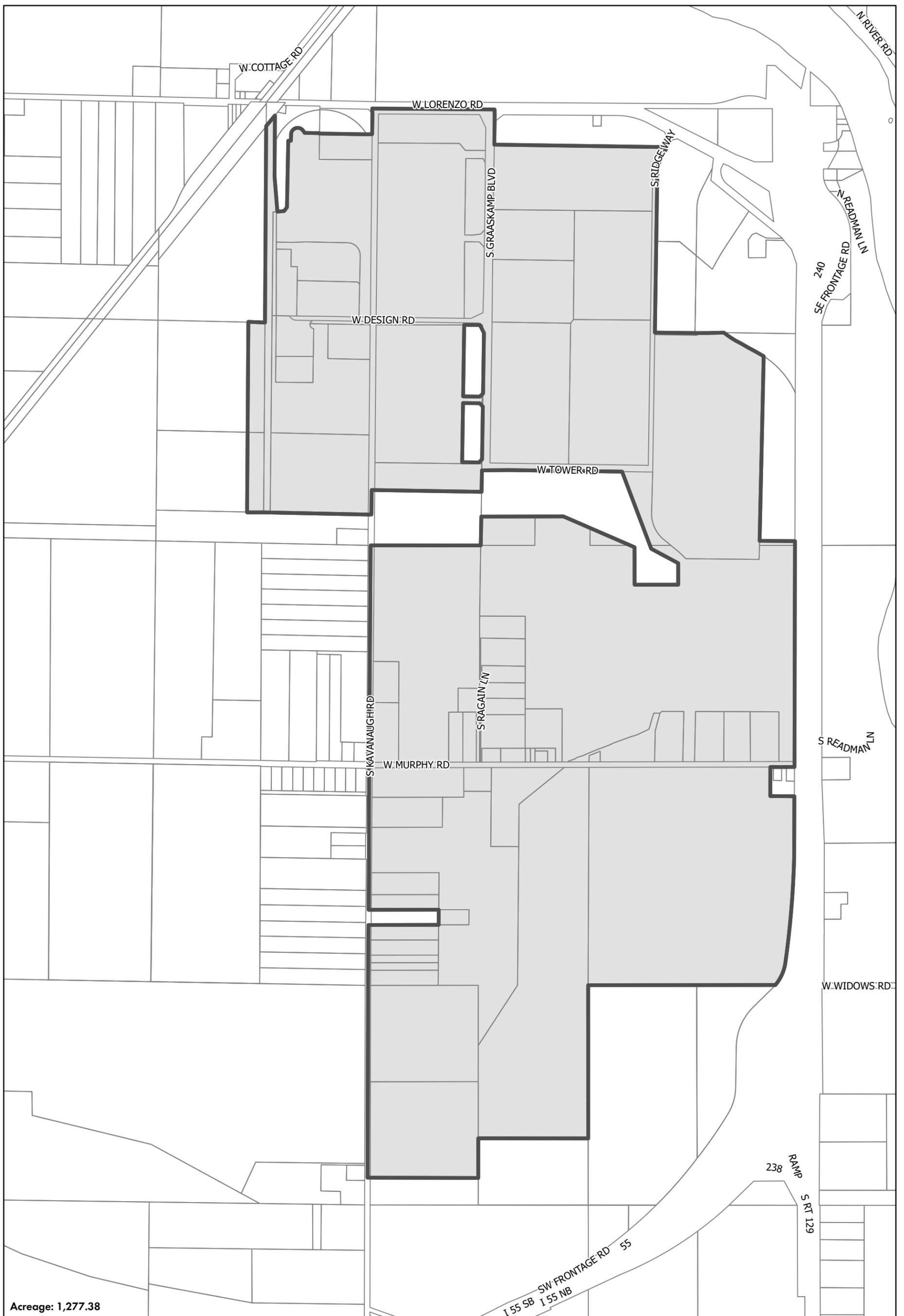
**PCAV PLANNERS**



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**Insert  
Exhibit B**

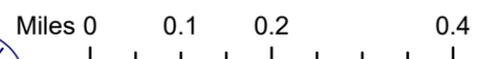
**Further Amended Project  
Area Boundary**



Acreage: 1,277.38

**Exhibit B: Further Amended Project Area Boundary**

2019 Amendment to the Ridgeport Logistics Center  
 Intermodal Terminal Facility Area (TIF No.2)  
 City of Wilmington, Illinois



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## SECTION II

### BASIS FOR ELIGIBILITY OF THE FURTHER AMENDED PROJECT AREA AND FINDINGS

#### A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are found in the Act. This 2019 Plan Amendment documents the relevant statutory requirements and how the Amended Project Area, as amended by the 2019 Plan Amendment (the “**Further Amended Project Area**”) continues to meet the eligibility criteria.

#### B. Statutory Qualifications

The Act defines the conditions that must be present in order for an area to qualify for TIF. The following provides the statutory definition for establishing a redevelopment project area within an intermodal terminal facility area (65 ILCS 5/11-74.4-3.1):

“(a) *Notwithstanding any other provision of law to the contrary, if a municipality designates an area within the territorial limits of the municipality as an intermodal terminal facility area, then that municipality may establish a redevelopment project area within the intermodal terminal facility area for the purpose of developing new intermodal terminal facilities, rehabilitating obsolete intermodal terminal facilities, or both. If there is no existing intermodal terminal facility within the redevelopment project area, then the municipality must establish a new intermodal terminal facility within the redevelopment project area. If there is an obsolete intermodal terminal facility within the redevelopment project area, then the municipality may establish a new intermodal terminal facility, rehabilitate the existing intermodal terminal facility for use as an intermodal terminal facility or for any other commercial purpose, or both.*

- (b) *For purposes of this Division, an intermodal terminal facility area is deemed to be a blighted area and no proof of blight need be shown in establishing a redevelopment project area in accordance with this Section.*
- (c) *As used in this Section:*

*"Intermodal terminal facility area" means an area that:*

- (i) *does not include any existing intermodal terminal facility or includes an obsolete intermodal terminal facility;*
- (ii) *comprises a minimum of 150 acres and not more than 2 square miles in total area, exclusive of lakes and waterways;*
- (iii) *has at least one Class 1 railroad right-of-way located within it or within one quarter mile of it; and*
- (iv) *has no boundary limit further than 3 miles from the right-of-way.*

*"Intermodal terminal facility" means land, improvements to land, equipment, and appliances necessary for the receipt and transfer of goods between one mode of transportation and another, at least one of which must be transportation by rail."*

## **C. Findings**

### **1. Existing Intermodal Terminal Facility Area (Amended Project Area):**

The areas added to the Amended Project Area were not part of an existing intermodal terminal facility area and do not include an existing intermodal terminal facility.

### **2. Size of Redevelopment Project Area:**

When the Original Ordinances were passed, the Project Area contained about 1,258 acres (based on Will County property assessment data plus street rights-

of-way), 22 acres less than the maximum size of 2 square miles (1 square mile equals 640 acres). The 2014 Ordinances reduced the size of the Project Area to approximately 1,181 acres. The 2017 Ordinance and 2016 Plan Amendment, after subsequent modifications resolving annexation issues, resulted in an Amended Project Area size of approximately 1,198 acres.

**The 2019 Plan Amendment provides for the following changes to the Amended Project Area:**

- a. **Adds approximately 138 acres** to the Amended Project Area, which includes 133.65 acres of real property and just shy of 4 acres of street rights-of-way (see Exhibit A); and
- b. **Removes approximately 59 acres** from the Amended Project Area (see Exhibit A).

The Amended Project Area, as reconfigured by this 2019 Plan Amendment has a total area of approximately 1,277.28 acres, within the statutory maximum size of 1,280 acres.

**3. Class I Railroad Right-of-Way:**

The Further Amended Project Area continues to have a main line BNSF railroad adjoining it at its northeast corner. BNSF is a Class 1 railroad. Also, there is now a rail spur that is coterminous with about 0.9 miles of the western boundary of the Further Amended Project Area and the same spur is located within the Further Amended Project Area for about 0.43 miles along said western boundary. This spur currently serves a transload cooler warehouse and a transload freezer warehouse located within the Further Amended Project Area.



There are plans to provide additional spurs into the Further Amended Project Area.

