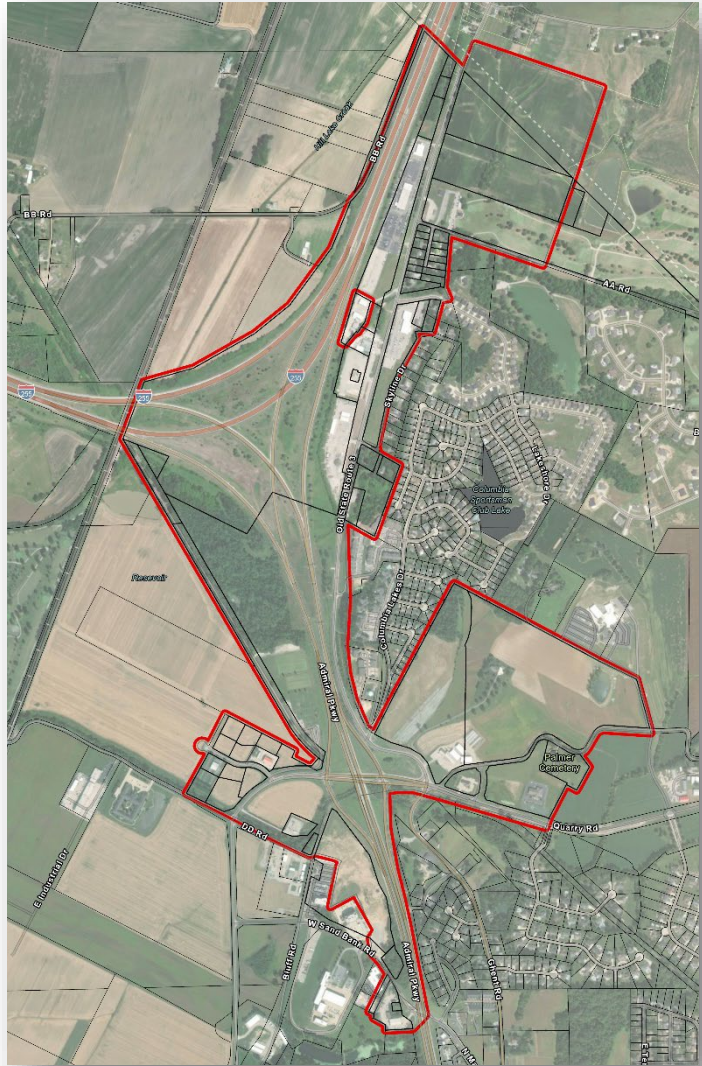


# BUSINESS DISTRICT PLAN

## ROUTE 3/I-255 BUSINESS DISTRICT



March 11, 2024

## **ACKNOWLEDGMENTS**

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##### **Ward 2**

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##### **Ward 3**

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## SECTION 1 – INTRODUCTION

### BACKGROUND

The City recognizes that its long-term viability depends, in part, on strengthening its tax base by diversifying its economic base. The City determined it is essential to its economic and social welfare to identify and promote opportunities for development and private investment to attract sound and stable commercial growth.

The purpose of this document is to set forth a plan to induce commercial development within an area comprising parcels of approximately 409 acres, excluding existing rights-of-way, generally encompassing properties along the east and west rights-of-way of Illinois Route 3 extending north to Mule Road and including an area at the southwest quadrant of the I-255/IL Route 3 interchange. The boundary of the proposed Route 3/I-255 Business District incorporates 63 parcels and various rights-of-way. Sixty-one (61) of the parcels are in Monroe County and 2 are in St. Clair County. The entire area is within the City of Columbia.

The district contains highly visible but underutilized property along I-255 which carries cross-country traffic along with metro-St. Louis regional traffic. Much of the street and roadway network of the proposed Business District Area (the “Area” or the “District”) is insufficient to handle further growth and increased traffic generation. This is particularly true of the north section of Route 3. Unlike the section south of I-255, the north section is essentially the 2-lane rural roadway that has existed for many years. Commercial growth along this section will add traffic and turning movements that will tax the capacity of this roadway. Some of the larger, vacant parcels will require the addition of internal roadways. Also, in some instances utilities (particularly storm and sanitary sewer and water) will require upgrade and/or line additions to serve the added development. There are 28 vacant parcels although only 27 are developable representing approximately 30% of the total Area acreage (or 36% of the acreage if the large IDOT parcel is excluded). Measured according to the number of parcels, these 27 properties represent 43% of the 63 parcels within the Business District. All the developable vacant properties benefit from visual proximity and ready access from I-255. These conditions have hampered development and will continue to do so in the future. The purpose of the Business District is to provide financial assistance to support new commercial investment to help offset some of the costs associated with constructing the public improvements.

The City has determined that the Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1, et. seq.) (the “Business District Law”) is an appropriate vehicle to be used as an inducement for funding a portion of the costs associated with providing the necessary street and roadway improvements, water and sewer lines, and storm water handling facilities that are required to serve the Area. Designating the area as a Business District will advance the City’s goal of strengthening its commercial base. This, in turn, will bolster both the real property and sales tax base of the City.

## AREA BOUNDARY AND NEED FOR THE BUSINESS DISTRICT

The boundaries of the area to be addressed in this Plan are delineated on **Exhibit A, Business District Map** for the Route 3/I-255 Business District on the following page and a **legal description** is in the **Appendix** of this Plan. The business district will be named the **Route 3/I-255 Business District** and is referred to herein as the “Business District”. As noted previously, the Business District contains approximately 409 acres of existing properties excluding rights-of-way.

The creation of the Business District has several objectives:

- Inducement of development of properties along the Route 3 corridor adjacent to I-255 and with proximity to the I-255 interchange with Route 3.
- Creating lodging and entertainment facilities that can support the proposed sports complex that is planned for a location north of the District and support community needs.
- Expand the City’s sales tax base and provide other recreation and entertainment options.
- Construct various roadway and water and sewer improvements to provide enhanced access to Business District properties that can be developed if such improvements are made.
- Assist existing businesses with costs related to expansion or improvement.

The City has determined that the costs associated with infrastructure improvements to serve the Business District area are economically infeasible without another source of funding.

The District has excellent visibility and access to I-255 (which carries approximately 50,000 vehicles daily in each direction). However, the ability to capture this traffic (which is both regional to the St. Louis area and cross-country) with supporting commercial development is hampered by the need for infrastructure to make such development economically feasible. When the level of cost required to develop an area equals or exceeds the income potential, the developer’s ability to make a profit is reduced or eliminated; therefore, the development does not occur. The Business District is needed to help overcome this economic gap.

## MUNICIPAL AUTHORITY

The Business District Law authorizes Illinois municipalities to designate an area within the municipality as a business district. A business district must be established in conformance with a specific plan officially approved by the corporate authorities of the municipality after a public hearing. A business district must also conform to the municipality's comprehensive plan.



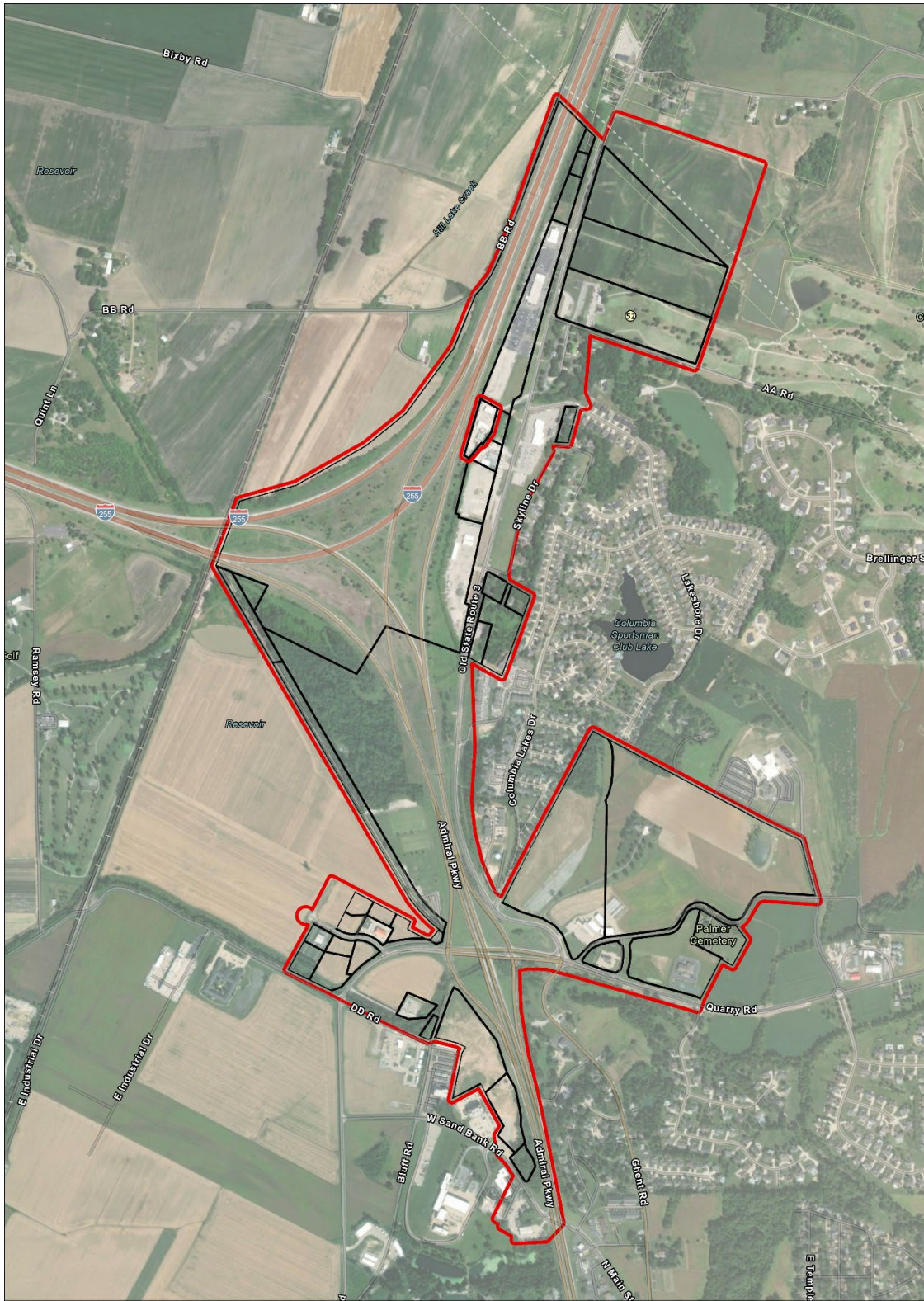
**Columbia, IL**

Exhibit A Boundary Map  
Columbia, IL  
March 2024

 Business District Boundary

0 500 1,000 US Feet

**PCAV**PLANNERS



The exercise of the powers provided for in the Business District Law is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts. The use of such powers for the development and redevelopment of business districts is a public use essential to the public interest. In accordance with the Business District Law, the City may exercise the following powers:

- “(1) To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection 10) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- (2) Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith.*
- (3) To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- (4) To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- (5) To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- (6) To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- (7) To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*



- (8) *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- (9) *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- (10) *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- (11) *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality."*

## ADDITIONAL STATUTORY PROVISIONS

In accord with the provisions of the Business District Law stated above, a municipality may enter into contracts necessary or incidental to the implementation and furtherance of a business district plan. This contracting power includes entering into an agreement with a developer or other nongovernmental person that provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes the municipality receives from the development or redevelopment of properties in the business district.

