

CITY OF FREEPORT, ILLINOIS, NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Freeport, Illinois (the “City”), will hold a public hearing to consider a proposed Business District development/redevelopment plan; the designation of a Business District Area within the City of Freeport, and the imposition of a Business District Retailers’ Occupation Tax and Business District Service Occupation Tax within the Business District Area. Adoption of a development/redevelopment plan, designation of a Business District Area and imposition of a Business District Retailers’ Occupation Tax and Business District Service Occupation Tax will be pursuant to the provisions of the Business District Development and Redevelopment Act (the “Act”).

The public hearing will be held on March 15, 2018, beginning at 5:30 p.m. at City of Freeport City Hall, 314 W. Stephenson Street, Freeport, IL 61032. If necessary, the hearing may be adjourned to another date without further notice other than a motion entered upon the minutes fixing the time and place of the adjourned hearing.

The area of property proposed to be designated as a Business District Area is generally includes the properties along West Galena Avenue from the west side of North Whistler Avenue on the east, to City Street on the west, and adjoining rights-of-way. and with PIN #'s:

18-13-25-351-002; 18-13-25-351-003; 18-13-25-351-004; 18-13-25-351-005; 18-13-25-352-002; 18-13-25-352-004; 18-13-25-352-006; 18-13-25-353-001; 18-13-25-353-009; 18-13-25-355-005; 18-13-25-355-008; 18-13-25-355-009; 18-13-25-355-010; 18-13-25-355-014; 18-13-25-355-015; 18-13-25-355-021; 18-13-25-355-022; 18-13-25-380-006; 18-13-25-380-014; 18-13-25-380-015; 18-13-25-381-012; 18-13-25-381-013; 18-13-25-382-005; 18-13-25-382-013; 18-13-25-382-014; 18-13-25-382-015; 18-13-25-382-016; 18-13-25-383-008; 18-13-25-383-009; 18-13-25-383-011; 18-13-25-383-012; 18-13-25-383-016; 18-13-25-383-020; 18-13-25-383-023; 18-13-25-383-024; 18-13-25-452-004; 18-13-25-452-005; 18-13-36-103-011; 18-13-36-126-002; 18-13-36-126-004; 18-13-36-128-001; 18-13-36-128-002; 18-13-36-201-001; 18-13-36-201-015; 18-13-36-201-016; 18-13-36-202-010; 18-13-36-202-030; and 18-13-36-202-031

and legally described as follows and depicted in the drawing attached hereto:

Beginning at the southwest corner of Staver’s Subdivision in the City of Freeport; thence easterly along the south line of said subdivision a distance of 274.69 feet; thence N 00 degrees 57 minutes 46 seconds W a distance of 181.50’; thence N 88 degrees 08 minutes 03 seconds E a distance of 392.85’ to the eastern right of way of North Harlem Avenue; thence northerly along the east right of way of North Harlem Avenue, and across Langdon Street, a distance of 241.70’ to the intersection of the westerly extension of the southerly line of Lot 6, Block 1 of Grant’s Addition and the east right of way of North Harlem Avenue; thence easterly N 88 degrees 16 minutes 37 seconds E a distance of 510.53’ to a point on the westerly line of Lot 24, Block 1 of Grant’s Addition, said point being 26.89’ southerly of the northwest corner of said lot; thence easterly along the northerly line of Lot 24, Block 1 of Grant’s Addition and along an extension of said northerly line a distance of 164.36’ to the eastern right of way line of North Whistler Avenue; thence northerly along said easterly right of way line a distance of 97.56’ to a point on