**4. Boundary Limits within 3 Miles:**

The furthest boundary limit of the Amended Project Area, as of the 2016 Plan Amendment, was 2.13 miles from the BNSF railroad right-of-way. The 2019 Plan Amendment does not alter this. Therefore, the furthest boundary limit of the Further Amended Project Area continues to be within maximum distance of 3 miles.

The boundaries, as amended, for the “intermodal terminal facility area” and the Further Amended Project Area continue to be coterminous. As an “intermodal terminal facility area”, Section 11-74.4-3.1(b) of the Act deems the Further Amended Project Area a *blighted area* and requires no further proof of blight.



*CDC Freezer Building*



*Batory Foods*

## SECTION III

### FURTHER AMENDED PLAN

#### A. Introduction

This Section and the following Section IV constitutes an amendment to the Amended Plan for the City's Ridgeport TIF.

#### B. General Land Uses to Apply

The general land uses to apply for the Further Amended Project Area remain the same as stated in the Original Plan, except that commercial "retail" uses are specifically excluded, other than such uses that are incidental to another principal use of a property, as stated in the 2016 Plan Amendment.

#### C. Objectives

The objectives of this Further Amended Plan remain the same as stated in the Original Plan.

#### D. Program to be Undertaken to Accomplish Objectives

The City has determined that it is appropriate to continue its program to provide financial incentives for private investment within the Further Amended Project Area. It has been determined, through private and public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling the development of the Ridgeport Logistics Center, which is located within the Further Amended Project Area and is approximately thirty-five percent (35%) complete. The Further Amended Project Area, and the City as a whole, as well as all other local taxing bodies, will benefit from the implementation of the Further Amended Plan. The City has already and will continue to incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties to assure

that redevelopment projects make progress towards achieving the objectives stated herein.

## **E. Redevelopment Project**

The redevelopment project continues to be the development of the Ridgeport Logistics Center. Activities necessary to implement the Further Amended Plan may include the following:

### **1. Private Redevelopment Activities:**

Construction of new private buildings and associated site improvements at various locations in the Project Area.

### **2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to: using TIF funds to reimburse developers for the cost of constructing public streets and sidewalks, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, and marketing of properties, as well as other programs of financial assistance, as may be provided by the City.

### **3. Land Assembly, Displacement Certificate & Relocation Assistance:**

In order to achieve the objectives of the Further Amended Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Further Amended Project Area may be acquired by developers or the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. This may include the displacement of inhabited housing units located in the Project Area (see below).

**Displacement Certificate:**

Under Sections 11-74.4-3(n)(5) and 11-74.4-4.1(b) of Act, the City hereby certifies that this Further Amended Plan will not result in the displacement of the occupants of more than nine (9) inhabited residential units.

**Relocation Assistance:**

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

*1,980,000 sq. ft. Michelin warehouse*



## **F. Estimate of Redevelopment Project Costs**

The estimated redevelopment project costs remain the same as stated in Table 1 of the Original Plan and Addendum A thereto. This 2019 Plan Amendment specifically calls for the use of TIF funds, under the “cost of construction of public works or improvements” category, to support addition public safety facilities in support of the Further Amended Plan. Under Section XI of the Original Plan, “Financial and Service Impacts on Taxing Districts”, it was specifically noted that the increase in demand for City police services and the Wilmington Fire Protection District may be not be minimal and, therefore, TIF may be needed to address these demands. To this end, the Ridgeport annexation agreement requires payments by the developer to various taxing districts to cover increased “services”. However, it is anticipated that TIF will be needed to support the construction of additional police and fire protection facilities. The need for such facilities is being created by construction of massive high-ceiling warehouses, currently totaling over 6.2 million square feet. At buildout, the Ridgeport TIF area could exceed 14 million square feet of building space. In addition to the current PGAV estimate of approximately 620 full time jobs within the Ridgeport TIF, there are thousands of tractor-trailer trips in and out of the Ridgeport TIF.<sup>1</sup> What was once rural farmland is now transforming into a massive business center, necessitating additional public safety facilities.

Note that unless otherwise funded from other sources, payment of any project cost will be limited to that which can be funded by the incremental revenues generated within the Further Amended Project Area. Pursuant to Subsection 11-74.4-5 (c) of the Act, the total estimated redevelopment project cost set out in the Further Amended Plan may be increased by not more than 5% after adjustment for inflation from the date the Original Plan was adopted. This may be done without further public hearing and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the Act, provided that the City shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2 of the Act, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by

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<sup>1</sup> PGAV employment estimate based on an average one full-time job per 10,000 square feet of warehouse building space.

publication shall each occur not later than 10 days following the adoption by ordinance of such changes.

### **G. Description of Redevelopment Project Costs**

Costs that may be reimbursed as TIF eligible costs in implementing the Further Amended Plan may include project costs and expenses as itemized in the Original Plan, subject to the definition of “redevelopment project costs” as contained in the Act as may be amended from time to time. Itemized below is an abbreviated listing of “redevelopment project costs”, as defined in the Act, which are most applicable to the Further Amended Plan [**bold typeface added for easy reference**]. See the Act for the full text of the definition of redevelopment project costs.

1. **Costs of studies, surveys, development of plans, and specifications, implementation and administration** of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5. After July 1, 1999, **annual administrative costs shall not include general overhead or administrative costs of the municipality** that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- 1.6. The **cost of marketing sites** within the redevelopment project area to prospective businesses, developers, and investors;
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, **real or personal**, or rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and **the clearing and grading of land**;
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs **shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is**

**not intended to replace an existing public building** as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 **unless** either

- (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
  - (ii) the **municipality makes a reasonable determination in the redevelopment plan**, supported by information that provides the basis for that determination, **that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;**
5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
  6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
  7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
  8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);

9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];
  
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs
  - (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
  
  - (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
  
11. **Interest cost incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  
  - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

- (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
    - (i) cost paid or incurred by the redeveloper for the redevelopment project plus
    - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
12. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
13. After November 1, 1999 (the effective date of Public Act 91-478), **none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location** within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.



*World Foods Refrigerated Warehouse*



*General Mills & United Facilities*



## SECTION IV

### OTHER FINDINGS AND REQUIREMENTS

#### A. Conformance with Comprehensive Plan

Redevelopment projects proposed to be undertaken within the Further Amended Project Area conform to the comprehensive plan for the City, dated and adopted by the City Council on September 16, 2008 (the “**Comprehensive Plan**”). The Comprehensive Plan proposes industrial/manufacturing uses for the majority of the Further Amended Project Area with some commercial uses proposed in close proximity to the existing I-55 and Lorenzo Road interchange. In addition, all development in the Further Amended Project Area will comply with applicable codes and ordinances.

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

The properties being added to the Amended Project Area have not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (“**EAV**”) data for the properties to be added, the lack of investment is evident in the declining EAV values (see **Exhibit C – EAV Trends (2012-2018)** below).<sup>2</sup>

#### Exhibit C EAV Trends (2012-2018)

Properties Added to Ridgeport Logistics Center Intermodal Terminal Facility Area

	<b>EAV 2012</b>	<b>EAV 2018</b>	<b>Change</b>	<b>Percent</b>	<b>Annual Percent Rate</b>
Properties Added to Ridgeport	\$ 1,117,295	\$ 1,062,756	\$ (54,539)	-4.9%	-1.0%
CPI *	229.594	245.12	15.526	6.8%	1.3%

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

<sup>2</sup> Updated May 22, 2019

In comparison, the anemic rate of inflation during this same period far exceeds the negative trend in values for the added properties. The above evidence presented on assessed valuation shows that the properties to be added to the Amended Project Area have not been subject a level of private investment that would result in valuation increases.

**C. Would Not be Developed “but for” TIF**

The properties to be added to the Amended Project Area are not reasonably anticipated to develop without the direct participation of the City through the implementation of the Further Amended Plan and the use of tax increment financing. In support of the Original TIF Plan and the establishment of the intermodal terminal facility area (the Project Area), the original developer of Ridgeport Logistics Center had provided the City with financial information that concluded that developing the Ridgeport Logistics Center would not be reasonably feasible without the implementation of the Original Plan and the use of tax increment financing to reimburse certain eligible redevelopment project costs as defined in the Act. Several key economic disincentives included the cost of land assembly, site preparation and infrastructure costs. For example, if just infrastructure costs alone were to be absorbed by the private sector, the cost to build, relative to achievable market lease rates for the warehouse/distribution facilities, do not yield commercially reasonable rates of return. The original developer held the same position with the 2016 Plan Amendment. Since then, a new developer has acquired the original developer’s interest in the Ridgeport Logistics Center, with the intent to finish the original master plan for the Ridgeport TIF, which included adding other key properties to enhance the site development layout. These later property acquisitions have come with premium prices as the owners of the final key pieces of property were in a strong seller’s position. According to the new developer, these property assembly premiums have furthered this “but-for” position.