Also, the corporate authorities of a municipality may impose a retailers' occupation tax, service occupation tax, or hotel operators' occupation tax by ordinance pursuant to subsection (10) or (11) of Section 11-74.3-3 of the Business District Law. However, in order to establish such taxes, the business district area must qualify as a "blighted area" as that term is defined in Section 11-74.3-5 of said law, to wit:

*"**Blighted area**" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards*



*the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.”*

Furthermore, a business district plan shall be prepared. As defined in Section 11-74.3-5 of the Business District Law, a “business district plan” is the written plan for the development or redevelopment of the area identified as the district and must contain the following information:

- “(i) a specific description of the boundaries of the proposed business district, including a map illustrating the boundaries;*
- (ii) a general description of each project proposed to be undertaken within the business district, including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;*
- (iii) the name of the proposed business district;*
- (iv) the estimated business district project costs;*
- (v) the anticipated source of funds to pay business district project costs;*
- (vi) the anticipated type and terms of any obligations to be issued; and*
- (vii) the rate of any tax to be imposed pursuant to subsection (10) or (11) of Section 11-74.3-3 and the period of time for which the tax shall be imposed.”*

This document constitutes the Route 3/I-255 Business District Plan. It sets forth the necessity for the designation of the Business District, the qualifications of the Business District as a “blighted area”, a statement of objectives and policies to achieve these objectives, and a description of proposed projects for the Business District.

## SECTION 2 – ANALYSIS OF BLIGHTING FACTORS

### QUALIFICATIONS ANALYSIS FOR THE BUSINESS DISTRICT

Because the City intends to implement an additional retailers' occupation tax, service occupation tax, and hotel operators' occupation tax of 1.0% in accordance with the provisions of the Business District Law, an evaluation of the conditions within the Business District was conducted. Information gathered for this analysis was derived from research of Monroe County and St. Clair County property assessment records, including tax mapping showing the existing platting of the Business District, and information provided by the City. The following discussion in this section of the Plan summarizes the existing conditions within the Business District that allow it to qualify as a "blighted area" as defined by the Business District Law. The **Appendix** to this report contains a map entitled **Exhibit B, Parcel Locator Map** which shows the parcels within the District numbered according to a table entitled **Route 3/I-255 Business District Property Data**, also found in the **Appendix**. This table provides various data about the District properties.

#### ***Non-Existent or Inadequate Street Layout***

The Business District lacks the necessary streets to support commercial development therein. To develop the Business District properly, it will be necessary to construct several new street improvements.

- Increased commercial development along the northern section of Route 3 will increase traffic. Unlike the section of Route 3 to the south within the District, to the north it is currently a two-lane roadway that is configured as the rural roadway that was its function for many years. Today it carries more traffic, some of which is heavy truck traffic from the quarry operations to the north.

It also serves commercial and industrial development that has occurred in more recent years to the north. Within the District, it has no turn lanes for the larger commercial uses that exist and has limited ability to support increased traffic without the provision of turn lanes at various locations or the addition of a third lane for turning movement purposes. There are significant opportunities for new commercial development near the central part of the District on the east side of the Palmer Road/Columbia Lakes Drive/Route 3 intersection. Even larger development opportunities exist at the north end of the District north of the Columbia Golf Club and across from the Weber Chevrolet property. Other smaller opportunities exist along either side of Route 3.

Route 3 is a State highway, and any improvements must be undertaken by IDOT, but if the Business District can generate sufficient revenues, it may be able to support interim improvements such as turn lanes and may be used to assist IDOT with a match for Federal funding.

- The entire southern portion of the District west of Route 3 and south of I-255 is served by an interchange on Route 3 with Palmer and Quarry Roads. This interchange also

provides the connection to and from the I-255 interchange to the section of Route 3 to the north. This interchange is not signalized, and traffic movements are controlled by stop signs. This part of the District consists of both larger and smaller tracts of vacant land. The City's goal in this area is to promote development of hotels and companion restaurants and entertainment facilities. These would support community and area demand and demand generated by the proposed sports complex to the east and outside the District. While Palmer Road is adequate for servicing the existing development, increased development such as that which is planned will tax the ability of this road to handle greater traffic. As traffic increases, it is likely the interchange will have to be signalized. This is also an instance where additional turning lanes to and from Palmer Road into various properties are likely to be required. This will increase development costs. It should also be noted that further to the south on Route 3, the signalized intersection with West Sand Bank Road provides alternative access to this part of the District.

### ***Improper Subdivision or Obsolete Platting***

Review of the boundary map will reveal multiple instances of properties that represent improper subdivision or obsolete platting. Of the 63 properties within the Business District boundary, 25 parcels or 39% of all properties represent obsolete platting and/or improper subdivision that renders the parcel difficult (if not impossible) to develop as configured. In many instances resubdivision or combination with adjacent parcels would be required. These parcels have oddly shaped "tails", triangular shapes, or they have depth to width ratios that wouldn't meet modern development standards. There are also instances of long, narrow parcels that may be the result of rights-of-way acquisitions or parcels that were split along the St. Clair/Monroe County boundary. For purposes of commercial or industrial development, parcels configured with odd shapes or those that have small depth to length affect the operating efficiency of a commercial or industrial operation. This is particularly evident in observing the layout of the two existing franchise automobile dealerships, each of which have a very linear layout not common to such operations.

### ***Economic Liability and Economic Underutilization***

Currently, 28 of the 63 properties (44%) within the proposed Business District represent vacant land and 7 parcels are tax exempt due to ownership and are therefore not incurring real property taxes as compared with any privately-owned property. The seven parcels that are tax exempt comprise approximately 147 acres. Parcels that are vacant comprise approximately 124 acres. However, some properties that have existing uses also have portions of their area that are developable, and therefore the developable acreage is slightly larger. Current Monroe and St. Clair County Assessor data (see the table entitled **Route 3/I-255 Business District Property Data**, in the **Appendix**) shows that the 2022 equalized assessed valuation (EAV) for all properties in the Business District Area is \$3,663,820. While the EAV of the proposed District has increased since 2018 by 3.9%, the table on the following page demonstrates the low rates of growth on a year-to-year basis. A comparison of the Business District EAV growth to that of the City is shown on the table below entitled **Route 3/I-255 Business District City Assessed Value Comparison**. The table shows that on an overall basis, (2018 -2022) the District EAV

growth has kept pace with that of the City as a whole and the remainder of the City minus the Business District area. However, on an annual basis beginning in 2020 it grew at only approximately half the rate of the City or the remainder area.

**ROUTE 3/I-255 BUSINESS DISTRICT CITY ASSESSED VALUE COMPARISON**  
Columbia, Illinois

|                               | Assessed<br>Value 2022 | Assessed<br>Value 2021 | Assessed<br>Value 2020 | Assessed<br>Value 2019 | Assessed<br>Value 2018 |
|-------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| <b>City of Columbia</b>       | <b>\$355,312,075</b>   | <b>\$329,307,338</b>   | <b>\$317,776,101</b>   | <b>\$304,299,971</b>   | <b>\$325,758,419</b>   |
| Year to Year Percent Change   | 7.9%                   | 3.6%                   | 4.4%                   | -6.6%                  |                        |
| Percent Change 2018-2022      | 9.1%                   |                        |                        |                        |                        |
| <b>Remainder of the City</b>  | <b>\$351,648,255</b>   | <b>\$325,781,490</b>   | <b>\$314,298,144</b>   | <b>\$300,894,111</b>   | <b>\$322,397,867</b>   |
| Year to Year Percent Change   | 7.9%                   | 3.7%                   | 4.5%                   | -6.7%                  |                        |
| Percent Change 2018-2022      | 9.1%                   |                        |                        |                        |                        |
| <b>Business District Area</b> | <b>\$3,663,820</b>     | <b>\$3,525,848</b>     | <b>\$3,477,957</b>     | <b>\$3,405,860</b>     | <b>\$3,360,552</b>     |
| Year to Year Percent Change   | 3.9%                   | 1.4%                   | 2.1%                   | 1.3%                   |                        |
| Percent Change 2018-2022      | 9.0%                   |                        |                        |                        |                        |

Another method of comparison uses the Bureau of Labor Statistics Consumer Price Index (CPI). The CPI measures the effect of inflation over time, tracking the costs of various goods and services. Therefore, the change in the CPI has the same impact on the taxing entities that rely on the revenue to provide services as it does the urban consumer. The table to the right entitled **CPI for All Urban Consumers** shows the CPI changes for the 2018-2022 period matching that of the period of the EAV table. On an overall basis between 2018 and 2022, neither the City nor the District kept pace with the rate of inflation. However, on an annual basis, the City did far better than the District. This is further evidence that the vacant and underutilized properties within the District are suppressing property values.

