

ILLINOIS
140
ROUTE 140
BUSINESS DISTRICT

REDEVELOPMENT
PLAN & PROJECT

August 14, 2017

The Village of
BETHALTO, IL

MORAN

ECONOMIC DEVELOPMENT

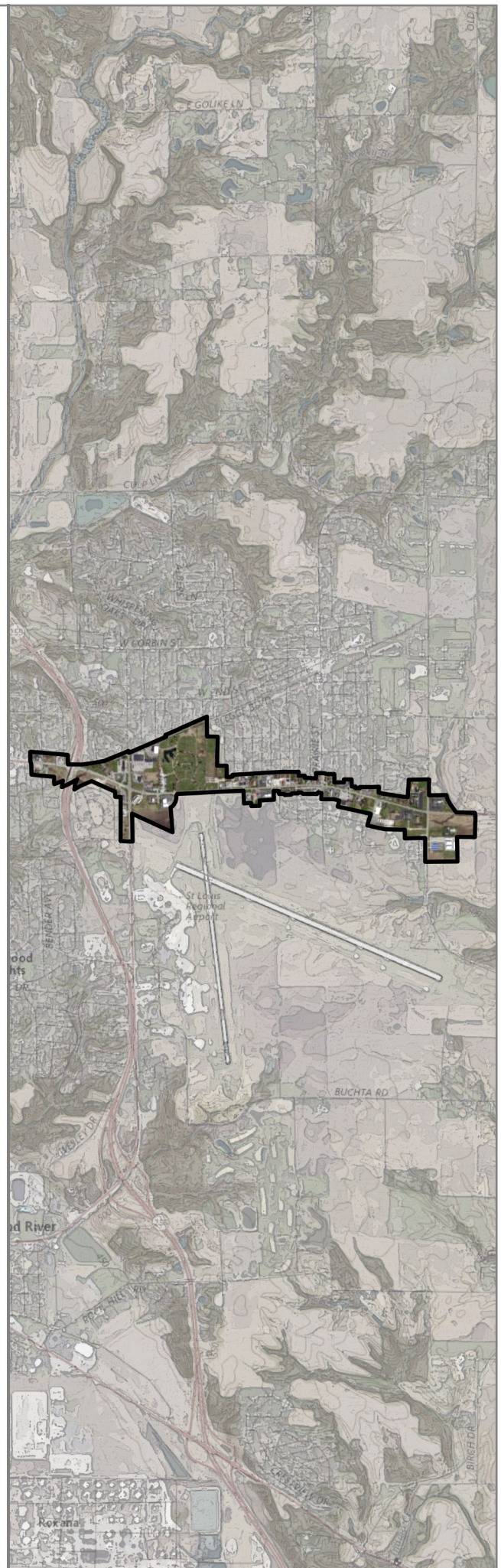


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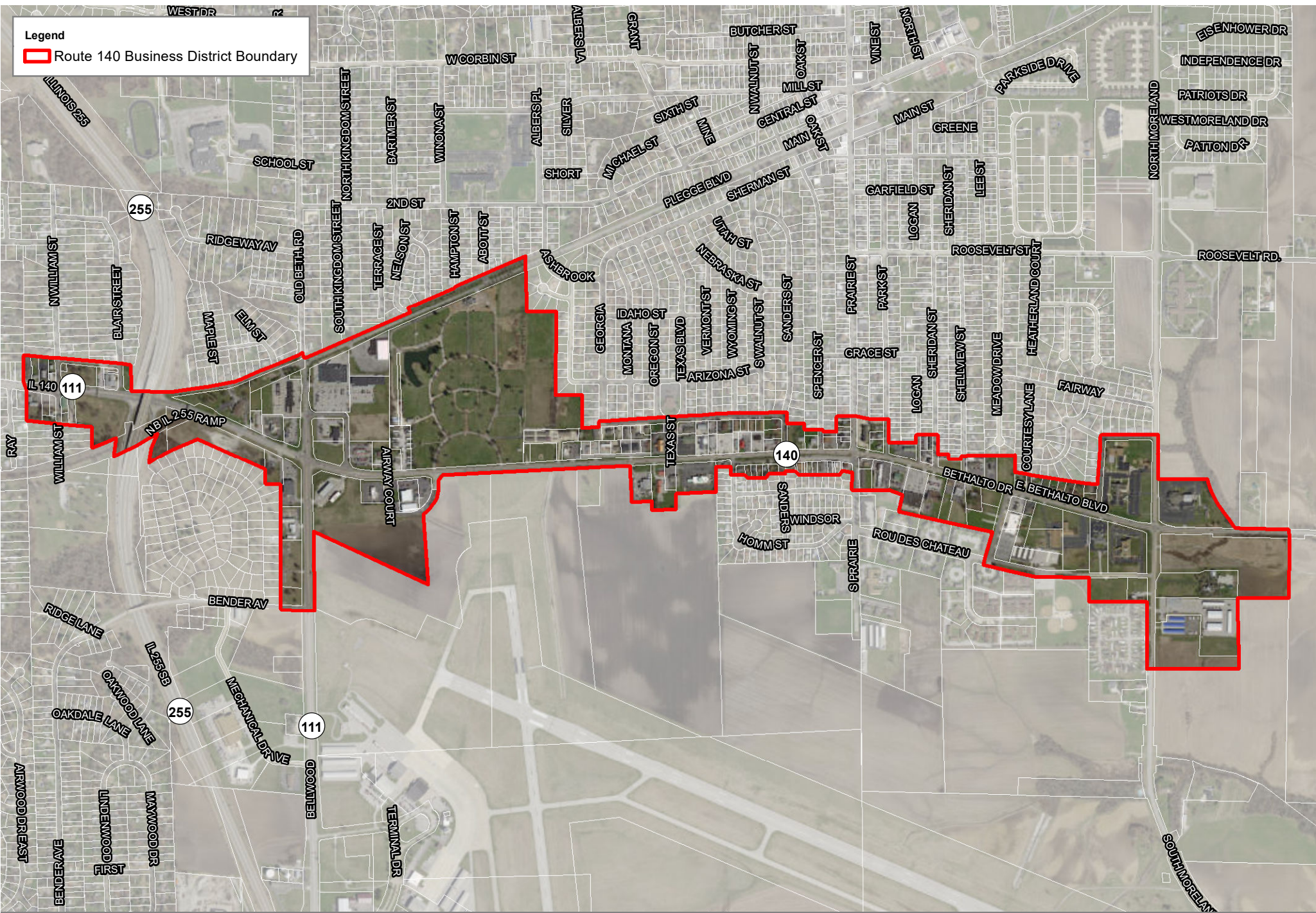
SECTION I. INTRODUCTION

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District and a Business District Plan. The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the Village, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales tax and hotel taxes if any, raised within the District to pay for certain eligible District costs.

The Village of Bethalto (the “Village”) desires to encourage investment and development throughout the Village. The Comprehensive Plan for the municipality as a whole states that economic tools, such as Business Districts, be pursued to assist with the Village’s economic development goals and objectives. Infrastructure improvements throughout the Area are needed, particularly storm water management measures. Additionally the Village desires to enhance Route 140 as a commercial corridor, connecting the interstate development and the corridor leading to the older downtown portion of the Village. In order to achieve these goals the Village has desired to establish a Business District Redevelopment Plan and Project.

The proposed Route 140 Business District (the “District”) encompasses 171 parcels of property and rights-of-way in the Village. Generally, the Proposed Business District Area (the “Area”) includes properties along the Route 140 corridor, extending from the Village’s western boundary to the eastern boundary. Beginning at the Area’s westernmost boundary, the properties adjacent to William Street are taken in and the Area continues east past the IL-255 interchange. East of IL-255 the Area continues along Route 140 and takes in adjacent parcels, extending north to Plegge Boulevard. The boundary continues to follow Route 140 east, and takes in properties north and south of the roadway. Properties adjacent to the interchange of Route 140 and Moreland Road make up the easternmost portion of the boundary. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

The Blight Analysis for the Area was presented to the Village Board on August 14, 2017. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan (the “Plan”).