It was the intent of the Original Plan and, this Further Amended Plan, to help overcome the economic disincentives. Without financial incentives to overcome these barriers, investment by private enterprise is not reasonably anticipated to occur relative to the properties to be added to the Amended Project Area.

**D. Assessment of Financial Impact**

The City and the Joint Review Board for the Ridgeport TIF will monitor the progress of the Ridgeport TIF, as amended by this 2019 Plan Amendment, and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs. This will particularly come into play with respect to public safety facilities as the Ridgeport Logistics Center continues to develop within the Further Amended Project Area (see subsection F. of Section III of this 2019 Plan Amendment).

The following government entities levy, or will levy, a property tax on land added to the Further Amended Project Area:

- Forest Preserve District of Will County
- Will County Public Building Commission
- Wilmington Township Town Funds
- Wilmington Township Road Funds
- Wilmington Fire Protection District
- Wilmington School District 209-U
- Joliet Junior College District 525
- Island Park District
- Wilmington Public Library District
- Will County
- City of Wilmington

These local government entities will continue to receive property tax revenues on the base values of properties to be added to the Amended Project Area during the balance of the life of the Ridgeport TIF. Also, the City, along with the School, Fire, Library and Park Districts have received payments from the developer and will continue to receive payments as the Further Amended Project Area is built out. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Further Amended Project Area will spill into other sections of the community and generate additional revenues for above listed government entities. In addition, after the expiration of the Ridgeport TIF, the taxing districts will receive the

benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Further Amended Plan and the use of tax increment financing.

**E. Estimated Date for Completion of the Redevelopment Project**

The estimated date for the completion of the Further Amended Redevelopment Project or retirement of obligations issued remains the same as stated in the Original Plan.

**F. Sources of Funds**

The sources of funds to pay for redevelopment project costs associated with implementing the Further Amended Plan remains the same as stated in the Original Plan.

**G. Nature and Term of Obligations**

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Further Amended Project Area. These monies may be used to repay private or public sources for the expenditure of funds made as redevelopment project costs for applicable public or private redevelopment activities noted above, or may be used to amortize tax increment revenue obligations, issued pursuant to this Further Amended Plan, for a term not to exceed the expiration date of the Ridgeport TIF, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Further Amended Plan. One or more bond issues may be sold at any time in order to implement this Further Amended Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from the Ridgeport TIF or adjoining TIF areas to pay for the costs of the Further Amended Plan.

**H. Most Recent EAV of Properties to be Added, Certified EAV of Properties to be Removed and Revised Redevelopment Valuation**

**1. Most Recent EAV of Properties to be Added to the Amended Project Area:**

The most recent total EAV for the properties to be added to the Amended Project Area has been estimated to be \$1,062,756.<sup>3</sup> A list of the parcels and 2018 tax year EAV for each parcel to be added to the Amended Project Area are included in the **Appendix as Attachment B – List of Parcels, Owners and 2018 EAV for Properties to be Added to the Ridgeport Logistics Center Intermodal Terminal Facility Area.** After adoption of the 2019 Plan Amendment, further amending the boundaries of the Amended Project Area and adopting tax increment financing for properties added to the Amended Project Area by the City Council, the City will make a request to the County Clerk of Will County to certify the base EAV for each parcel of real estate added to the Amended Project Area. The base EAV for these added properties will be a different tax year than the certified base EAV for the parcels remaining in the Amended Project Area.

**2. Certified EAV of Properties Removed from the Amended Project Area:**

A list of the PIN's and the County certified base EAV for the parcels to be removed from the Amended Project Area are included in the **Appendix as Attachment C – List of Parcels, Owners and Certified Base EAV for Properties to be Removed from the Ridgeport Logistics Center Intermodal Terminal Facility Area.** The total base EAV of parcels to be removed from the Amended Project Area amounts to \$21.<sup>4</sup>

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<sup>3</sup> Updated May 22, 2019

<sup>4</sup> Updated May 22, 2019

**3. Revised Estimate of Valuation After Redevelopment:**

Contingent on the adoption of this 2019 Plan Amendment and commitment by the City to the Further Amended Plan, it is anticipated that the private redevelopment investment in the Further Amended Project Area, will cause the equalized assessed valuation of said Further Amended Area to increase by \$180 to \$190 million (2019 dollars) upon completion of the redevelopment projects.

**I. Fair Employment Practices and Affirmative Action**

Fair employment practices and affirmative action remains the same as stated in the Original Plan.

**J. Reviewing and Amending the Further Amended Plan**

This Further Amended Plan may be amended in accordance with the provisions of the Act. In addition, the City shall adhere to all reporting requirements under the Act and all other applicable statutory provisions.

# APPENDIX

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## **ATTACHMENT A**

**Boundary Descriptions for Areas to be Added to the Ridgeport  
Logistics Center Intermodal Terminal Facility Area**



**PARCELS TO BE ADDED TO THE RIDGEPORT  
INTERMODAL TERMINAL FACILITY AREA  
(WILMINGTON TIF NO. 2)**

**PIN: 03-17-21-100-032-0000 / 2.5 ACRES**

THE WEST HALF OF THE FOLLOWING PARCEL TAKEN AS A TRACT: THE WEST 335.08 FEET OF THE EAST 365.08 FEET OF THE SOUTH 650 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS 24630 W. MURPHY RD. *(See A-05 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-031-0000 / 2.5 ACRES**

THE EAST HALF OF THE FOLLOWING PARCEL TAKEN AS A TRACT: THE WEST 335.08 FEET OF THE EAST 365.08 FEET OF THE SOUTH 650 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. 30626 RAGAIN LN. *(See A-06 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-006-0000 / 0.22 ACRES**

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, IN TOWNSHIP 33 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 555 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND RUNNING EAST 60 FEET ALONG THE PUBLIC HIGHWAY, THENCE NORTH 165 FEET, THENCE WEST 60 FEET, THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. 24510 MURPHY RD. *(See A-14 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-200-011-0000 / 5.06 ACRES**

THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 87 DEGREES 54 MINUTES 23 SECONDS WEST 299.31 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, TO ITS INTERSECTION WITH THE CENTER OF AN EXISTING DRAINAGE DITCH; THENCE NORTH 50 DEGREES 50 MINUTES 56 SECONDS EAST 46.05 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 49 DEGREES 03 MINUTES 56 SECONDS EAST 28.72 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 71 DEGREES 09 MINUTES 45 SECONDS EAST 61.66 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 57 DEGREES 32 MINUTES 40 SECONDS EAST 47.50 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 70 DEGREES 46 MINUTES 02 SECONDS EAST 68.73 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 64 DEGREES 14 MINUTES 53 SECONDS EAST 82.22 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 65 DEGREES 51 MINUTES 04 SECONDS EAST 116.11 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 67 DEGREES 09 MINUTES 45 SECONDS EAST 139.36 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 63 DEGREES 17 MINUTES 41 SECONDS EAST 67.71 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 68 DEGREES 00 MINUTES 28 SECONDS EAST 205.43 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 71 DEGREES 19 MINUTES 40 SECONDS EAST 78.05 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 60 DEGREES 07 MINUTES 50 SECONDS EAST 151.11 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 13 DEGREES 29 MINUTES 27 SECONDS EAST 141.67 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 09 DEGREES 16 MINUTES 23 SECONDS EAST 86.79 FEET, ALONG SAID CENTER OF DRAINAGE DITCH; THENCE NORTH 88 DEGREES 05 MINUTES 31 SECONDS EAST 61.71 FEET, TO AN IRON PIPE ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY DOCUMENT NO. R83-38006; THENCE SOUTH 09 DEGREES 51 MINUTES 57 SECONDS WEST 234.71 FEET (MEASURED), SOUTH 11 DEGREES 50 MINUTES 41 SECONDS WEST 235.06 (RECORDED), ALONG SAID WESTERLY LINE OF DOCUMENT NO. R83-38006, TO AN IRON PIPE; THENCE SOUTH 02 DEGREES 02 MINUTES 44 SECONDS EAST