**CPI for All Urban Consumers (CPI-U)**  
Original Data Value

**Series Id:** CUUR0000SA0  
Not Seasonally Adjusted  
**Series Title:** All items in U.S. city average, all urban consumers  
**Area:** U.S. city average  
**Item:** All items  
**Base Period:** 1982-84=100  
**Years:** 2018 to 2022

| Year                                    | Annual  | % Change     |
|---|---------|--------------|
| <b>2018</b>                             | 251.107 |              |
| <b>2019</b>                             | 255.657 | 1.8%         |
| <b>2020</b>                             | 258.811 | 1.2%         |
| <b>2021</b>                             | 270.970 | 4.7%         |
| <b>2022</b>                             | 292.655 | 8.0%         |
| <b>Total % Increase<br/>2018 - 2022</b> |         | <b>15.7%</b> |

In addition to property taxes, the Business District has the potential to generate more sales taxes for the City of Columbia. Currently, sales taxes in the Business district are generated largely from four businesses, Weber Chevrolet, Brockland Buick/GMC, Red Roof Liquor and Lottery and Top Shooters Sports Bar. If the types of commercial development described previously can be induced to occur in the District, greater sales, service, and hotel taxes will be generated. The additional sales taxes that can be imposed via District designation can provide inducement for the targeted development types. Therefore, private and City investment to assist businesses with development costs and infrastructure improvements can cause the undeveloped and underutilized properties to become productive in terms of revenue to the City, the Counties, and the other taxing bodies serving the District.



In conclusion, the Business District has the potential to generate substantially more in property and sales taxes. The overall goal of the City is for the Business District to facilitate the commercial development therein, which in turn will provide additional retail goods and services to the community as well as additional revenue to help fund City and other local government services such as schools.

## **QUALIFICATION SUMMARY AND FINDINGS**

Based on the “blighted area” definition outlined in the Business District Law, there are enough conditions that represent the required qualifications. These include:

- Street and roadway conditions are inadequate to support further significant commercial development.
- Economic underutilization of the District evidenced by the vacant or underutilized property despite the District's location and accessibility and evidenced by the meager growth in EAV that hasn't kept pace with that of the City or the CPI in recent years.
- Economic liability for the City and the other taxing districts created by the lack of development and therefore, lack of property and sales tax growth along with other related public revenue sources.
- Improper subdivision and/or obsolete platting of properties impair development potential by their existing configuration.

Therefore, the Business District meets the standards as a “blighted area” per Section 11-74.3-5(3) of the Business District Law for designation as a “Business District” for purposes of imposing a tax pursuant to subsections (10) or (11) of Section 11-74.3-3 of the Business District Law. The Business District represents an area of the City, which by reason of non-existent streets constitutes an economic or social liability and an economic underutilization of the area.

## SECTION 3 – BUSINESS DISTRICT PLAN

### DESCRIPTION OF THE BUSINESS DISTRICT

The Route 3/I-255 Business District consists of approximately 409 acres comprised of 63 parcels. This includes a large property owned by IDOT that is part of the I-255 right-of-way, other rights-of-way within the District boundaries are not included in this acreage. The boundaries of the Business District are delineated on **Exhibit A –Route 3/I-255 Business District** provided in Section 1 of this report. A boundary description is attached in the **Appendix** is followed by a **Parcel Locator Map** and a table entitled **Route 3/I-255 Business District Property Data** that shows the parcel locator, assessor PIN, Owner Name and address, the property address, and the EAV for years 2018 through 2022.

### PURPOSE OF THE PLAN

The purpose of the Business District Plan (the “Plan”) is to induce private investment in construction of buildings and site improvements related to commercial development. The Plan establishes the objectives and policies for the development of the Business District.

Under the provision of the Illinois Business District Development and Redevelopment Law, the City intends to adopt each of the Business District sales taxes (retailers’, service, and hotel operators’ occupation sales taxes) as provided for in Section 11-74.3-3 (10) and (11) of the Law at the level of 1.0% for the retailer’s and service occupations sales taxes and at 1.0% for the hotel operator’s occupation sales tax. The Plan also describes the proposed uses of the revenue to be generated by the Business District taxes and lays out policies for using Business District tax revenue to provide incentives to achieve the City’s objectives for the Business District.

### BUSINESS DISTRICT OBJECTIVES

It is the overall objective of this Plan to induce the development of planned commercial projects. More specifically the objectives include:

***Objective #1: Expansion of Columbia’s economic base.***

To use incentives to enhance the City’s commercial base by bringing new commercial development within the City’s along IL Route 3 and the I-255 interchange with Route 3. There is discussion among certain property owners proposing significant new commercial development projects that will attract additional retail sales. The City wants to assist in furthering these projects and engendering others using these revenues generated from the business to support their development and to pay for infrastructure items that will be needed within the Business District. It will also provide additional commercial services to the residents of Columbia and attract business patronage from residents in surrounding communities.

**Objective #2: Encourage investment and growth in areas outside the District.**

The location of the District is within a part of the City that has opportunity for further commercial growth due to its visibility from I-255 and multiple instances of vacant and/or underutilized properties adjacent to the District. The City believes that growth within the District will generate interest in these adjacent areas. Therefore, the Business District can have a spinoff benefit and will further solidify Columbia as a key business center within Monroe and St. Clair Counties.

**Objective #3: Remedy blighted conditions.**

To provide for:

- Construction of improved street and roadway conditions that can accommodate greater traffic flow and improve traffic safety,
- Construction of supporting water, storm, and sanitary sewer improvements that will support the new development,
- Creation of an improved and growing property tax base for the City and the taxing districts that will increase the trajectory of the vacant and underutilized properties that are stifling the EAV of the District.
- Promotion of the consolidation and subdivision of properties to eliminate the obsolete platting that is contributing to the underutilization of District.

Through these efforts, it is the overall objective of the City to significantly mitigate and/or eliminate the conditions that caused the Business District to qualify as a blighted area as defined in Business District Law.

**GENERAL DESCRIPTION OF PROPOSED PROJECT ACTIVITIES**

The Business District is expected to involve multiple development entities. Projects are expected to include hotels, restaurants, and other entertainment establishments, and expansion of other automotive-related development as initial “core” projects. Considering only properties that are vacant and or underutilized, the District has approximately 124 acres of land that is readily developable. If only 30% of that land area is building footprints, that provides for more than 1.6 million square feet of new retail, service, or hotel gross floor space that could be developed over the life of the district. This does not include acreage associated with partially developed properties that could accommodate additional development or redevelopment of existing uses.

**BUSINESS DISTRICT POLICIES**

It is the intent of this Plan to foster development within the Business District in a manner that is consistent with good urban planning practices, the City’s economic development goals and

objectives, and all applicable codes and ordinances. The policies as set forth below are established to promote these objectives.

### ***Development Agreements or Other Such Instruments***

To ensure development occurs in a manner consistent with this Plan, the City and any developers seeking use of Business District revenues are expected to enter into a development agreement or other such instruments that will establish the terms and conditions under which Business District financial incentives are to be provided. Such instruments may establish, among other things:

- the development entity to receive the incentives,
- the public and/or private improvements to be built, and
- identification of the type and amount of project costs to be reimbursed from Business District sales taxes.

The City may enter into multiple development agreements or other such instruments with other developers, if necessary to implement the Business District Plan.

### ***Development Policies***

Development within the Business District should occur in a planned fashion. To this end, the Plan provides the following policy guidelines:

- Development should take place in a planned scheme that is consistent with the development guidelines of the City's 2005 Comprehensive Plan, which is the City's most current version of this document.
- To achieve the desired planned development, the Project will be subject to the City's planned development procedures under its zoning ordinance.

### ***Economic Incentives Policies***

To induce private investment in the Business District, the City may provide certain economic incentives to private parties. In providing such incentives, it is not the policy or intent of the City to create an unfair advantage of one business over a like-kind business. Instead, incentives will be used to help make projects feasible by helping to offset extraordinary project costs associated with constructing the new internal roadway and any other costs permitted in the Business District Law and as cited earlier in this Section.

It should be noted that the City may under the provisions of the Section 11-74.3-3, (1) of the Business District Development and Redevelopment Law, also elect to pay or rebate municipal



revenues generated from existing sources to pay project costs subject to an agreement/contract with a developer. Such payments or rebates may be in addition to or in lieu of any revenues generated from one of the imposed taxes provided for in Section 11-74.3-6.

## **BUSINESS DISTRICT PROJECT COSTS**

The following costs are anticipated to be incurred in implementing the Route 3/I-255 Business District. The Business District projects described above may entail a range of public and private activities and associated costs as provided for in Section 11-74.3-5 of the Business District Law, including without limitation the following:

- “(1) costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality;*
- (2) property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;*
- (3) site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;*
- (4) costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;*
- (5) costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;*
- (6) costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;*
- (7) financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under this Law*

*that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and*

- (8) *relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law.”*

The City intends to provide limited economic development assistance through the funding of certain development costs to be incurred by the Developer under the terms and conditions of a separate development agreement in furtherance of the objectives of this Plan. Economic development assistance may include expenditures for public and private improvements as itemized on **Exhibit B, Estimated Business District Project Costs**.

### EXHIBIT B

#### ESTIMATED BUSINESS DISTRICT PROJECT COSTS

Route 3/I-255 Business District  
City of Columbia, Illinois

| Cost Item  | Estimated Cost      |
|--|---------------------|
| <b>A. Public Works</b><br>(Construction of internal streets, Route 3 improvements, signalization of existing intersections, water and sewer extensions/connections, storm water improvements, and other public improvements) | \$10,000,000        |
| <b>B. Property Assembly</b><br>(Acquisition of land and other real and personal property)  | \$3,000,000         |
| <b>C. Site Preparation &amp; Other Site Improvements</b>   | \$4,000,000         |
| <b>D. Construction of Buildings</b>  | \$10,000,000        |
| <b>E. Planning, Legal &amp; Professional Services</b>  | \$500,000           |
| <b>H. Financing Costs</b>  | See Note 3          |
| <b>Total Estimated Costs</b>   | <b>\$27,500,000</b> |

#### **Notes:**

1. All costs shown are in 2023 dollars and represent estimated public and private costs that may be financed by Business District revenues..
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total business district project cost if and when such financing costs are incurred.
4. Additional private redevelopment costs and investment will be made in addition to the above.
5. It is expected that other sources such as municipal tax revenues, State or Federal grants, and private financing will be used to support the project costs shown above and therefore, these costs are not all inclusive of the total project costs.
6. The total estimated business district project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Business District Plan was approved, per subsection 11-74.3-2 (f) of the Business District Law.