Legend

Route 140 Business District Boundary

EXHIBIT A - BOUNDARY MAP
ROUTE 140 BUSINESS DISTRICT
Bethalto, IL



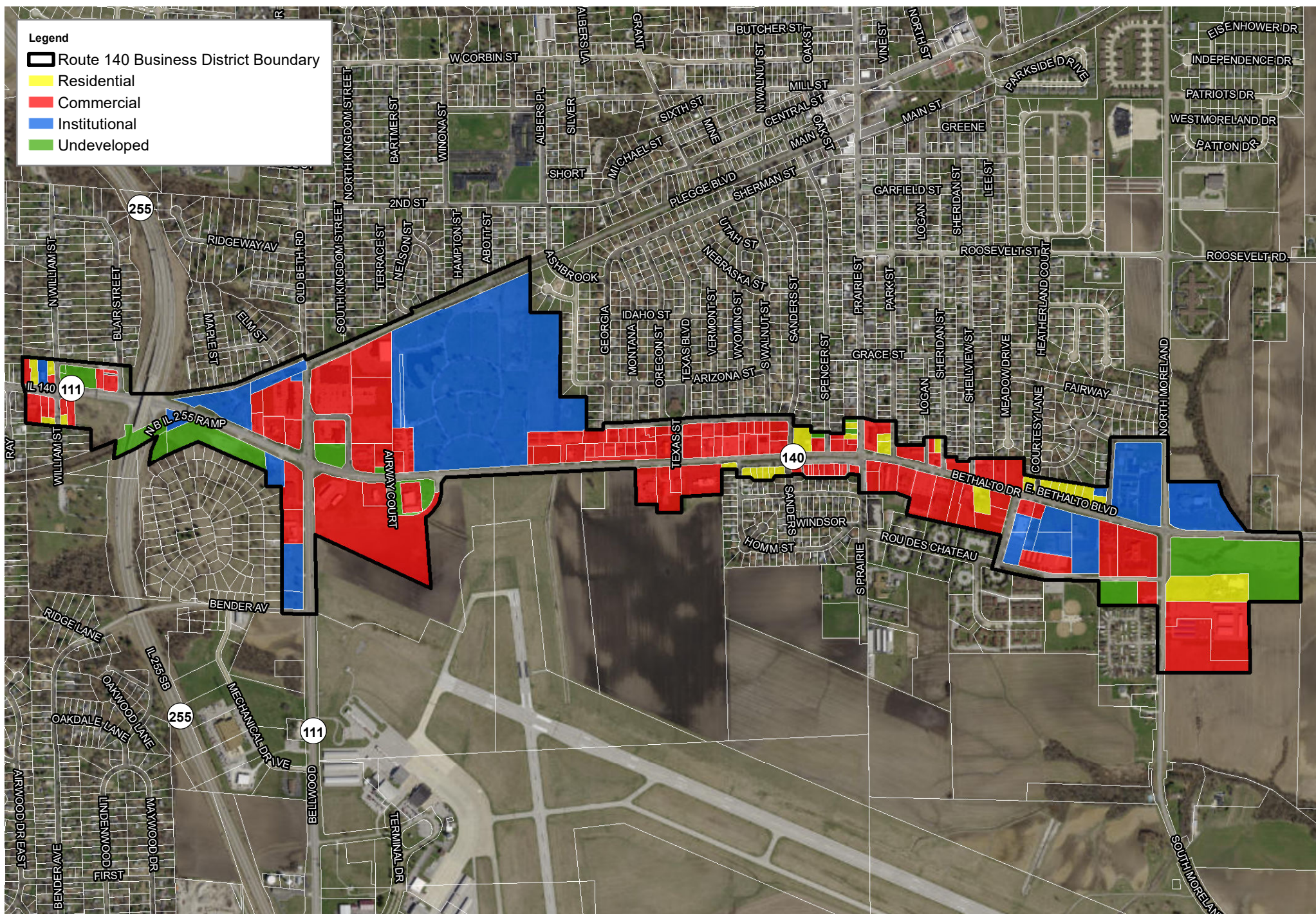


EXHIBIT B - EXISTING LAND USE
ROUTE 140 BUSINESS DISTRICT
 Bethalto, IL



SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 "the Act". The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the*

State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.

- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*
- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *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 (11)) 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.*
- *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. To acquire property by eminent domain in accordance with the Eminent Domain Act.

- *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.*
- *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.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *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.*
- *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.*
- *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.*
- *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.*
- *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.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the 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;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

SECTION III. BLIGHT ANALYSIS

A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The Village has deemed such action desirable in order to remedy existing conditions detrimental to existing development in this portion of the Village.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district (the "District") are outlined on the following pages.

B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

"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.

C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Research of documentation and property records made available through the Madison County Supervisor of Assessments.
- Interviews with Village engineers on the existing conditions of the utilities and infrastructure in the Area.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:
 - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
 - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.

- That the exercise of the powers provided in Section 11 74.3 1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.

D. The Proposed District

The proposed Route 140 Business District (the "District") encompasses 171 parcels of property and rights-of-way in the Village. Generally, the Proposed Business District Area (the "Area") includes properties along the Route 140 corridor, extending from the Village's western boundary to the eastern boundary. Beginning at the Area's westernmost boundary, the properties adjacent to William Street are taken in and the Area continues east past the IL-255 interchange. East of IL-255 the Area continues along Route 140 and takes in adjacent parcels, extending north to Plegge Boulevard. The boundary continues to follow Route 140 east, and takes in properties north and south of the roadway. Properties adjacent to the interchange of Route 140 and Moreland Road make up the easternmost portion of the boundary.