416.28 FEET (MEASURED), SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 413.87 FEET (RECORDED), ALONG SAID WESTERLY LINE OF DOCUMENT NO. R83-38006, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 87 DEGREES 54 MINUTES 23 SECONDS WEST 644.67 FEET, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, TO A POINT 125.20 FEET (MEASURED), 125.00 FEET (RECORDED) EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, AT THE SOUTHEAST CORNER OF THE PARCEL CONVEYED BY DOCUMENT NO. 772588; THENCE NORTH 01 DEGREES 50 MINUTES 23 SECONDS WEST 173.85 FEET (MEASURED), NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 171.00 FEET (RECORDED), ALONG THE EASTERLY LINE OF SAID DOCUMENT NO. 772588, TO AN OLD IRON ON THE SOUTH EDGE OF SAID DRAINAGE DITCH; THENCE SOUTH 66 DEGREES 12 MINUTES 09 SECONDS WEST 134.81 FEET, ALONG SAID SOUTH EDGE OF THE DRAINAGE DITCH AND THE NORTHERLY LINE OF SAID DOCUMENT NO. 772588, TO ITS INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER AT A POINT 124.00 FEET NORTH OF SAID SOUTHWEST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 42 SECONDS EAST 124.00 FEET, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. 24304 MURPHY RD. **(See A-19 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-200-007-0000 / 5 ACRES**

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1259.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 658.39 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 330.86 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 658.39 FEET TO A POINT WHICH FALLS ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.86 FEET TO THE POINT OF THE BEGINNING, CONTAINING 5.000 ACRES, MORE OR LESS, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WILL, STATE OF ILLINOIS. MURPHY RD. **(See A-20 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-200-009-0000 / 5 ACRES**

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1589.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 658.39 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 330.85 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 658.39 FEET TO A POINT WHICH FALLS ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.85 FEET TO THE POINT OF THE BEGINNING, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WILL STATE OF ILLINOIS. 24126 W. MURPHY RD. **(See A-21 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-100-029-0000 / 1.02 ACRES**

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER, THENCE EAST ALONG THE SOUTH LINE, 1330.63 FEET TO A POINT THAT IS ALSO 25 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22' 30" EAST, 198 FEET; THENCE EAST 225 FEET; THENCE SOUTH 00 DEGREES 22' 30" WEST, 198 FEET; THENCE WEST ALONG THE SOUTH LINE, 225 FEET TO THE POINT OF BEGINNING. 24548 W MURPHY RD. **(See A-12 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-100-030-0000 / 1.39 ACRES**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 25 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND RUNNING THENCE EAST 530 FEET; THENCE NORTH 198 FEET, THENCE WEST 530 FEET, THENCE SOUTH 198 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE WEST 225 FEET AND ALSO EXCEPTING THEREFROM THE EAST 5 FEET THEREOF, IN WILL COUNTY, ILLINOIS. W MURPHY RD. *(See A-13 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-200-010-0000 / 5 ACRES**

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1920.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 658.39 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 330.85 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 658.39 FEET TO A POINT WHICH FALLS ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.85 FEET TO THE POINT OF THE BEGINNING, CONTAINING 5.000 ACRES, MORE OR LESS, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WILL, STATE OF ILLINOIS. W. MURPHY RD. *(See A-22 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-022-0000 / 2.04 ACRES**

THE EAST 250 FEET OF THE SOUTH 930 FEET OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE WEST 220 FEET OF THE EAST 250 FEET OF THE SOUTH 650 FEET OF SAID WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 21), TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. 30550 RAGAIN LN. *(See A-04 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-024-0000 / 2.36 ACRES**

THE NORTH 192.5 FEET OF THE SOUTH 799.0 FEET OF THE EAST 535.5 FEET OF THE WEST 548.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, IN TOWNSHIP 33 NORTH AND RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS. 30561 S RAGAIN LN. *(See A-10 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-025-0000 / 62.96 ACRES**

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, EXCEPT THE SOUTH 1244.57 FEET OF THE WEST 350 FEET, THEREOF, ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY AND EXCEPT THE EAST 250 FEET OF THE SOUTH 930 FEET; AND ALSO EXCEPTING THEREFROM THE WEST 220 FEET OF THE EAST 250 FEET OF THE SOUTH 650 FEET OF SAID WEST HALF OF THE NORTHWEST QUARTER AS PROVIDED IN WILL COUNTY RECORDER DOCUMENT R71-9734; AND FURTHER EXCEPT THE WEST 335.08 FEET OF THE EAST 365.08 FEET OF THE SOUTH 650 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER, PER DOCUMENT R73-16073. 24700 MURPHY RD. *(See A-01 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-020-0000 / 5 ACRES**

THE EAST 535.5 FEET OF THE WEST 548 FEET OF THE SOUTH 606.5 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 523 FEET OF THE WEST 548 FEET OF THE SOUTH 198 FEET THEREOF, ALL MEASUREMENTS TAKEN ON LINES PARALLEL TO THE WEST AND SOUTH LINES OF SAID SECTION 21, IN WILL COUNTY, ILLINOIS. S RAGAIN LN. *(See A-11 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-034-0000 / 4.05 ACRES**

THE SOUTH 332.61 FEET OF THE NORTH 588.61 FEET OF THE SOUTH 1785 FEET OF THE WEST 548 FEET, EXCEPT THE WEST 8.50 FEET THEREOF; ALSO, THE EAST 8.0 FEET OF THE WEST 16.50 FEET OF THE WEST 548 FEET OF THE SOUTH 204.89 FEET OF THE NORTH 793.50 FEET OF THE SOUTH 1785 FEET, ALL IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS. 30441 RAGAIN LN. *(See A-07 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-035-0000 / 2.58 ACRES**

THE NORTH 793.5 FEET OF THE SOUTH 1785 FEET OF THE WEST 548 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21 IN TOWNSHIP 33 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; (EXCEPTING LAND DESCRIBED IN DOCUMENT R90-53390 AND LAND DESCRIBED IN DOCUMENT R91-013524) ALL IN WILL COUNTY, ILLINOIS. 30525 S. RAGAIN LN. *(See A-08 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-023-0000 / 2.65 ACRES**

THE SOUTH 1,785 FEET OF THE WEST 548 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 535.5 FEET OF THE WEST 548 FEET OF THE SOUTH 799 FEET THEREOF AND ALSO EXCEPTING THEREFROM THE NORTH 793.5 FEET THEREOF, IN WILL COUNTY, ILLINOIS. 30539 S. RAGAIN LN. *(See A-09 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-200-002-0000 / 0.50 ACRES**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 21 IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION TWENTY-ONE AS THE POINT OF BEGINNING, THENCE EAST 125 FEET; THENCE NORTH 171 FEET TO THE SOUTH EDGE OF THE DRAINAGE DITCH; THENCE SOUTHWESTERLY ALONG THE SOUTH EDGE OF SAID DRAINAGE DITCH TO A POINT ON WEST LINE OF SAID NORTH EAST QUARTER OF SECTION TWENTY ONE THAT IS 124 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH ALONG SAID WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING. 24356 W. MURPHY RD. *(See A-18 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-011-0000 / 0.50 ACRES**

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 665 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE EAST ALONG THE SAID SOUTH LINE OF THE SAID NORTHWEST QUARTER, 151 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 165 FEET TO A POINT AND THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST QUARTER, 151 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 165 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. 24456 W. MURPHY ROAD. *(See A-16 on Exhibit A of the 2019 Plan Amendment)*

**PIN: 03-17-21-100-012-0000 / 0.54 ACRES**

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 665 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER, 151 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 165 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST QUARTER, 151 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF

SAID EAST HALF OF THE NORTHWEST QUARTER, 32 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER 246 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 197 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. 24444 MURPHY RD. **(See A-17 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-100-007-0000 / 0.20 ACRES**

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 611 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND RUNNING THENCE EAST 54 FEET, THENCE NORTH 198 FEET, THENCE WEST 55 FEET, THENCE SOUTH 33 FEET, THENCE EAST 1 FOOT, THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. 24502 W. MURPHY ROAD. **(See A-15 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-300-012-0000 / 5.08 ACRES**