said easterly right of way line; thence northeasterly along said eastern right of way line N 45 degrees 38 minutes 40 seconds E a distance of 13.20' to a point; thence N 10 degrees 32 minutes 28 seconds W a distance of 78.06' to a point on the northerly right of way line of West Galena Avenue; thence westerly along the northerly right of way line of West Galena Avenue a distance of 113.29'; thence northerly along said northerly right of way line N 00 degrees 52 minutes 24 seconds E a distance of 3.28'; thence westerly along said northerly right of way line a distance of 144.84'; thence southerly along said northerly right of way a distance of 3.28'; thence westerly along said northern right of way a distance of 430.13'; thence northwesterly along said northern right of way N 45 degrees 10 minutes 18 seconds W a distance of 18.87'; thence northerly along said right of way N 01 degree 46 minutes 17 seconds W a distance of 16.28'; thence westerly along said northerly right of way S 88 degrees 00 minutes 21 seconds W a distance of 54.01'; thence southwestery along said northerly right of way S 18 degrees 43 minutes 41 seconds W a distance of 19.15'; thence southwestery along said northerly right of way S 47 degrees 35 minutes 23 seconds W a distance of 18.62'; thence westerly along said northerly right of way a distance of 62.67'; thence N 01 degree 55 minutes 19 seconds W a distance of 444.88'; thence S 88 degrees 51 minutes 11 seconds W a distance of 242.81'; thence N 01 degree 42 minutes 47 seconds W a distance of 322.15'; thence S 88 degrees 51 minutes 18 seconds W a distance of 39.04'; thence S 01 degree 43 minutes 1 second E a distance of 280.01'; thence S 88 degrees 51 minutes 15 seconds W a distance of 220.01' to a point on the easterly right of way of North Turner Avenue; thence northerly along said easterly right of way a distance of 57.27'; thence westerly on the south line of Lot 5 of Clyde A. Gallagher's Subdivision and on an easterly extension of said south line a distance of 201.38' to the southwest corner of said Lot 5; thence southerly along the eastern lines of Lots 26 & 27 of Clyde A. Gallagher's Subdivision a distance of 80.09' to the southeast corner of said Lot 26; thence westerly along the south line of said Lot 26 and the westerly extension of said south line a distance of 201.24' to the westerly right of way line of North Warren Avenue; thence southerly on said westerly right of way line a distance of 379.00' to the southeast corner of Lot 9, Block 15 of Johnson Wheel Company's Plat of West Freeport; thence westerly along the south line of said Lot 9 to the southwest corner of said Lot 9, a distance of 118.96'; thence northerly along the west line of said Lot 9 and part of Lot 8 of said subdivision a distance of 101.33'; thence westerly along the north line of Lot 14, Block 15 of said subdivision and the easterly and westerly extensions of said north line, and along the north line of Lot of 8, Block 14 of said subdivision and the easterly extension of said north line, and the north line of Lot 15, Block 14 of said subdivision a total distance of 447.96'; thence northerly along the west line of Lot 16, Block 14 of said subdivision a distance of 51.00'; thence westerly along the north line of Lot 7, Block 13 of said subdivision and the easterly and westerly extensions of said north line a distance of 192.22'; thence southerly along the east line of Lots 16 and 15, Block 13 of said subdivision a distance of 87.68'; thence westerly S 88 degrees 21 minutes 47 seconds W a distance of 117.28' to a point on the easterly right of way of North Waddell Avenue; thence northerly along said easterly right of way line a distance of 253.33'; thence westerly S 88 degrees 09 minutes 57 seconds W a distance of 197.52'; thence N 01 degree 44 minutes 28 seconds W a distance of 205.70'; thence easterly N 88 degrees 23 minutes 59 seconds E a distance of 135.00' to a point on the westerly right of way line of North Waddell Avenue; thence northerly along said westerly right of way line a distance of 31.57' to the