E. Review of Findings & Qualifications of the District

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of the findings:

- **Unsanitary or Unsafe Conditions**

The Area's infrastructure issues contribute to the presence of unsanitary or unsafe conditions. Much of the Area has storm water drainage via open ditches, and in their present condition these have failed to adequately manage water runoff. These ditches are the responsibility of the Illinois Department of Transportation ("IDOT"), but the lack of maintenance and debris in the ditches contributes to the lack of proper drainage. The Village's sanitary and storm sewer system is currently a combined system, and when the storm water is not properly drained the excess water infiltrates the sanitary sewer system. This leads to lift stations becoming overwhelmed, and backs up the system. Among a variety of adverse effects the extra strain has on the system, one is that the backups can pump sewage into homes and other structures. The presence of raw sewage in occupied structures creates both unsanitary and unsafe conditions, as sewage contains bacteria, viruses, and other germs that can cause disease. Village officials indicated the jurisdiction of the maintenance of Route 140 will be taken over from IDOT, which will give the Village the ability to make improvements to the infrastructure in the Area. One notable improvement to remediate these conditions is to fill in the ditches and construct concrete storm drains in order to properly manage storm water.

- **Existence of Conditions which Endanger Property**

The Illinois State Geological Survey (ISGS) maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit C, which

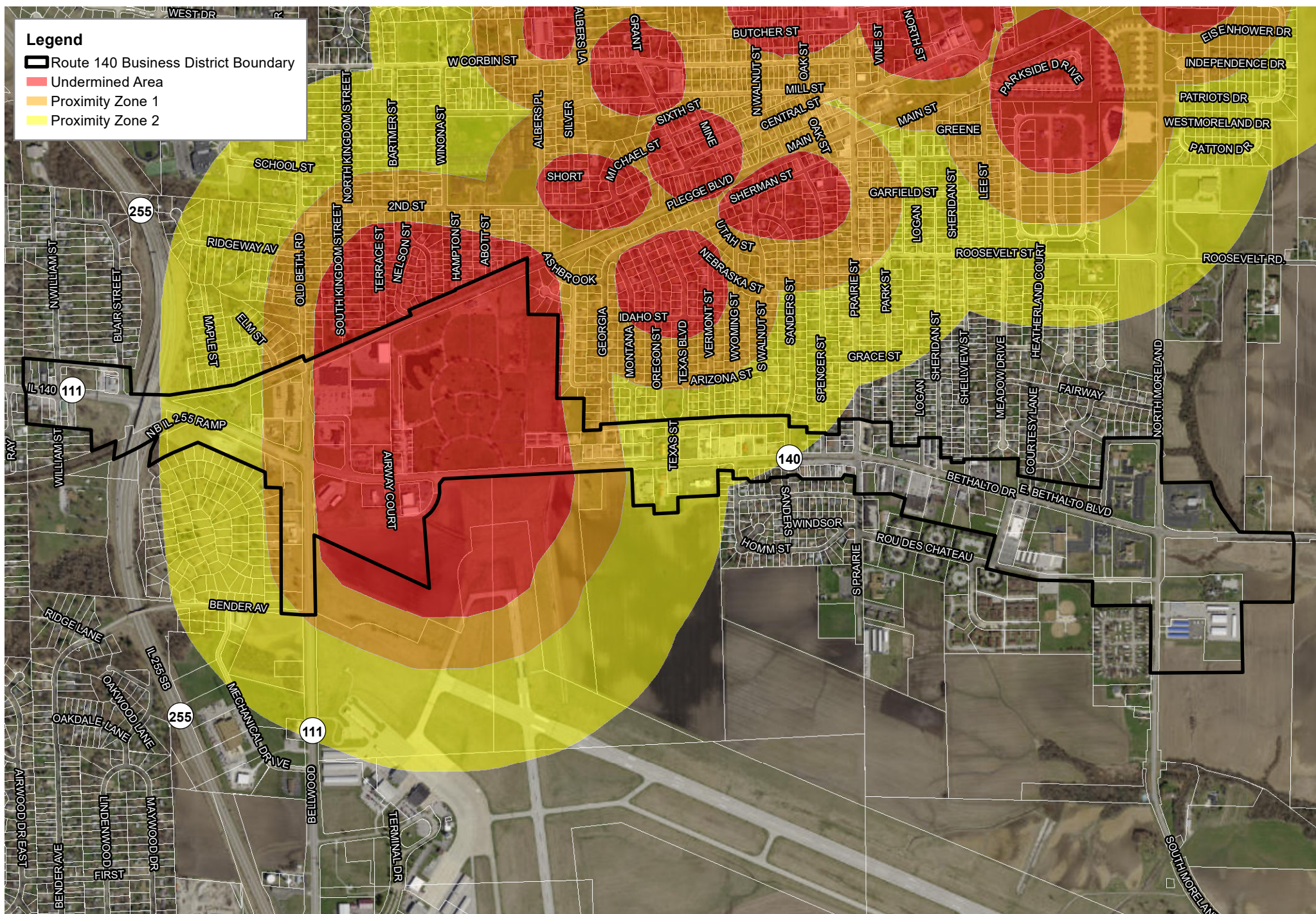


EXHIBIT C - UNDERMINED AREA
ROUTE 140 BUSINESS DISTRICT
 Bethalto, IL



shows portions of the Area that are undermined. The mined area is shown in addition to two proximity zones, per the ISGS. Zone 1 includes the land over or adjacent to the mines that, on the basis of the mapped extent and general depth of the mine, could be affected by subsidence. Zone 2 surrounds Zone 1, and represents additional land that could be affected due to uncertainty about the exact location of the mine and the extent of its workings. Mine subsidence is the downward movement of rocks and soils triggered by a structural failure in an active or abandoned underground mine. Subsidence generally manifests in two forms, either pit or sag. Pit subsidence results in moderate depressions (six to eight feet) and range from 20 to 40 feet in diameter. Pit subsidence occurs when the roof of a mine collapses and the void reaches up through the bedrock to the surface, where a hole eventually forms. Sag subsidence forms a general depression over a large area, originating in places where mine pillars have failed (disintegrated, collapsed, or settled into the mine floor). Sag sites can be quite large, spanning areas of several hundred feet in diameter. Pit subsidence is generally found in shallow mines (less than 60 feet), whereas sag subsidence is found in deeper mines.

These conditions pose a potential barrier to future development, as mine subsidence could threaten any structural improvements over undermined areas. The Madison County Hazard Mitigation Plan details the risks associated with the undermined area in throughout the County, and as part of the Multi-Jurisdictional Risk Assessment classifies the Village has “High” risk for subsidence, landslides, and land failures.