THE NORTH 263.13 FEET OF THE SOUTH 1,350.95 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. **(See A-24 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-300-014-0000 / 3.50 ACRES**

THE NORTH 181.31 FEET OF THE SOUTH 1,087.86 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. **(See A-25 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-300-013-0000 / 3.50 ACRES**

THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS. **(See A-27 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-300-019-0000 / 3.50 ACRES**

THE NORTH 181.31 FEET OF THE SOUTH 543.93 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. **(See A-28 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-300-020-0000 / 1.75 ACRES & 03-17-21-300-022-0000 / 1.75 ACRES**

THE NORTH 181.31 FEET OF THE SOUTH 362.62 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. **(See A-29 & A-30 on Exhibit A of the 2019 Plan Amendment)**

**PIN: 03-17-21-300-021-0000 / 3.50 ACRES**

THE SOUTH 181.31 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. **(See A-31 on Exhibit A of the 2019 Plan Amendment)**

**TOGETHER WITH THE ENTIRE RIGHT OF WAY OF S. KAVANAUGH ROAD AND W. MURPHY ROAD ADJACENT TO THE PARCELS DESCRIBED ABOVE.**



## **ATTACHMENT B**

**List of Parcels, Owners and 2018 EAV for Properties to be Added to the  
Ridgeport Logistics Center  
Intermodal Terminal Facility Area**



**List of *Parcels* , Owners and 2018 EAV for Properties to be *Added* to the  
Ridgeport Logistics Center Intermodal Terminal Facility Area  
(Wilmington TIF No. 2)**

<b>Parcel Map No.</b>	<b>County PIN</b>	<b>Acres <sup>1</sup></b>	<b>Owner <sup>1</sup></b>	<b>Mailing Address <sup>1</sup></b>	<b>City, State &amp; Zip Code <sup>1</sup></b>	<b>2018 EAV <sup>1</sup></b>
A-01	03-17-21-100-025-0000	62.96	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 40,590
A-02	03-17-21-100-028-0000		ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	Added as part of 2016 Plan Amendment approved by Ord. 17-01-03-01 (added to TIF No. 2 in 2017 tax year)		
A-03	03-17-21-100-027-0000		ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	Added as part of 2016 Plan Amendment approved by Ord. 17-01-03-01 (added to TIF No. 2 in 2017 tax year)		
A-04	03-17-21-100-022-0000	2.04	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 51,700
A-05	03-17-21-100-032-0000	2.50	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 30,023
A-06	03-17-21-100-031-0000	2.50	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 37,888
A-07	03-17-21-100-034-0000	4.05	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 73,573
A-08	03-17-21-100-035-0000	2.58	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 55,692
A-09	03-17-21-100-023-0000	2.65	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 64,443
A-10	03-17-21-100-024-0000	2.36	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 28,694
A-11	03-17-21-100-020-0000	5.00	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 12,052
A-12	03-17-21-100-029-0000	1.02	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 63,172
A-13	03-17-21-100-030-0000	1.39	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 16,617
A-14	03-17-21-100-006-0000	0.22	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 14,228

**List of *Parcels* , Owners and 2018 EAV for Properties to be *Added* to the  
Ridgeport Logistics Center Intermodal Terminal Facility Area  
(Wilmington TIF No. 2)**

<b>Parcel Map No.</b>	<b>County PIN</b>	<b>Acres <sup>1</sup></b>	<b>Owner <sup>1</sup></b>	<b>Mailing Address <sup>1</sup></b>	<b>City, State &amp; Zip Code <sup>1</sup></b>	<b>2018 EAV <sup>1</sup></b>
A-15	03-17-21-100-007-0000	0.20	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 24,181
A-16	03-17-21-100-011-0000	0.50	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 22,142
A-17	03-17-21-100-012-0000	0.54	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 41,419
A-18	03-17-21-200-002-0000	0.50	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 28,536
A-19	03-17-21-200-011-0000	5.06	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 16,484
A-20	03-17-21-200-007-0000	5.00	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 60,470
A-21	03-17-21-200-009-0000	5.00	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 82,317
A-22	03-17-21-200-010-0000	5.00	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 515
A-23	Intentionally blank (removed from map and not part of TIF Area)					
A-24	03-17-21-300-012-0000	5.08	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 16,484
A-25	03-17-21-300-014-0000	3.50	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 16,484
A-26	Intentionally blank (removed from map and not part of TIF Area)					
A-27	03-17-21-300-013-0000	3.50	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 102,890
A-28	03-17-21-300-019-0000	3.50	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 85,195
A-29	03-17-21-300-020-0000	1.75	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 5,923

**List of *Parcels* , Owners and 2018 EAV for Properties to be *Added* to the  
Ridgeport Logistics Center Intermodal Terminal Facility Area  
(Wilmington TIF No. 2)**

<b>Parcel Map No.</b>	<b>County PIN</b>	<b>Acres <sup>1</sup></b>	<b>Owner <sup>1</sup></b>	<b>Mailing Address <sup>1</sup></b>	<b>City, State &amp; Zip Code <sup>1</sup></b>	<b>2018 EAV <sup>1</sup></b>
A-30	03-17-21-300-022-0000	1.75	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 5,923
A-31	03-17-21-300-021-0000	3.50	ADAR RPLL, LLC c/o Elion Partners / J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 65,121
<b>TOTAL</b>		<b>133.65</b>				<b>\$ 1,062,756</b>

<sup>1</sup> Source: Will County Assessor website for 2018 tax year. Updated 5/22/2019.

<sup>2</sup> EAV after exemptions, if any.



## ATTACHMENT C

**List of Parcels, Owners and Base EAV for Properties to be Removed from the  
Ridgeport Logistics Center  
Intermodal Terminal Facility Area**



**List of *Parcels* , Owners and Base EAV for Properties to be *Removed* from the  
Ridgeport Logistics Center Intermodal Terminal Facility Area  
(Wilmington TIF No. 2)**

<b>Parcel Map No.</b>	<b>County PIN</b>	<b>Acres <sup>1</sup></b>	<b>Owner <sup>1</sup></b>	<b>Mailing Address <sup>1</sup></b>	<b>City, State &amp; Zip Code <sup>1</sup></b>	<b>TIF Base EAV <sup>1</sup></b>
R-01	03-17-16-402-002-0000	-18.51	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ -
R-02	03-17-17-201-002-0010	-5.02	Batory Real Estate Holding, LLC Attn Alan Kessler	10255 W. Higgins Rd., STE 500	Rosemont, IL 60018	\$ -
R-03	03-17-17-201-001-0000	-1.73	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ -
R-04	03-17-17-201-002-0020	-2.46	Batory Real Estate Holding, LLC	10255 W. Higgins Rd., STE 500	Rosemont, IL 60018	\$ -
R-05	03-17-17-201-003-0000	-1.61	Batory Real Estate Holding, LLC	10255 W. Higgins Rd., STE 500	Rosemont, IL 60018	\$ -
R-06	03-17-16-103-002-0010	-15.86	Ridge Logistics Park I, LLC	225 W Washington St. STE 1550	Chicago, IL 60611	\$ -
R-07	03-17-16-303-003-0000	-3.83	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ -
R-08	03-17-16-303-002-000	-4.61	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2876 NE 191st St. Ste. 800	Aventura, FL 33181	\$ -
R-09	03-17-16-400-012-0020	-5.26	Adar Ridgeport Ind. Prtnrs., LLC c/o Elion Partners/J. Deangulo	2875 NE 191st St. Ste. 800	Aventura, FL 33180	\$ 21
<b>TOTAL</b>		<b>-58.89</b>				<b>\$ 21</b>

<sup>1</sup>Source: Will County Treasurer data for 2018 tax year.