northeastern most corner of Park Plaza Subdivision; thence westerly along the north line of said subdivision a distance of 706.78'; thence northerly N 01 degree 30 minutes 51 seconds W a distance of 645.62'; thence westerly S 88 degrees 51 minutes 29 seconds W a distance of 605.59'; thence southerly S 01 degree 20 minutes 38 seconds E a distance of 466.42' to a point on the northeasterly right of way line of West Galena Avenue; thence southwesterly S 37 degrees 21 minutes 19 seconds W a distance of 95.37' to a point on the southwesterly right of way line of West Galena Avenue; thence southeasterly along said southwesterly right of way line a distance of 398.02'; thence southwesterly S 35 degrees 52 minutes 16 seconds W a distance of 162.59'; thence southeasterly S 55 degrees 48 minutes 34 seconds E a distance of 105.08'; thence southwesterly S 35 degrees 51 minutes 32 seconds W a distance of 21.99'; thence northwesterly N 53 degrees 15 minutes 06 seconds W a distance of 50.01'; thence southwesterly S 34 degrees 46 minutes 37 seconds W a distance of 250.01'; thence southeasterly S 52 degrees 22 minutes 13 seconds E a distance of 107.54' to the northwestern right of way line of North Park Boulevard; thence southeasterly S 58 degrees 31 minutes 21 seconds E a distance of 123.78' to a point on the southeastern right of way line of North Park Boulevard, said point being 2.59' southwesterly of the northwest corner of Lot 45 of Winter Heights Subdivision; thence northeasterly along said southeastern right of way line a distance of 259.68', more or less, to the northern most corner of Lot 41 of Winter Heights Subdivision; thence southeasterly along the northeastern lines of Lots 41, 68, and 69 of said subdivision a distance of 307.58' to the northeastern most corner of Lot 69 of said subdivision; thence southeasterly along the northeastern lines of Lots 70 through 77 of said subdivision a distance of 550.30'; thence easterly along the northern lines of Lots 77, 78, and 79 of said subdivision a distance of 99.24'; thence easterly along the north line of Lot 79 of said subdivision a distance of 28.47' to the northeast corner of said Lot 79; thence northerly N 01 degree 28 minutes 24 seconds W a distance of 61.84'; thence easterly N 89 degrees 08 minutes 44 seconds E a distance of 224.66'; thence northerly N 03 degrees 42 minutes 27 seconds W a distance of 15.00'; thence easterly N 85 degrees 27 minutes 13 seconds E a distance of 121.74' to the western right of way line of Crestwood Drive; thence southwesterly along said western right of way line a distance of 220.48', more or less, to the southeast corner of Lot 106 of Crestwood Center Addition; thence southerly S 19 degrees 28 minutes 16 seconds W, across Winter Drive, a distance of 66.63' to the northeast corner of Lot 107 of said addition; thence southerly along the east line of said Lot 107 a distance of 99.75', more or less, to the southeast corner of said Lot 107; thence easterly N 88 degrees 43 minutes 53 seconds E, across Crestwood Drive, a distance of 60.53' to the southwest corner of Lot 108 of said addition; thence easterly along the south line of said Lot 108 a distance of 1134.36' to the southeast corner of said Lot 108; thence southerly along the west line of Lots 25 and 26 of Staver's Subdivision a distance of 85.02' to the southwest corner of Staver's Subdivision and the point of beginning.

The proposed development/redevelopment plan involves the redevelopment of the proposed Business District Area through Business District Retailers/Service occupation taxes and the other powers conferred upon the City by the Act to reduce or eliminate those conditions which qualify the proposed Business District Area as a blighted area under the Act. Through the implementation of the Business District Plan, the City intends to initiate actions that include, but are not limited to, construct buildings and facilities; revitalize and upgrade buildings through site planning, façade improvements, and construction methods that provide cohesive design features,

provide focus to the streetscape and buildings in the Business District, and that use quality building materials. (This includes the installation of automatic fire suppression systems in existing buildings where they would be required if they were to be constructed under current fire codes); assemble land into parcels of sufficient shape and size for disposition, development, and redevelopment in accordance with this Business District Plan and contemporary development needs and standards; market sites within the Business District to private investors; improve streetscape design, pedestrian access, distinctive lighting, signage and landscaping, and other appropriate site amenities; redesign sites to improve layout and access, which may require the demolition and replacement of buildings and other facilities; provide and upgrade infrastructure to serve developments, including the construction of and improvements to utility and storm water management infrastructure; create and improve on existing roadways and circulation patterns to improve traffic flow and safety; make access improvements to provide safe, convenient, efficient, and effective access to and circulation within and around the Business District for automobiles, trucks and delivery vehicles, public transportation, bicycles, and pedestrians, as appropriate; and provide financial assistance, as permitted by the Act, to encourage private investment and private activities as outlined in this Business District Plan. A copy of the proposed Business District Plan is available for inspection at City Hall.

The Business District Retailers' Occupation Tax and Business District Service Occupation Tax within the Business District Area are anticipated to be imposed at a rate of one percent (1%).

At the time and place set forth above, all interested persons will be given an opportunity to file with the City Clerk written objections to and be heard concerning the proposed development/redevelopment plan, the proposed designation of a Business District Area, and imposition of a Business District Retailers' Occupation Tax and Business District Service Occupation Tax within the Business District Area.

Persons may submit alternate proposals for bids for any proposed conveyance, lease, mortgage, or other disposition by the City of land or rights in land owned by the City and located within the proposed Business District, if applicable.

Dated: March 5, 2018

Dovie L. Anderson, City Clerk, City of Freeport