Exhibit B should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s), property owner, or business tenant.

## **SOURCES OF FUNDS TO PAY BUSINESS DISTRICT PROJECT COSTS**

A portion of the funds necessary to pay for Business District project costs are to be derived from the following Business District Sales Taxes in accordance with Section 11-74.3-3 (10) and (11) of the Business District Law:

*“...retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs...” and “...a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs...”*

These taxes are to be imposed at the rates specified below pursuant to the definitions in Section 11-74.3-6 of the Business District Law as follows:

*“(b) ...a Business District Retailers' Occupation Tax levied upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, and at retail in the business district at a rate of 1.0% of the gross receipts from the sales made in the course of such business... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.”*

*“(c) ...a Business District Service Occupation Tax shall also be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the Business District Retailers' Occupation Tax, a rate of 1.0% of the selling price of tangible personal property so transferred within the business district, ... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.”*

*“(d)... a Hotel Operators' Occupation Tax shall be imposed upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Act, at a rate of 1% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the business district, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.*

The City shall deposit the proceeds of the above-described Retailers Occupation Tax, the Service Occupation Tax, and the Hotel Operators Occupation Tax imposed into a special fund of the City named the **“Route 3/I-255 Business District Tax Allocation Fund”**.

Other sources of funds that may be used to pay the costs of implementation of the Business District objectives include:

- Private capital which is available to the Developer through its own cash reserves or financing entities.
- Improvements funded by third party tenants; and
- Other sources of public financing that may be identified at such a time in the future to fund project costs.

The City may issue obligations secured by the Business District Tax Allocation Fund to provide for the payment of Business District project costs. Those obligations, if so issued, shall be retired in the manner provided in the ordinance authorizing the issuance of those obligations and shall be for a term not later than 20 years after the date of issue or the dissolution date of the Business District, whichever is earlier.



## SECTION 4 – FINDINGS AND AMENDMENTS TO THE BUSINESS DISTRICT PLAN

### ESTABLISHMENT AND TERM OF THE BUSINESS DISTRICT

The establishment of the Business District shall become effective upon adoption of an ordinance by the City Council adopting this Plan. The Business District shall expire in accordance with the provisions of the Business District Law in Section 11-74.3-6 (f) that states:

*“When business district project costs, including, without limitation, all obligations paying or reimbursing business district project costs have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall be distributed to the municipal treasurer for deposit into the general corporate fund of the municipality. Upon payment of all business district project costs and retirement of all obligations paying or reimbursing business district project costs, but in no event more than 23 years after the date of adoption of the ordinance imposing taxes pursuant to subsection (10) or (11) of Section 11-74.3-3, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsection (10) or (11) of Section 11-74.3-3.”*

### FINDINGS OF THE PLAN

The City hereby finds and determines as follows:

1. This Plan constitutes a specific plan for a business district named the Route 3/I-255 Business District in the City of Columbia, Monroe and St. Clair Counties, Illinois.
2. The designation of the Business District as identified in this Plan and the boundaries thereof delineated on **Exhibit A – Route 3/I-255 Business District**, and as described by the boundary description contained in the **Appendix**, will assure opportunities for development and attraction of quality commercial growth to the City.
3. The Business District is contiguous and includes only parcels of real property directly and substantially benefited by this Plan.
4. The City’s exercise of the powers provided in the Business District Law is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the City of Columbia, Monroe and St. Clair Counties, Illinois.
5. The Business District qualifies as a blighted area because the District represents a portion of the City, which by reason of non-existent streets and inadequate traffic signalization, constitutes an economic liability and an economic underutilization of the area.

6. The Business District, on the whole, has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of this Business District Plan. The Developer has stated that the projects will not take place absent the establishment of the Business District and using Business District sales tax revenue to reimburse the Developer for the extraordinary costs to develop the Project.
7. The Business District Plan conforms to the City of Columbia's July 2005 Master Plan. The Business District area bridges two of the "Districts" discussed in the Master Plan; the Northview District and the I-255 District.

Recommendations for Northview District note the existing commercial uses along the Route 3 corridor and propose continuation of general business uses in this part of the Business District which correlates with the proposed uses in this Business District Plan.

The portion of the Business District to the south and west of Route 3 are part of the I-255 Planning District. In this area the Master Plan promotes the development of additional light industrial uses in the context of the larger area outside the Business District boundaries. For areas within the Business District boundaries commercial uses (retail, and service) and hotels are suggested.

Therefore, the proposed land uses for the Business are consistent with the latest City comprehensive planning document and development guidelines.

## **PLAN AMENDMENTS**

The procedure for amending this Plan shall also be in conformance with the provisions of the Business District Law.

## APPENDIX

**RE:RT 3/I-255 BUSINESS DISTRICT LEGAL DESCRIPTION****CITY OF COLUMBIA, MONROE COUNTY, IL****LEGAL DESCRIPTION:**

PART OF THE I-255 AND ILLINOIS ROUTE 3 CORRIDOR BEING PART OF SECTIONS 4, 5, 8, 9, 16 AND 17 AND BEING PART OF U.S. SURVEYS 429, 555, 556 AND 644, ALL IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY AND ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 IN THE FIRST ADDITION TO SOUTHPORT SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED IN DOCUMENT 198791 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID FIRST ADDITION, 494.77 FEET TO THE NORTHWEST CORNER OF LOT 10 IN SAID FIRST ADDITION, SAID CORNER LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHPORT DRIVE; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, 50 FEET TO THE POINT OF CURVATURE OF A CUL-DE-SAC ON THE WESTERLY END OF SAID SOUTHPORT DRIVE; THENCE ON SAID CUL-DE-SAC RIGHT OF WAY LINE WESTERLY, NORTHERLY AND EASTERLY TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHPORT DRIVE WITH THE WESTERLY RIGHT OF WAY LINE OF EXECUTIVE DRIVE; THENCE NORTHERLY ON SAID WESTERLY LINE OF EXECUTIVE DRIVE TO THE NORTHWEST CORNER OF SAID FIRST ADDITION; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID FIRST ADDITION THE FOLLOWING 3 COURSES AND DISTANCES: 1) THENCE EASTERLY ON SAID LINE, 889.40 FEET TO A CORNER OF LOT 7 IN SAID FIRST ADDITION; 2) THENCE SOUTHERLY ON SAID LINE, 82.70 FEET TO A CORNER OF SAID LOT 7; 3) THENCE EASTERLY ON SAID LINE, 202.87 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 7, SAID CORNER LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF SOCCER PARK ROAD; THENCE NORTHERLY ON SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FORMER ILLINOIS CENTRAL GULF RAILROAD; THENCE NORTHWESTERLY ON SAID FORMER SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE 4,500 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE WITH THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE, CROSSING F.A.I. ROUTE 270 [INTERSTATE 255] RIGHT OF WAY, TO THE NORTHERLY ACCESS CONTROL LINE OF F.A.I. ROUTE 270 SECTION 67-(1,2), [INTERSTATE 255] AS SHOWN ON



THE RIGHT OF WAY PLANS FOR F.A.I. ROUTE 270 SECTION 67-(1,2); THENCE NORTHEASTERLY AND NORTHERLY ON SAID F.A.I. ROUTE 270 ACCESS CONTROL LINE 3,470 FEET, MORE OR LESS, TO THE SOUTH LINE OF U.S. SURVEY 429, CLAIM 1800, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 100; THENCE CONTINUING NORTHERLY ON SAID F.A.I. ROUTE 270 ACCESS CONTROL LINE, WHICH IS LOCATED BETWEEN FRONT-AGE ROAD BB AND INTERSTATE 255, A DISTANCE OF 2,050 FEET, MORE OR LESS, TO THE COUNTY LINE BETWEEN MONROE COUNTY AND ST. CLAIR COUNTY; THENCE SOUTHEASTERLY CROSSING INTERSTATE 255 ON SAID COUNTY LINE TO THE EASTERLY RIGHT OF WAY LINE OF OLD STATE ROUTE 3; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF LOT 7C OF U.S. SURVEY 429, CLAIM 1800 AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS IN BOOK OF ASSESSOR'S PLATS "LANDS NORTH 3" ON PAGE 11; THENCE EASTERLY ON SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 7C; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID LOT 7C AND THE SOUTHERLY PROJECTION OF SAID LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF ROAD AA; THENCE WESTERLY ON SAID SOUTHERLY ROAD RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 5; THENCE SOUTH ON SAID EAST LINE TO THE NORTHERLY LINE OF LOT 14 OF FOX RUN ESTATES PHASE 1 AS SHOWN ON THE PLAT THEREOF RECORDED IN DOCUMENT 377320 (ENV. 2 SL 327B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE WESTERLY ON SAID NORTH LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ON THE WEST LINE OF SAID LOT 14 AND THE SOUTHERLY PROJECTION THEREOF TO THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE DRIVE; THENCE WESTERLY AND SOUTHERLY ON THE RIGHT OF WAY LINE OF SAID SKYLINE DRIVE TO THE SOUTH LINE OF DIEHL SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN ENVELOPE 83-A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE EASTERLY ON SAID SOUTH LINE TO THE WESTERLY LINE OF LOT 110 OF COLUMBIA LAKES III PHASE 1 SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN ENVELOPE 2-152B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHERLY ON SAID WESTERLY LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 110; THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID LOT 110 TO THE NORTHWEST CORNER OF LOT 109 IN SAID COLUMBIA LAKES III PHASE 1 SUBDIVISION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID COLUMBIA LAKES III PHASE 1 SUBDIVISION TO THE NORTHEASTERLY CORNER OF OUTLOT "A" OF BRIDGEVIEW RIDGE SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 283010 (ENV. 2-178B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE CONTINUING SOUTHERLY ON THE EASTERLY LINE OF SAID BRIDGEVIEW RIDGE SUBDIVISION TO THE SOUTHEASTERLY CORNER OF SAID OUTLOT "A"; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BRIDGEVIEW RIDGE SUBDIVISION TO THE EASTERLY RIGHT OF WAY LINE OF OLD STATE ROUTE 3; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH

THE EASTERLY LINE OF COLUMBIA LAKES 1 SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 143358 (ENV. 158C) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID COLUMBIA LAKES 1 SUBDIVISION TO THE SOUTH LINE OF COLUMBIA LAKES II PHASE 4 SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 229302 (ENV. 2-85B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE EASTERLY ON SAID SOUTHERLY LINE, 449.19 FEET TO THE SOUTHEASTERLY CORNER OF SAID COLUMBIA LAKES II PHASE 4 SUBDIVISION, SAID CORNER LOCATED ON THE NORTHERLY LINE OF U.S. SURVEY 556, CLAIM 498; THENCE CONTINUING EASTERLY ON THE NORTHERLY LINE OF SAID U.S. SURVEY 556 AND THE EASTERLY PROJECTION THEREOF ON THE NORTH LINE OF TAX LOT 4C OF SECTION 9, A DISTANCE OF 1880 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF SAID TAX LOT 4C BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO MELVIN W. AND AGNES M. STUCKMEYER RECORDED IN BOOK 136 PAGE 724 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ON THE EASTERLY LINE OF SAID STUCKMEYER TRACT AND THE SOUTHERLY PROJECTION THEREOF, 600 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF PALMER ROAD; THENCE WEST AND SOUTHWESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE NORTHEASTERLY LINE OF OGLE CEMETERY (A/K/A/ PALMER CEMETERY), REFERENCE BEING HAD TO DOCKET #89-67-17 IN THE MONROE COUNTY CIRCUIT CLERK'S OFFICE AND DEED BOOK "R" PAGE 549 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY, SOUTHERLY AND NORTHWESTERLY ON THE EASTERLY LINE OF SAID CEMETERY TRACT TO THE NORTHEAST CORNER OF LOT 1 OF BRAUN COLONIAL FUNERAL HOME SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 349188 (ENV. 2-268A) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY PROJECTION THEREOF, 590 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF QUARRY ROAD; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 2 OF MINOR SUBDIVISION PLAT, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 304993 (ENV. 2-218A) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID MINOR SUBDIVISION TO THE MOST WESTERLY CORNER OF LOT 1 OF SAID MINOR SUBDIVISION; THENCE NORTHWESTERLY CROSSING GHENT ROAD TO THE NORTHWEST CORNER OF LOT 1 IN DALTON SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN DOCUMENT 304174 (ENV. 2-215B) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTH CORNER OF SAID LOT 1 IN DALTON SUBDIVISION, SAID SOUTH CORNER ALSO BEING LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 3; THENCE CONTINUING SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH CORNER OF LOT 1 IN WOODLAND TERRACE, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B"

PAGE 118 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE CONTINUING SOUTHERLY ON SAID EASTELRY RIGHT OF WAY LINE OF ILLINOIS ROUTE 3 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN EVERGREEN TERRACE SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED PLAT BOOK "C" PAGE 1 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY CROSSING SAID ILLINOIS ROUTE 3 TO A POINT WHERE THE WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 3 INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF WEST SAND BANK ROAD, ALSO KNOWN AS T.R. 9; THENCE SOUTHEASTERLY ON SAID WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 3 ON AN ASSUMED BEARING OF SOUTH 11 DEGREES 03 MINUTES 16 SECONDS EAST, 86.82 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF COLUMBIA RECORDED IN DOCUMENT 228889 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED IN TRUST TO THE JAMES G. KING REVOCABLE LIVING TRUST DATED JUNE 5, 1997 AND RECORDED IN DOCUMENT 289080 IN SAID RECORDER'S OFFICE OF MONROE COUNTY; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID CITY OF COLUMBIA TRACT AND THE NORTHERLY LINE OF SAID KING TRUST TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE SOUTH 84 DEGREES 28 MINUTES 15 SECONDS WEST, 309.72 FEET TO A STEEL STAKE; 2) THENCE NORTH 2 DEGREES 10 MINUTES 43 SECONDS EAST, 63.45 FEET TO A STEEL STAKE; 3) THENCE NORTH 60 DEGREES 00 MINUTES WEST, 143.39 FEET TO A STEEL STAKE; 4) THENCE NORTH 2 DEGREES 50 MINUTES EAST, 51.02 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO DOMEX PROPERTIES LIMITED PARTNERSHIP AS TRACT 1 IN DOCUMENT 393295 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE NORTH 63 DEGREES 06 MINUTES 34 SECONDS WEST ON THE SOUTHERLY LINE OF SAID DOMEX PROPERTIES TRACT 1, A DISTANCE OF 47.74 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE NORTH 26 DEGREES 53 MINUTES 26 SECONDS EAST ON THE WEST LINE OF SAID TRACT 1 TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID WEST SAND BANK ROAD; THENCE NORTHWESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WEST SAND BANK ROAD TO A POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE SOUTHWESTERLY PROJECTION OF THE SOUTHEASTERLY LINE OF LOT 1000 IN 11 SOUTH SUBDIVISION, REFERENCE BEING HAD TO THE CORRECTIVE FINAL PLAT THEREOF RECORDED IN DOCUMENT 415825 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE NORTHEASTERLY CROSSING SAID WEST SAND BANK ROAD TO THE SOUTHERLY CORNER OF SAID LOT 1000; THENCE CONTINUING NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 1000 TO THE NORTHEAST CORNER OF SAID LOT 1000; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 1000 TO THE MOST NORTHERLY CORNER OF SAID LOT 1000; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 1000 TO THE MOST WESTERLY CORNER OF SAID LOT 1000, SAID WESTERLY CORNER LOCATED AT THE INTERSECTION OF SAID NORTHWESTERLY LINE OF LOT 1000 WITH THE EASTERLY LINE OF LOT 2000A IN SAID 11 SOUTH SUBDIVISION; THENCE NORTHERLY ON SAID EASTERLY

LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 2000A; THENCE NORTH-WESTERLY ON THE NORTHERLY LINE OF SAID LOT 2000A AND THE NORTHERLY LINE OF OUTLOT "A" IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE WESTERLY CROSSING OLD BLUFF ROAD TO A POINT WHERE THE WESTERLY RIGHT OF WAY LINE OF OLD BLUFF ROAD INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF DD ROAD; THENCE WESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DD ROAD TO THE NORTHEAST CORNER OF LOT 3 OF RICH'S ACRES, REFERENCE BEING HAD TO THE MINOR SUBDIVISION PLAT THEREOF RECORDED IN DOCUMENT 356874 (ENV. 2-214A) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE CONTINUING NORTH-WESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DD ROAD TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE SOUTHWESTERLY PROJECTION OF THE WESTERLY LINE OF LOT 11 IN SAID FIRST ADDITION TO SOUTHPORT SUBDIVISION; THENCE NORTHEASTERLY CROSSING DD ROAD TO THE SOUTHWEST CORNER OF LOT 11 IN SAID FIRST ADDITION TO SOUTHPORT SUBDIVISION AND THE POINT OF BEGINNING.

**EXCEPTING** THEREFROM A TRACT OF REAL ESTATE BEING MONROE COUNTY PARCEL NO. 04-05-434-001-000 (LOCATED AT 603 OLD STATE ROUTE 3) AND DESCRIBED AS PARCEL 3 IN DOCUMENT NO. 399348 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT NO. 399348 AS FOLLOWS: COMMENCING AT A STONE AT THE MOST NORTHERLY CORNER OF TAX LOT NO. NINE (9) OF SURVEY 644, CLAIM 501 IN TOWNSHIP ONE (1) SOUTH, RANGE TEN (10) WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE SOUTH 58 DEGREES 15 MINUTES EAST 407 FEET TO A CORNER FENCE POST ON THE SOUTH SIDE OF A PUBLIC ROAD FOR A POINT OF BEGINNING OF THE PREMISES HEREIN DESCRIBED; THENCE SOUTH 29 DEGREES 20 MINUTES WEST 229 FEET TO A CORNER FENCE POST; THENCE SOUTH 60 DEGREES 15 MINUTES EAST 844 FEET TO A CORNER FENCE POST; THENCE NORTH 15 DEGREES 15 MINUTES EAST 241 FEET TO A CORNER FENCE POST ON THE SOUTH SIDE OF A PUBLIC ROAD; THENCE NORTHWESTERLY ALONG THE PRESENT FENCE LINE (BEING ON THE SOUTH SIDE OF THE PUBLIC ROAD) TO THE PLACE OF BEGINNING, A DISTANCE OF 787 FEET AND CONTAINING 4.32 ACRES, MORE OR LESS, AND BEING PART OF TAX LOT NO. NINE (9) OF SURVEY 644, CLAIM 501 OF TOWNSHIP ONE (1) SOUTH, RANGE TEN (10) WEST OF THE THIRD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS.

***EXCEPTING FROM PARCEL 3***, HOWEVER, THAT PART OF THE PREVIOUSLY DESCRIBED REAL ESTATE DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND LYING IN TAX LOT NINE (9) OF U.S. SURVEY 644, CLAIM 501, SAID TAX LOT NINE (9) IS SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN SURVEYOR'S OFFICIAL RECORD "C" ON PAGE 108, IN TOWNSHIP ONE (1) SOUTH, RANGE TEN (10) WEST, OF THE THIRD

PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF TAX LOT NINE (9), SAID POINT BEING 97.03 FEET EASTERLY OF THE RECORDED CENTERLINE FOR ROADWAY "C" AT STATION 126+43.47, AS SAID CENTERLINE IS NOW SURVEYED AND STAKED OUT BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY IN ENVELOPE 131-D; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF THE EDWARD F. KREMMEL PREMISES; SAID POINT BEING 103.86 FEET EASTERLY OF SAID CENTERLINE AT STATION 123+92.16; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO A POINT 71.74 FEET WESTERLY OF THE RECORDED CENTERLINE FOR ROADWAY "A" AT STATION 103+04.87, AS SAID CENTERLINE IS NOW SURVEYED AND STAKED OUT BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY IN ENVELOPE 131-D; THENCE NORTHERLY TO A POINT 65.00 FEET WESTERLY OF SAID CENTERLINE AT STATION 101+00.00; THENCE NORTHERLY TO A POINT IN THE NORTH LINE OF TAX LOT 9, SAID POINT BEING 74.03 FEET WESTERLY OF SAID CENTERLINE AT STATION 100+31.50; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 2.66 ACRES, SUBJECT TO 0.11 ACRES IN EXISTING RIGHT OF WAY OF T.R. 1, NET AREA IS 2.55 ACRES, MORE OR LESS. ALL DISTANCES ARE MEASURED AT RIGHT ANGLES OR RADIAL TO SAID CENTERLINE OF ROADWAY "A" AND "C".