**ATTACHMENT D**

**Boundary Description of the Further Amended Project Area**



LEGAL DESCRIPTION OF THE FURTHER AMENDED PROJECT AREA

THAT PART OF SECTIONS, 16, 17, 21 AND 28 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SAID SECTION 17; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 1088.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 58.0 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ON SAID SOUTH LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919; THENCE EAST, ON SAID WESTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. R2008-111707; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. R2008-111707: NORTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 1693.40 FEET; SOUTH 22 DEGREES 46 MINUTES 22 SECONDS EAST, 983.82 FEET; SOUTH 63 DEGREES 47 MINUTES 30 SECONDS EAST, 365.37 FEET; SOUTH 02 DEGREES 03 MINUTES 06 SECONDS EAST, 257.52 FEET; SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST, 521.57 FEET; NORTH 02 DEGREES 02 MINUTES 18 SECONDS WEST, 449.30 FEET; NORTH 68 DEGREES 30 MINUTES 35 SECONDS WEST, 927.06 FEET; SOUTH 87 DEGREES 52 MINUTES 16 SECONDS WEST, 995.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WEST, ON SAID SOUTH LINE, TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH, ON THE WEST LINE OF SAID NORTHWEST QUARTER, AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE NORTH LINE OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 840.83 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST, ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID WEST LINE, AND ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE NORTH LINE OF THE SOUTH 330.0 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID EAST LINE, TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID WEST LINE, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, TO THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTHERLY,

ON SAID WESTERLY LINE, TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE WEST, ON SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE NORTH, ON THE WEST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTH, ON SAID WEST LINE, TO THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2016 AS DOCUMENT NO. R2016-101413; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST LINE OF LOT 1 IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 7; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE EAST RIGHT OF WAY LINE OF RIDGE WAY; THENCE NORTHERLY, ON SAID EASTERLY RIGHT OF WAY LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036536; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST RIGHT OF WAY LINE OF GRAASKAMP BOULEVARD; THENCE NORTH, ON SAID EAST RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF OUTLOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036484; THENCE WESTERLY, ON SAID EASTERLY EXTENSION, AND ON THE NORTH LINE OF SAID OUTLOT 1, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF OUTLOT C IN RIDGEPORT LOGISTICS CENTER - PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727; THENCE NORTHERLY ON SAID EASTERLY LINE, TO THE NORTH LINE OF SAID OUTLOT C; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF OUTLOT B IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 5; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OUTLOT B: SOUTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, 411.52 FEET; SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 98.20 FEET; NORTH 81 DEGREES 02 MINUTES 38 SECONDS WEST, 96.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING DESCRIBED PARCELS:

OUTLOT A, OUTLOT B, AND OUTLOT C, IN RIDGEPORT LOGISTICS CENTER - PHASE 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727, ALL IN WILL COUNTY, ILLINOIS.

OUTLOT A AND OUTLOT B IN RIDGEPORT LOGISTICS CENTER - PHASE 6, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919, ALL IN WILL COUNTY, ILLINOIS.

## **ATTACHMENT E**

**List of Parcels (PINs) Located within the Further Amended Project Area**



**List of Parcels (PINs) Located within the  
Further Amended Project Area**

317161010010000	317174000150000	317212000050000
317161010020000	317174010010000	<b>317212000070000</b>
317161010030000	317175020050000	<b>317212000090000</b>
317161010040000	317175020060000	<b>317212000100000</b>
317161030030000	317175020070000	<b>317212000110000</b>
317161030040000	<b>317211000060000</b>	317212000150000
317161030050000	<b>317211000070000</b>	317213000070000
317162010010000	<b>317211000110000</b>	<b>317213000120000</b>
317163000100000	<b>317211000120000</b>	<b>317213000130000</b>
317163010010000	317211000180000	<b>317213000140000</b>
317163020010000	<b>317211000200000</b>	317213000160000
317163030010010	<b>317211000220000</b>	<b>317213000190000</b>
317163030010020	<b>317211000230000</b>	<b>317213000200000</b>
317163030040000	<b>317211000240000</b>	<b>317213000210000</b>
317164000130000	<b>317211000250000</b>	<b>317213000220000</b>
317164010010000	317211000270000	317213000240000
317164020010000	317211000280000	317213000250000
317172000170000	<b>317211000290000</b>	317213000260000
317172000180000	<b>317211000300000</b>	317213000270000
317172010040010	<b>317211000310000</b>	317214000010000
317172010040020	<b>317211000320000</b>	317281000050010
317172010050000	<b>317211000340000</b>	317281000060000
317172010060000	<b>317211000350000</b>	317281000070000
317174000040000	317211000360000	
317174000140000	<b>317212000020000</b>	

*Note: PINs in bold italics text indicated parcels added to the Ridgeport TIF (TIF2) per the 2019 Plan Amendment.*

**CITY OF WILMINGTON  
WILL COUNTY, ILLINOIS**

**ORDINANCE NO. 19-08-07-03  
AN ORDINANCE DESIGNATING THE CITY OF WILMINGTON  
RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA  
(TIF DISTRICT NO. 2) AMENDED REDEVELOPMENT PROJECT AREA**

**APPROVED BY THE CITY COUNCIL  
OF THE CITY OF WILMINGTON,  
WILL COUNTY, ILLINOIS,  
THIS 7<sup>th</sup> DAY OF AUGUST, 2019**

***City of Wilmington  
1165 S. Water Street  
Wilmington, IL 60481  
815-476-2175***

**STATE OF ILLINOIS, COUNTY OF WILL  
CITY OF WILMINGTON**

**CERTIFICATE**

I, James W. Studer, certify that I am the duly appointed and acting City Clerk of the City of Wilmington, Will County, Illinois.

I further certify that on August 7, 2019 the Corporate Authorities of such municipality passed and approved Ordinance No. 19-08-07-03 entitled:

**“AN ORDINANCE DESIGNATING THE CITY OF WILMINGTON  
RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA  
(TIF DISTRICT NO. 2) AMENDED REDEVELOPMENT PROJECT AREA  
”**

Dated at Wilmington, Illinois, this 7<sup>th</sup> day of August, 2019.

{SEAL}

---

James W. Studer, City Clerk

**ORDINANCE NO. 19-08-07-03**

**AN ORDINANCE DESIGNATING THE CITY OF WILMINGTON  
RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA  
(TIF DISTRICT NO. 2) AMENDED REDEVELOPMENT PROJECT AREA**

**WHEREAS**, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the “TIF Act”) and Ordinance Numbers 10-05-04-06, 10-05-04-07, and 10-05-04-08, adopted May 18, 2010, as supplemented by Ordinance Numbers 14-09-02-02, 14-09-02-03, and 14-09-02-04, adopted September 2, 2014, and as supplemented by Ordinance Number 17-01-03-01, adopted January 3, 2017 (collectively the “TIF Ordinances”), the City of Wilmington (the “City”) approved and amended a tax increment redevelopment plan and project (as amended, the “TIF Plan”), designated and amended the tax increment redevelopment project area (as amended, the “Redevelopment Project Area”), and adopted tax increment financing relative to the City’s Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) (the “Ridgeport TIF District”); and

**WHEREAS**, on September 19, 2017, the City authorized a study in regard to further adjusting the boundaries of the Redevelopment Project Area for the Ridgeport TIF District and adopting an amendment to the TIF Plan in relation thereto; and

**WHEREAS**, the City desires to adjust the boundaries of the Ridgeport TIF District, by removing and adding certain properties from the Redevelopment Project Area for the Ridgeport TIF District (the “Amended Redevelopment Project Area”), to allow for the further development of the Redevelopment Project Area in accordance with the TIF Plan; and

**WHEREAS**, on April 16, 2019, the City announced the availability of an amendment to the TIF Plan to accommodate redevelopment within the proposed revised boundaries of the Amended Redevelopment Project Area (the “TIF Plan Amendment”), with said TIF Plan Amendment also containing an amendment to the eligibility study, as amended, for the Ridgeport TIF District, addressing the tax increment financing eligibility of the area proposed in the Amended Redevelopment Project Area; and

**WHEREAS**, a public hearing was held on July 16, 2019, in regard to the TIF Plan Amendment, at which the City noted technical changes that needed to be made to the TIF Plan Amendment, with said technical changes being formally approved by an Ordinance approved by the Mayor and City Council of the City on July 16, 2019, resulting in an updated version of the TIF Plan Amendment dated June 28, 2019 (the “Final TIF Plan Amendment”); and

**WHEREAS**, the Mayor and City Council of the City have heretofore adopted and approved the Final TIF Plan Amendment, with respect to which a public hearing was held on July 16, 2019, and it is now necessary and desirable to designate the area referred to therein as the Amended Redevelopment Project Area;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wilmington, Will County, Illinois, as follows:

**SECTION 1:** That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the Amended Redevelopment Project Area for the City’s Ridgeport TIF District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

**SECTION 2:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 3:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 4:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