***EXCEPTING***, FURTHER, THAT PART OF THE PREVIOUSLY DESCRIBED REAL ESTATE OF PARCEL 3 DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN TAX LOT NINE (9) OF U.S. SURVEY 644, CLAIM 501, SAID TAX LOT NINE (9) IS SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN SURVEYOR'S OFFICIAL RECORD "C" ON PAGE 108, IN TOWNSHIP ONE (1) SOUTH, RANGE TEN (10) WEST, OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF TAX LOT NINE (9), SAID POINT BEING 74.03 FEET WESTERLY OF THE RECORDED CENTERLINE OF ROADWAY "A" AT STATION 100+31.50, AS SAID CENTERLINE IS NOW SURVEYED AND STAKED OUT BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY IN ENVELOPE 131-D; THENCE SOUTHERLY TO A POINT 65.00 FEET WESTERLY OF SAID CENTERLINE AT STATION 101+00.00; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF THE EDWARD F. KREMMEL PREMISES, SAID POINT BEING 71.74 FEET WESTERLY OF SAID CENTERLINE AT STATION 103+04.87; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT IN THE SOUTHWEST CORNER OF SAID KREMMEL PREMISES, SAID POINT BEING 220.91 FEET WESTERLY OF SAID CENTERLINE AT STATION 103+32.51; THENCE NORTHERLY ALONG THE WEST LINE OF SAID KREMMEL PREMISES TO A POINT IN THE NORTHWEST CORNER OF SAID KREMMEL PREMISES, SAID POINT BEING 247.25 FEET WESTERLY OF SAID CENTERLINE AT STATION 100+36.71; THENCE EASTERLY ALONG THE NORTH LINE OF SAID KREMMEL PREMISES TO THE POINT OF BEGINNING, CONTAINING 1.03



ACRES. ALL DISTANCES ARE MEASURED AT RIGHT ANGLES OR RADIAL TO SAID ROADWAY "A" CENTERLINE. SITUATED IN THE COUNTY OF MONROE AND STATE OF ILLINOIS.

**ALSO**, PARCEL 8A04015 IS INCLUDED AS PART OF SAID PARCEL 3, BEING A PART OF TAX LOT 9 OF U.S. SURVEY 644, CLAIM 501 IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

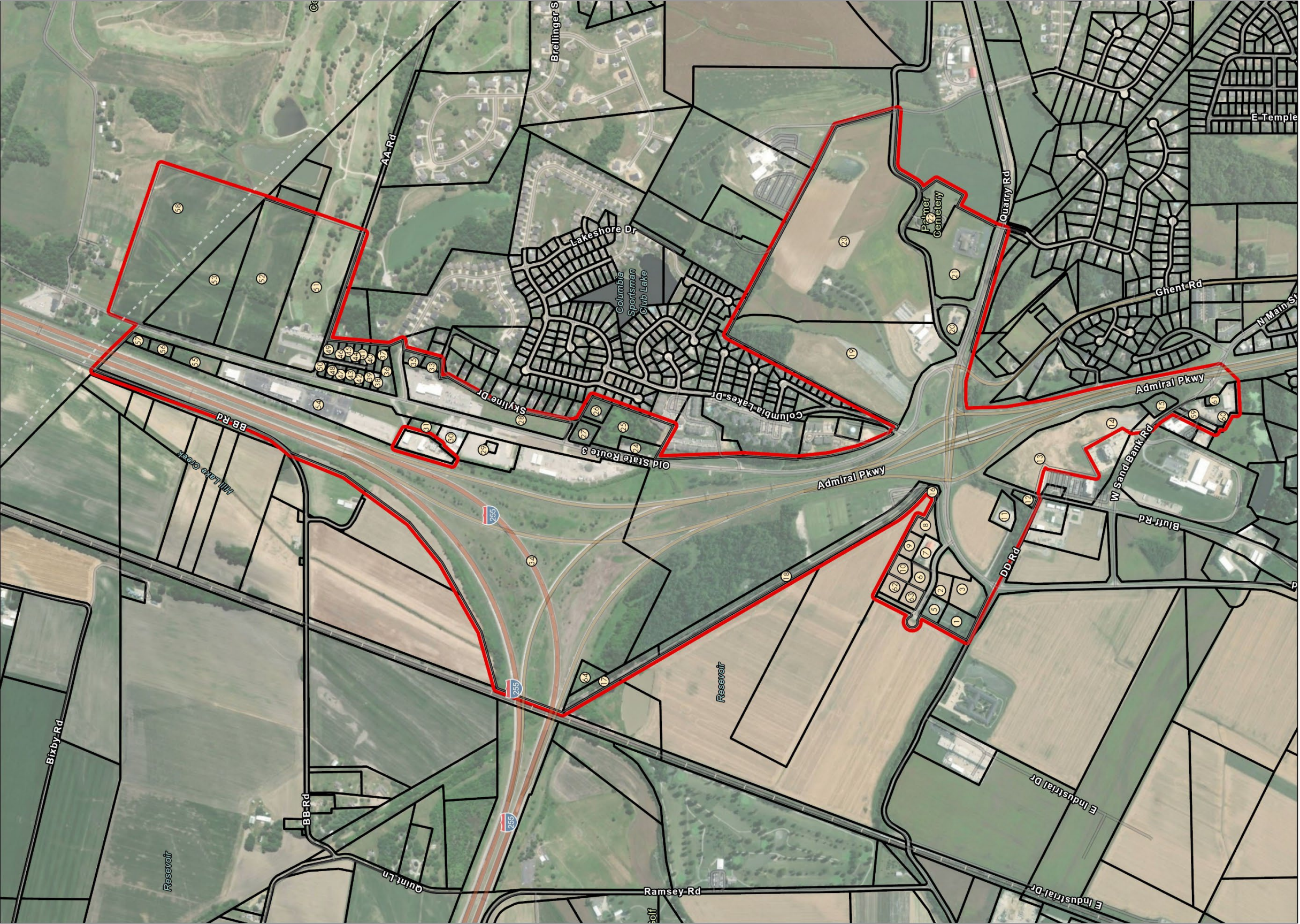
COMMENCING AT AN OLD FENCE POST FOUND MARKING THE MOST EASTERLY CORNER OF SAID TAX LOT 9, AS PLATTED AND RECORDED IN THE MONROE COUNTY RECORDER'S SURVEYOR'S RECORD BOOK "C", PAGE 108, SAID POINT BEING 414.96 FEET RIGHT OF STATION 125+76.60 ON ROADWAY "C" BASELINE AS RECORDED IN THE MONROE COUNTY RECORDER'S PLAT ENVELOPE 132-A; THENCE NORTH 59 DEGREES 46 MINUTES 12 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 132.36 FEET TO A POINT BEING 285.36 FEET RIGHT OF STATION 126+04.32 ON SAID BASELINE, SAID POINT BEING THE MOST EASTERLY CORNER OF A TRACT DESCRIBED IN THE MONROE COUNTY RECORDER'S BOOK 128, PAGE 540; THENCE SOUTH 15 DEGREES 40 MINUTES 12 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 240.71 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT, SAID POINT BEING 295.01 FEET RIGHT OF STATION 123+57.54 ON SAID BASELINE, SAID POINT BEING ALSO THE POINT OF BEGINNING OF PARCEL 8A04015 HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 25 MINUTES 13 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF A TRACT DESCRIBED IN MONROE COUNTY RECORDER'S BOOK 130, PAGE 96 AND A TRACT "1" IN BOOK 144, PAGE 173, A DISTANCE OF 132.85 FEET TO A POINT BEING 253.10 FEET RIGHT OF STATION 122+28.39 ON SAID BASELINE, SAID POINT BEING ALSO ON THE NORTHEASTERLY LINE OF A TRACT "2" DESCRIBED IN THE MONROE COUNTY RECORDER'S BOOK 144, PAGE 173; THENCE NORTH 57 DEGREES 26 MINUTES 43 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT "2", A DISTANCE OF 16.17 FEET TO A POINT ON THE CENTERLINE OF A DITCH BEING 237.54 FEET RIGHT OF STATION 122+32.90 ON SAID BASELINE, SAID POINT BEING AT THE MOST NORTHERLY CORNER OF SAID TRACT "2"; THENCE SOUTH 38 DEGREES 12 MINUTES 43 SECONDS WEST ALONG THE CENTERLINE OF SAID DITCH, 187.23 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "2", SAID POINT BEING 167.63 FEET RIGHT OF STATION 120+56.09 ON SAID BASELINE, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF A TRACT DESCRIBED IN THE MONROE COUNTY RECORDER'S BOOK 90, PAGE 322; THENCE NORTH 61 DEGREES 45 MINUTES 56 SECONDS WEST ALONG THE NORTERLY LINE EXTENDED OF SAID TRACT DESCRIBED IN BOOK 90, PAGE 322, A DISTANCE OF 58.90 FEET TO A POINT BEING 110.09 FEET RIGHT OF STATION 120+68.85 ON SAID BASELINE; THENCE NORTH 15 DEGREES 12 MINUTES 45 SECONDS EAST, 229.04 FEET TO A POINT BEING 105.00 FEET RIGHT OF STATION 123+00.00 ON SAID BASELINE; THENCE NORTH 16 DEGREES 34 MINUTES 49 SECONDS EAST, 91.33 FEET TO THE MOST WESTERLY

CONER OF A TRACT DESCRIBED IN THE MONROE COUNTY RECORDER'S BOOK 128, PAGE 540 BEING 103.86 FEET RIGHT OF STATION 132+92.17 ON SAID BASELINE; THENCE SOUTH 62 DEGREES 28 MINUTES 11 SECONDS EAST ALONG THE SOUTH-WESTERLY LINE OF SAID TRACT, 194.16 FEET TO THE POINT OF BEGINNING. PARCEL 8A04015 HEREIN DESCRIBED CONTAINS 0.921 ACRE (40,126 SQ. FT.).

BASIS OF BEARING IS SOUTH 20 DEGREES 59 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF FAI ROUTE 270 (MARKED I-255) BETWEEN P.T. STATION 502+25.86 AND P.C. STATION 540+26.01 AS SHOWN ON A PLAT RECORDED IN THE MONROE COUNTY RECORDER'S OFFICE IN PLAT BOOK C, PAGE 116.





**Columbia, IL**  
Exhibit B Parcel Locator Map  
Columbia, IL  
March 2024

0 500 1,000 US Feet  
**PCAV PLANNERS**

 Business District Boundary



| ROUTE 3/I-255 BUSINESS DISTRICT PROPERTY DATA  |                        |                                   |   |   |                                  |                     |                     |                     |                     |             |        |
|--|------------------------|-----------------------------------|---|---|----------------------------------|---------------------|---------------------|---------------------|---------------------|-------------|--------|
| Columbia, Illinois   |                        |                                   |   |   |                                  |                     |                     |                     |                     |             |        |
| Parcel Locator Number  | Assessor Parcel Number | Owner Name                        | Owner Address   | Property Address                          | Assessed Value 2022              | Assessed Value 2021 | Assessed Value 2020 | Assessed Value 2019 | Assessed Value 2018 | Acreage     |        |
| 1  | 04-08-401-011-000      | Hrdlicka Properties LLC           | 324 SOUTHPORT DR~ COLUMBIA, IL 62236                          | SOUTHPORT DRIVE~ COLUMBIA, IL 62236       | \$150                            | \$150               | \$150               | \$150               | \$150               | 1.64        |        |
| 2  | 04-08-401-008-000      | Southport Plaza LLC               | PO BOX 887 COLUMBIA, IL 62236                                 | COLUMBIA                                  | \$600                            | \$552               | \$508               | \$468               | \$432               | 1.45        |        |
| 3  | 04-08-401-009-000      | Southport Plaza LLC               | PO BOX 887 COLUMBIA, IL 62236                                 | COLUMBIA                                  | \$471                            | \$433               | \$398               | \$367               | \$338               | 1.47        |        |
| 4  | 04-08-401-012-000      | Southport Plaza LLC               | PO BOX 887COLUMBIA, IL 62236                                  | COLUMBIA                                  | \$1,044                          | \$960               | \$883               | \$807               | \$740               | 1.62        |        |
| 5  | 04-08-401-010-000      | Hrdlicka Properties LLC           | 324 SOUTHPORT DR~ COLUMBIA, IL 62236                          | 324 SOUTHPORT DRIVE~ COLUMBIA, IL 62236   | \$146,470                        | \$146,690           | \$146,920           | \$147,030           | \$147,250           | 1.01        |        |
| 6  | 04-08-401-002-000      | Patel Ankit                       | 8711 ST CHARLES ROCK RD~ ST JOHN, MO 63114                    | COLUMBIA, IL 62236                        | \$456                            | \$419               | \$386               | \$356               | \$328               | 0.95        |        |
| 7  | 04-08-401-001-000      | Shree Umiva Mataji Inc            | 301 SOUTHPORT DR~ COLUMBIA, IL 62236                          | 301 SOUTHPORT DRIVE~ COLUMBIA, IL 62236   | \$183,580                        | \$184,790           | \$184,610           | \$185,120           | \$185,630           | 1.25        |        |
| 8  | 04-08-401-007-000      | Patel Ankit                       | 8711 ST CHARLES ROCK RD~ ST JOHN, MO 63114                    | COLUMBIA, IL 62236                        | \$551                            | \$508               | \$468               | \$431               | \$398               | 1.13        |        |
| 9  | 04-08-401-006-000      | Patel Ankit                       | 8711 ST CHARLES ROCK RD~ ST JOHN, MO 63114                    | COLUMBIA, IL 62236                        | \$437                            | \$402               | \$370               | \$341               | \$314               | 0.91        |        |
| 10   | 04-08-401-005-000      | Patel Ankit                       | 8711 ST CHARLES ROCK RD~ ST JOHN, MO 63114                    | COLUMBIA, IL 62236                        | \$471                            | \$432               | \$399               | \$367               | \$338               | 0.98        |        |
| 11   | 04-08-400-006-000      | Ameren Services                   | TAX DEPARTMENT~ PO BOX 66149 MC 210~ ST LOUIS, MO 63166-6149  | 100 PALMER ROAD, COLUMBIA                 | \$43,440                         | \$43,440            | \$43,440            | \$43,440            | \$43,440            | 1.02        |        |
| 12   | 04-08-417-020-000      | Koppels Joseph G & Patricia A     | PO BOX 78~ COLUMBIA, IL 62236                                 | 11845 BLUFF ROAD~ COLUMBIA, IL 62236      | \$48,360                         | \$47,210            | \$46,860            | \$43,990            | \$41,170            | 0.35        |        |
| 13   | 04-08-417-002-000      | Columbia Land Management LLC      | 420 COLUMBIA CENTRE~ PO BOX 140~ COLUMBIA, IL 62236           | OLD BLUFF ROAD, COLUMBIA                  | \$13,280                         | \$19,830            | \$25,420            | \$25,420            | \$25,420            | 13.61       |        |
| 14   | 04-08-417-025-000      | Columbia Land Management LLC      | 420 COLUMBIA CENTRE~ PO BOX 140~ COLUMBIA, IL 62236           | 977 ELEVEN SOUTH, COLUMBIA                | \$6,060                          | \$0                 | \$0                 | \$0                 | \$0                 | 4.17        |        |
| 15   | 04-08-417-022-000      | Schmidt Harold R & Dorothy        | 1538 GHENT RD~ COLUMBIA, IL 62236                             | 217 W SAND BANK ROAD~ COLUMBIA, IL 62236  | \$28,030                         | \$33,610            | \$31,810            | \$32,010            | \$31,510            | 1.17        |        |
| 16   | 04-08-400-019-000      | City of Columbia                  | 208 S RAPP AVE~ COLUMBIA, IL 62236                            | COLUMBIA, IL 62236                        | \$0                              | \$0                 | \$0                 | \$0                 | \$0                 | 0.22        |        |
| 17   | 04-05-300-006-000      | City of Columbia                  | 208 S RAPP AVE~ COLUMBIA, IL 62236                            | COLUMBIA, IL 62236                        | \$0                              | \$0                 | \$0                 | \$0                 | \$0                 | 2.36        |        |
| 18   | 04-08-200-001-000      | City of Columbia                  | 209 S RAPP AVE~ COLUMBIA, IL 62236                            | COLUMBIA, IL 62236                        | \$0                              | \$0                 | \$0                 | \$0                 | \$0                 | 7.64        |        |
| 19   | 04-08-200-010-000      | Stuckmeyer Melvin W & Agnes M     | 2020 GHENT RD~ COLUMBIA, IL 62236                             | COLUMBIA, IL 62236                        | \$51,658                         | \$53,202            | \$52,159            | \$51,178            | \$50,159            | 36.97       |        |
| 20   | 04-09-300-021-000      | Midland States Bank               | 1201 NETWORK CENTRE DR~ EFFINGHAM, IL 62401                   | 200 QUARRY ROAD~ COLUMBIA, IL 62236       | \$246,630                        | \$246,630           | \$246,900           | \$247,170           | \$247,170           | 1.94        |        |
| 21   | 04-09-300-004-000      | KJD LLC                           | 3701 FALLING SPRINGS RD~ CAHOKIA, IL 62206                    | COLUMBIA, IL 62236                        | \$2,381                          | \$2,153             | \$1,946             | \$1,733             | \$1,550             | 6.59        |        |
| 22   | 04-09-300-002-000      | County of Monroe                  | 100 SOUTH MAIN ST~ WATERLOO, IL 62298                         | COLUMBIA, IL 62236                        | \$0                              | \$0                 | \$0                 | \$0                 | \$0                 | 3.99        |        |
| 23   | 04-09-100-006-000      | Stuckmeyer Melvin W & Agnes M     | 2020 GHENT RD~ COLUMBIA, IL 62236                             | 2020 GHENT ROAD~ COLUMBIA, IL 62236       | \$139,236                        | \$128,974           | \$121,821           | \$121,861           | \$105,996           | 53.1        |        |
| 24   | 04-05-434-029-000      | Fuller Tony                       | 1305 N ILLINOIS ROUTE 3~ WATERLOO, IL 62298                   | 308 OLD STATE ROUTE 3, COLUMBIA           | \$7,920                          | \$8,030             | \$8,130             | \$43,500            | \$43,100            | 1.23        |        |
| 25   | 04-05-434-030-000      | Fuller Tony                       | 1306 N ILLINOIS ROUTE 3~ WATERLOO, IL 62298                   | COLUMBIA, IL 62236                        | \$16,760                         | \$16,760            | \$16,760            | \$16,760            | \$16,760            | 4.19        |        |
| 26   | 04-05-434-028-000      | Barber Janet E & Michael          | 106 SKYLINE DR~ COLUMBIA, IL 62236                            | 106 SKYLINE DRIVE, COLUMBIA               | \$58,460                         | \$44,180            | \$44,110            | \$43,740            | \$41,680            | 4.19        |        |
| 27   | 04-05-434-027-000      | Range Dennis A & Karen E          | 350 OLD STATE ROUTE 3~ COLUMBIA, IL 62236                     | 350 OLD STATE ROUTE 3, COLUMBIA           | \$62,840                         | \$51,160            | \$51,810            | \$44,730            | \$45,230            | 1.04        |        |
| 28   | 04-05-434-031-000      | Bob Brockland Pontiac-GMC Inc     | 580 OLD STATE ROUTE 3~ COLUMBIA, IL 62236                     | COLUMBIA, IL                              | \$655                            | \$547               | \$450               | \$362               | \$279               | 3.94        |        |
| 29   | 04-05-434-005-000      | Kleinschmidt Living Trust         | 312 ARMIN CIRCLE-COLUMBIA, IL 62236                           | 501 OLD STATE ROUTE 3~ COLUMBIA, IL 62236 | \$69,370                         | \$69,370            | \$69,370            | \$69,370            | \$69,370            | 3.5         |        |
| 30   | 04-05-434-004-000      | Wheeler Properties LLC            | 10603 SANDALWOOD DR, COLUMBIA, IL 62236                       | 531 OLD STATE ROUTE 3~ COLUMBIA, IL 62236 | \$100,340                        | \$100,480           | \$99,200            | \$68,340            | \$68,340            | 1.31        |        |
| 31   | 04-05-434-002-000      | R & M Realty Services LLC         | 603 OLD STATE ROAD-COLUMBIA, IL 62236                         | 549 OLD STATE ROUTE 3~ COLUMBIA, IL 62236 | \$17,360                         | \$13,670            | \$13,670            | \$13,670            | \$13,670            | 1           |        |