PASSED this 7<sup>th</sup> day of August, 2019 with \_\_\_\_\_ members voting aye, \_\_\_\_\_ members voting nay, the Mayor voting \_\_\_\_\_, with members abstaining or passing and said vote being:

Kevin Kirwin	_____	John Persic, Jr.	_____
Dennis Vice	_____	Floyd Combes	_____
Ben Dietz	_____	Lisa Butler	_____
Jake Tenn	_____	Frank Studer	_____

Approved this 7<sup>th</sup> day of August, 2019

\_\_\_\_\_  
Roy Strong, Mayor

Attest:

\_\_\_\_\_  
James W. Studer, City Clerk

## EXHIBIT A-1

### Amended Redevelopment Project Area

#### Legal Description

THAT PART OF SECTIONS, 16, 17, 21 AND 28 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SAID SECTION 17; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 1088.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 58.0 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ON SAID SOUTH LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919; THENCE EAST, ON SAID WESTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. R2008-111707; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. R2008-111707: NORTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 1693.40 FEET; SOUTH 22 DEGREES 46 MINUTES 22 SECONDS EAST, 983.82 FEET; SOUTH 63 DEGREES 47 MINUTES 30 SECONDS EAST, 365.37 FEET; SOUTH 02 DEGREES 03 MINUTES 06 SECONDS EAST, 257.52 FEET; SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST, 521.57 FEET; NORTH 02 DEGREES 02 MINUTES 18 SECONDS WEST, 449.30 FEET; NORTH 68 DEGREES 30 MINUTES 35 SECONDS WEST, 927.06 FEET; SOUTH 87 DEGREES 52 MINUTES 16 SECONDS WEST, 995.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WEST, ON SAID SOUTH LINE, TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH, ON THE WEST LINE OF SAID NORTH-WEST QUARTER, AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE NORTH LINE OF THE SOUTH 906.55 FEET OF SAID SOUTH-WEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 840.83 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST, ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID WEST LINE, AND ON THE

WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE NORTH LINE OF THE SOUTH 330.0 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID EAST LINE, TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID WEST LINE, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, TO THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTHERLY, ON SAID WESTERLY LINE, TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE WEST, ON SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE NORTH, ON THE WEST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTH, ON SAID WEST LINE, TO THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2016 AS DOCUMENT NO. R2016-101413; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST LINE OF LOT 1 IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 7; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE EAST RIGHT OF WAY LINE OF RIDGE WAY; THENCE NORTHERLY, ON SAID EASTERLY RIGHT OF WAY LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036536; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST RIGHT OF WAY LINE OF GRAASKAMP BOULEVARD; THENCE NORTH, ON SAID EAST RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF OUTLOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036484; THENCE WESTERLY, ON SAID EASTERLY EXTENSION, AND ON THE NORTH LINE OF SAID OUTLOT 1, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF OUTLOT C IN RIDGEPORT LOGISTICS CENTER - PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727; THENCE NORTHERLY ON SAID EASTERLY LINE, TO THE NORTH LINE OF SAID OUTLOT C; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF OUTLOT B IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 5; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OUTLOT B: SOUTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, 411.52 FEET; SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 98.20 FEET; NORTH 81 DEGREES 02 MINUTES 38 SECONDS WEST, 96.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE SOUTH-WESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING DESCRIBED PARCELS:

OUTLOT A, OUTLOT B, AND OUTLOT C, IN RIDGEPORT LOGISTICS CENTER - PHASE 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727, ALL IN WILL COUNTY, ILLINOIS.

OUTLOT A AND OUTLOT B IN RIDGEPORT LOGISTICS CENTER - PHASE 6, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919, ALL IN WILL COUNTY, ILLINOIS.

P.I.N.s: 317161010010000, 317174000150000, 317212000050000, 317161010020000, 317174010010000, 317212000070000, 317161010030000, 317175020050000, 317212000090000, 317161010040000, 317175020060000, 317212000100000, 317161030030000, 317175020070000, 317212000110000, 317161030040000, 317211000060000, 317212000150000, 317161030050000, 317211000070000, 317213000070000, 317162010010000, 317211000110000, 317213000120000, 317163000100000, 317211000120000, 317213000130000, 317163010010000, 317211000180000, 317213000140000, 317163020010000, 317211000200000, 317213000160000, 317163030010010, 317211000220000, 317213000190000, 317163030010020, 317211000230000, 317213000200000, 317163030040000, 317211000240000, 317213000210000, 317164000130000, 317211000250000, 317213000220000, 317164010010000, 317211000270000, 317213000240000, 317164020010000, 317211000280000, 317213000250000, 317172000170000, 317211000290000, 317213000260000, 317172000180000, 317211000300000, 317213000270000, 317172010040010, 317211000310000, 317214000010000, 317172010040020, 317211000320000, 317281000050010, 317172010050000, 317211000340000, 317281000060000, 317172010060000, 317211000350000, 317281000070000, 317174000040000, 317211000360000, 317174000140000 and 317212000020000

General Street Location: West side I-55 from W. Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd., S. Ridgeway from W. Lorenzo Rd. to W. Tower Rd., both sides of S. Graaskamp Blvd. from W. Lorenzo Rd. to W. Tower Rd., both sides of S. Kavanaugh Rd. from W. Lorenzo Rd. to approximately 6 tenths of a mile south of W. Lorenzo Rd., east side of S. Kavanaugh Rd from approximately ½ mile north of W. Murphy Rd. to approximately 9 tenths of a mile south of W. Murphy Rd., both sides of W. Design Rd. from S. Graaskamp Blvd. to approximately 950 feet west of S. Kavanaugh Rd., north side of W. Tower Rd. from S. Ridgeway to S. Graaskamp Blvd., both sides of W. Murphy Rd. from I-55 to S. Kavanaugh Rd.

**EXHIBIT A-2**

**Amended Redevelopment Project Area**

**Street Location Map**

(see attached)



**CITY OF WILMINGTON  
WILL COUNTY, ILLINOIS**

**ORDINANCE NO. 19-08-07-02  
AN ORDINANCE ADOPTING TAX INCREMENT FINANCING  
FOR THE CITY OF WILMINGTON RIDGEPORT LOGISTICS CENTER  
INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)  
AMENDED REDEVELOPMENT PROJECT AREA**

**APPROVED BY THE CITY COUNCIL  
OF THE CITY OF WILMINGTON,  
WILL COUNTY, ILLINOIS,  
THIS 7<sup>th</sup> DAY OF AUGUST, 2019**

***City of Wilmington  
1165 S. Water Street  
Wilmington, IL 60481  
815-476-2175***

**STATE OF ILLINOIS, COUNTY OF WILL  
CITY OF WILMINGTON**

**CERTIFICATE**

I, James W. Studer, certify that I am the duly appointed and acting City Clerk of the City of Wilmington, Will County, Illinois.

I further certify that on August 7, 2019 the Corporate Authorities of such municipality passed and approved Ordinance No. 19-08-07-02 entitled:

**“AN ORDINANCE ADOPTING TAX INCREMENT FINANCING  
FOR THE CITY OF WILMINGTON RIDGEPORT LOGISTICS CENTER  
INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)  
AMENDED REDEVELOPMENT PROJECT AREA”**

Dated at Wilmington, Illinois, this 7<sup>th</sup> day of August, 2019.

{SEAL}

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James W. Studer, City Clerk

**ORDINANCE NO. 19-08-07-02**

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING  
FOR THE CITY OF WILMINGTON RIDGEPORT LOGISTICS CENTER  
INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)  
AMENDED REDEVELOPMENT PROJECT AREA**

**WHEREAS**, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the “TIF Act”) and Ordinance Numbers 10-05-04-06, 10-05-04-07, and 10-05-04-08, adopted May 18, 2010, as supplemented by Ordinance Numbers 14-09-02-02, 14-09-02-03, and 14-09-02-04, adopted September 2, 2014, and as supplemented by Ordinance Number 17-01-03-01, adopted January 3, 2017 (collectively the “TIF Ordinances”), the City of Wilmington (the “City”) approved and amended a tax increment redevelopment plan and project (as amended, the “TIF Plan”), designated and amended the tax increment redevelopment project area (as amended, the “Redevelopment Project Area”), and adopted tax increment financing relative to the City's Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) (the “Ridgeport TIF District”); and

**WHEREAS**, on September 19, 2017, the City authorized a study in regard to further adjusting the boundaries of the Redevelopment Project Area for the Ridgeport TIF District and adopting an amendment to the TIF Plan in relation thereto; and

**WHEREAS**, on April 16, 2019, the City announced the availability of the further amended redevelopment plan and project for the Ridgeport TIF District (the “TIF Plan Amendment”), with said TIF Plan Amendment containing a further amendment to the eligibility study, as amended, for the Ridgeport TIF District, addressing the tax increment financing eligibility of the area proposed for the amended Redevelopment Project Area (said amendment to the eligibility study, as amended, being hereinafter referred to as the

“Eligibility Study Amendment;” and said Redevelopment Project Area as amended being referred to as the “Amended Redevelopment Project Area”); and

**WHEREAS**, a public hearing was held on July 16, 2019, in regard to the TIF Plan Amendment, at which the City noted technical changes that needed to be made to the TIF Plan Amendment, with said technical changes being formally approved by an Ordinance approved by the Mayor and City Council of the City on July 16, 2019, resulting in an updated version of the TIF Plan Amendment dated June 28, 2019 (the “Final TIF Plan Amendment”); and

**WHEREAS**, the Mayor and City Council of the City desire to adopt tax increment financing pursuant to the TIF Act; and

**WHEREAS**, the Mayor and City Council of the City have approved the Final TIF Plan Amendment and designated the Amended Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wilmington, Will County, Illinois, as follows:

**SECTION 1:** That tax increment financing is hereby adopted with respect to the Final TIF Plan Amendment approved and adopted pursuant to an Ordinance adopted by the Mayor and City Council of the City on August 7, 2019, and the Amended Redevelopment Project Area, described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto and made a part hereof, approved, adopted and so designated pursuant to an Ordinance adopted by the Mayor and City Council on August 7, 2019.

**SECTION 2:** That the *ad valorem* taxes arising from the levies upon taxable real property in the Amended Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Will County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Amended Redevelopment Project Area over and above the initial equalized assessed valuation of each lot, block, tract or parcel of real property in the Amended Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Will County Collector to, the City Treasurer who shall deposit said funds in a special fund called "The Special Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) Tax Increment Allocation Fund" of the City for the development and implementation of the Final TIF Plan Amendment.

**SECTION 3:** That the City shall obtain and utilize incremental taxes from the Amended Redevelopment Project Area for the payment of redevelopment project costs

and all City obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the Final TIF Plan Amendment.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 5:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 6:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

PASSED this 7<sup>th</sup> day of August, 2019 with \_\_\_\_\_ members voting aye, \_\_\_\_\_ members voting nay, the Mayor voting \_\_\_\_\_, with members abstaining or passing and said vote being:

Kevin Kirwin	_____	John Persic, Jr.	_____
Dennis Vice	_____	Floyd Combes	_____
Ben Dietz	_____	Lisa Butler	_____
Jake Tenn	_____	Frank Studer	_____

Approved this 7<sup>th</sup> day of August, 2019

\_\_\_\_\_  
Roy Strong, Mayor

Attest:

\_\_\_\_\_  
James W. Studer, City Clerk

## EXHIBIT A-1

### Amended Redevelopment Project Area

#### Legal Description

THAT PART OF SECTIONS, 16, 17, 21 AND 28 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SAID SECTION 17; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 1088.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 58.0 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ON SAID SOUTH LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919; THENCE EAST, ON SAID WESTERLY EX-TENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. R2008-111707; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. R2008-111707: NORTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 1693.40 FEET; SOUTH 22 DEGREES 46 MINUTES 22 SECONDS EAST, 983.82 FEET; SOUTH 63 DEGREES 47 MINUTES 30 SECONDS EAST, 365.37 FEET; SOUTH 02 DEGREES 03 MINUTES 06 SECONDS EAST, 257.52 FEET; SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST, 521.57 FEET; NORTH 02 DEGREES 02 MINUTES 18 SECONDS WEST, 449.30 FEET; NORTH 68 DEGREES 30 MINUTES 35 SECONDS WEST, 927.06 FEET; SOUTH 87 DEGREES 52 MINUTES 16 SECONDS WEST, 995.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WEST, ON SAID SOUTH LINE, TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH, ON THE WEST LINE OF SAID NORTH-WEST QUARTER, AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE NORTH LINE OF THE SOUTH 906.55 FEET OF SAID SOUTH-WEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 840.83 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST, ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID WEST LINE, AND ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE NORTH

LINE OF THE SOUTH 330.0 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID EAST LINE, TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID WEST LINE, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, TO THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTHERLY, ON SAID WESTERLY LINE, TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE WEST, ON SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE NORTH, ON THE WEST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTH, ON SAID WEST LINE, TO THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2016 AS DOCUMENT NO. R2016-101413; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST LINE OF LOT 1 IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 7; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE EAST RIGHT OF WAY LINE OF RIDGE WAY; THENCE NORTHERLY, ON SAID EASTERLY RIGHT OF WAY LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036536; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST RIGHT OF WAY LINE OF GRAASKAMP BOULEVARD; THENCE NORTH, ON SAID EAST RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF OUTLOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036484; THENCE WESTERLY, ON SAID EASTERLY EXTENSION, AND ON THE NORTH LINE OF SAID OUTLOT 1, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF OUTLOT C IN RIDGEPORT LOGISTICS CENTER - PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727; THENCE NORTHERLY ON SAID EASTERLY LINE, TO THE NORTH LINE OF SAID OUTLOT C; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF OUTLOT B IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 5; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OUTLOT B: SOUTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, 411.52 FEET; SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 98.20 FEET; NORTH 81 DEGREES 02 MINUTES 38 SECONDS WEST, 96.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE SOUTH-WESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING DESCRIBED PARCELS:

OUTLOT A, OUTLOT B, AND OUTLOT C, IN RIDGEPORT LOGISTICS CENTER - PHASE 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST OF SECTION 17,

TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727, ALL IN WILL COUNTY, ILLINOIS.

OUTLOT A AND OUTLOT B IN RIDGEPORT LOGISTICS CENTER - PHASE 6, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919, ALL IN WILL COUNTY, ILLINOIS.

P.I.N.s: 317161010010000, 317174000150000, 317212000050000, 317161010020000, 317174010010000, 317212000070000, 317161010030000, 317175020050000, 317212000090000, 317161010040000, 317175020060000, 317212000100000, 317161030030000, 317175020070000, 317212000110000, 317161030040000, 317211000060000, 317212000150000, 317161030050000, 317211000070000, 317213000070000, 317162010010000, 317211000110000, 317213000120000, 317163000100000, 317211000120000, 317213000130000, 317163010010000, 317211000180000, 317213000140000, 317163020010000, 317211000200000, 317213000160000, 317163030010010, 317211000220000, 317213000190000, 317163030010020, 317211000230000, 317213000200000, 317163030040000, 317211000240000, 317213000210000, 317164000130000, 317211000250000, 317213000220000, 317164010010000, 317211000270000, 317213000240000, 317164020010000, 317211000280000, 317213000250000, 317172000170000, 317211000290000, 317213000260000, 317172000180000, 317211000300000, 317213000270000, 317172010040010, 317211000310000, 317214000010000, 317172010040020, 317211000320000, 317281000050010, 317172010050000, 317211000340000, 317281000060000, 317172010060000, 317211000350000, 317281000070000, 317174000040000, 317211000360000, 317174000140000 and 317212000020000

General Street Location: West side I-55 from W. Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd., S. Ridgeway from W. Lorenzo Rd. to W. Tower Rd., both sides of S. Graaskamp Blvd. from W. Lorenzo Rd. to W. Tower Rd., both sides of S. Kavanaugh Rd. from W. Lorenzo Rd. to approximately 6 tenths of a mile south of W. Lorenzo Rd., east side of S. Kavanaugh Rd from approximately ½ mile north of W. Murphy Rd. to approximately 9 tenths of a mile south of W. Murphy Rd., both sides of W. Design Rd. from S. Graaskamp Blvd. to approximately 950 feet west of S. Kavanaugh Rd., north side of W. Tower Rd. from S. Ridgeway to S. Graaskamp Blvd., both sides of W. Murphy Rd. from I-55 to S. Kavanaugh Rd.

**EXHIBIT A-2**

**Amended Redevelopment Project Area**

**Street Location Map**

(see attached)