| 33   | 04-05-434-008-000      | Bob Brockland Pontiac-GMC Inc     | 581 OLD STATE ROUTE 3~ COLUMBIA, IL 62236                     | SKYLINE DRIVE, COLUMBIA                   | \$17,360                         | \$13,670            | \$13,670            | \$13,670            | \$13,670            | 0.47        |        |
| 34   | 04-05-400-001-000      | IDOT                              | 1102 EASTPORT PLAZA DR~ COLLINSVILLE, IL 62234                |   | \$0                              | \$0                 | \$0                 | \$0                 | \$0                 | 129.63      |        |
| 35   | 04-05-434-009-000      | Hoey Marc                         | 2330 LAKE SHORE DRIVE~ COLUMBIA, IL 62236                     | 2330 LAKE SHORE DRIVE, COLUMBIA           | \$45,240                         | \$39,410            | \$37,510            | \$37,020            | \$34,080            | 0.53        |        |
| 36   | 04-05-433-014-000      | Bachelier Thomas A                | 608 OLD STATE ROUTE 3~ COLUMBIA, IL 62236                     | 608 OLD STATE ROUTE 3, COLUMBIA           | \$80,210                         | \$64,840            | \$61,650            | \$59,230            | \$53,300            | 1.18        |        |
| 37   | 04-05-433-013-000      | Allen Andrew T                    | 608 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         |   | \$18,560                         | \$13,770            | \$13,770            | \$13,770            | \$13,770            | 0.5         |        |
| 38   | 04-05-433-006-000      | TILLEY BRIAN L & LISA L           | 7248 D RD~ WATERLOO, IL 62298                                 | 603 BRIDGEVIEW DRIVE, COLUMBIA            | \$18,560                         | \$13,770            | \$13,770            | \$13,770            | \$13,770            | 0.33        |        |
| 39   | 04-05-433-005-000      | Woodcock Arthur A                 | 609 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 609 BRIDGEVIEW DRIVE, COLUMBIA            | \$53,380                         | \$49,110            | \$46,910            | \$44,840            | \$38,360            | 0.33        |        |
| 40   | 04-05-433-012-000      | Allen Andrew T                    | 608 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 608 BRIDGEVIEW DRIVE, COLUMBIA            | \$70,580                         | \$61,970            | \$60,340            | \$58,160            | \$51,960            | 0.45        |        |
| 41   | 04-05-433-011-000      | EILERS JESSICA & NORMA ABRAM      | 612 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 612 BRIDGEVIEW DRIVE, COLUMBIA            | \$57,070                         | \$52,960            | \$40,030            | \$38,330            | \$37,900            | 0.42        |        |
| 42   | 04-05-433-004-000      | Walsh Michael J & Mariella Trust  | 613 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 613 BRIDGEVIEW DRIVE, COLUMBIA            | \$73,630                         | \$68,700            | \$65,370            | \$46,670            | \$46,670            | 0.33        |        |
| 43   | 04-05-433-016-000      | Henson J Donald Sr Trust          | 617 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 617 BRIDGEVIEW DRIVE, COLUMBIA            | \$78,370                         | \$71,100            | \$67,900            | \$64,660            | \$58,640            | 0.49        |        |
| 44   | 04-05-433-010-000      | Walsh Michael J & Mariella Trust  | 613 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 616 BRIDGEVIEW DRIVE, COLUMBIA            | \$63,540                         | \$59,360            | \$56,350            | \$31,670            | \$87,139            | 0.4         |        |
| 45   | 04-05-433-009-000      | McCunn Jared & Tessa Amsden       | 620 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 620 BRIDGEVIEW DRIVE, COLUMBIA            | \$60,390                         | \$54,200            | \$53,120            | \$51,680            | \$31,670            | 0.38        |        |
| 46   | 04-05-433-008-000      | Gregoire Matthew R & Melissa A    | 624 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 624 BRIDGEVIEW DRIVE, COLUMBIA            | \$65,520                         | \$59,060            | \$57,230            | \$55,130            | \$52,340            | 0.36        |        |
| 47   | 04-05-433-003-000      | Kossina Clark & Joann Trust       | 538 TWIN LAKES DR~ COLUMBIA, IL 62236                         | 625 BRIDGEVIEW DRIVE, COLUMBIA            | \$51,570                         | \$46,290            | \$45,530            | \$44,240            | \$44,250            | 0.49        |        |
| 48   | 04-05-433-002-000      | Graves Tara J & Joseph W Gilbreth | 629 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 629 BRIDGEVIEW DRIVE, COLUMBIA            | \$46,310                         | \$42,510            | \$40,700            | \$38,890            | \$35,540            | 0.31        |        |
| 49   | 04-05-433-007-000      | Kohlenberger Jonathan & Robin     | 628 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 628 BRIDGEVIEW DRIVE, COLUMBIA            | \$79,740                         | \$72,580            | \$69,240            | \$66,140            | \$59,860            | 0.65        |        |
| 50   | 04-05-433-001-000      | Smith Zachary & Brittany Hafford  | 633 BRIDGEVIEW DR~ COLUMBIA, IL 62236                         | 633 BRIDGEVIEW DRIVE, COLUMBIA            | \$53,460                         | \$46,640            | \$44,660            | \$42,760            | \$39,080            | 0.37        |        |
| 51   | 04-04-100-003-000      | Columbia Golf Club Inc            | 125 AA RD~ COLUMBIA, IL 62236                                 | 125 AA ROAD, COLUMBIA                     | \$44,843                         | \$42,854            | \$42,863            | \$42,863            | \$27,549            | 16.86       |        |
| 52   | 04-04-100-002-000      | WCH Investments Inc               | 125 AA RD~ COLUMBIA, IL 62236                                 | 800 OLD STATE ROUTE 3, COLUMBIA           | \$5,043                          | \$4,344             | \$3,710             | \$3,134             | \$2,609             | 20.4        |        |
| 53   | 04-04-100-001-000      | Hawn William C & Martha M         | 4911 KASKASKIA RD~ WATERLOO, IL 62298                         | COLUMBIA, IL                              | \$5,043                          | \$4,344             | \$3,710             | \$3,134             | \$2,609             | 14.74       |        |
| 54   | 04-05-200-010-000      | Weber Family LP                   | C/O GEORGE WEBER CHEVROLET CO~ PO BOX 110~ COLUMBIA, IL 62236 | 701 OLD STATE ROUTE 3, COLUMBIA           | \$1,419,550                      | \$1,422,030         | \$1,424,500         | \$1,427,700         | \$1,430,170         | 13          |        |
| 55   | 04-05-200-008-000      | Weber Family LP                   | C/O GEORGE WEBER CHEVROLET CO~ PO BOX 110~ COLUMBIA, IL 62236 | OLD STATE ROUTE 3, COLUMBIA               | \$100                            | \$100               | \$100               | \$100               | \$100               | 2.72        |        |
| 56   | 04-05-200-006-000      | Weber Family LP                   | C/O GEORGE WEBER CHEVROLET CO~ PO BOX 110~ COLUMBIA, IL 62236 | OLD STATE ROUTE 3, COLUMBIA               | \$100                            | \$100               | \$100               | \$100               | \$100               | 1.13        |        |
| 57   | 04-05-200-004-000      | Weber Family LP                   | C/O GEORGE WEBER CHEVROLET CO~ PO BOX 110~ COLUMBIA, IL 62236 | OLD STATE ROUTE 3, COLUMBIA               | \$100                            | \$100               | \$100               | \$100               | \$100               | 1.93        |        |
| 58   | 11-04-0-100-008        | Hawn William C & Martha M         | 7123 WESTMORELAND DR SAINT LOUIS, MO, 63130                   | COLUMBIA BRIDGES RD COLUMBIA, IL 62236    | \$7,337                          | \$6,323             | \$5,141             | \$4,450             | \$3,710             | 28.22       |        |
| 59   | 04-17-200-005-000      | DOMEX Properties LTD Partnership  | 325 N MAIN ST COLUMBIA, IL 62236                              | COLUMBIA, IL 62236                        | \$144                            | \$129               | \$116               | \$103               | \$92                | 0.42        |        |
| 60   | 04-17-200-007-000      | City of Columbia                  | 110 W SAND BANK ROAD~ COLUMBIA, IL 62236                      | COLUMBIA, IL 62237                        | \$0                              |                     |                     |                     |                     | 2.56        |        |
| 61   | 04-17-200-008-000      | City of Columbia                  | 118 W SAND BANK ROAD~ COLUMBIA, IL 62236                      | COLUMBIA, IL 62238                        |                                  |                     |                     |                     |                     | 0.22        |        |
| 62   | 04-08-401-004-000      | Stumpf                            | C/O KENNY STUMPF~ 1230 VALMEYER RD~ COLUMBIA, IL 62236        |   | \$450                            | \$451               | \$414               | \$382               | \$352               | 1.02        |        |
| 63   | 04-08-401-003-000      | Stumpf                            | C/O KENNY STUMPF~ 1230 VALMEYER RD~ COLUMBIA, IL 62237        |   | \$442                            | \$406               | \$374               | \$344               | \$318               | 0.92        |        |
| 64   | 04-05-300-005-000      | S&S Land Trust                    | C/O KENNY STUMPF~ 1230 VALMEYER RD~ COLUMBIA, IL 62237        |   | \$168                            | \$146               | \$132               | \$109               | \$82                | 1.27        |        |
| Notes:   |                        |                                   |   |   | Totals                           | \$3,663,820         | \$3,525,848         | \$3,477,957         | \$3,405,860         | \$3,360,552 | 408.97 |
| In order to create the most direct boundary for the Business District and encompass the properties with the most development potential, some parcels as shown in this table are the result of parcel "splits". The acreage figures represent the portion of the parcels within the boundaries and EAV values have been apportioned according to acreage. |                        |                                   |   |   | Year to Year Percent Change      | 3.9%                | 1.4%                | 2.1%                | 1.3%                |             |        |
| The Parcel number 32 was removed from the District.  |                        |                                   |   |   | Overall Percent Change 2018-2022 | 9.0%                |                     |                     |                     |             |        |