- **Deterioration of Site Improvements**

Deteriorated site improvements in some form were present throughout the Area, which can be classified as either structural or surface improvements. Approximately 56% of the 175 structures in the Area show some sort of notable defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. The Area is the primary commercial corridor in the Village, and having structures exhibit deteriorated conditions can have an adverse effect on the perception of the Area. Much of the observed conditions can be attributed to the general age of the structures, as over time general wear and exposure to the elements can lead to deterioration. One goal of the Redevelopment Plan and Project is to incentivize business and property owners to invest in façade improvements in an effort to revitalize the Area.

Additionally, 74% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, and driveways lack proper pavement and exhibit clear signs of deterioration. As mentioned prior the Village intends to take jurisdiction over Route 140's maintenance from IDOT, and with the construction of storm sewers the Village also desires to implement full curb and gutter with sidewalks. As part of these general streetscape improvements a goal is to upgrade the existing sidewalks and surface improvements exhibiting deteriorated conditions.

In addition to the deteriorated structural and surface improvements, many of the utility improvements in the Area are in need of repair or replacement. The deteriorated utilities contribute to the unsanitary or unsafe conditions, as well as lead to further deterioration of site improvements.

The Area, by reason of both a predominance of each of, as well as a combination of, unsanitary or unsafe conditions, existence of conditions which endanger property, and the deterioration of site improvements constitutes an economic liability to the City. Additionally, the factors contribute to the Area being economically underutilized.

The economic liability can be analyzed through EAV growth trends. Exhibit D shows the total EAV growth on a per-parcel basis from 2011-2016. It is clear that values have been stagnant, or in many cases, in decline. Of the 171 parcels which make up the Area, only seven have had an increase in EAV since 2011. The remaining 164 parcels total a net loss of approximately \$700,000 in EAV over this time period. Without any intervention it cannot reasonably be expected that these properties would reverse course and exhibit economic growth in the near future, and as such the Area is an economic liability.

The Area also is economically underutilized. Route 140 serves as the central economic corridor in the Village, yet for the most part the properties have had either stagnant economic growth or have been in decline. The blighting conditions that are present contribute to this underutilization. Inadequacies in the utilities and infrastructure not only lead to issues with the current properties, but would likely need upgrading to accommodate future development and growth. Deteriorated site conditions are indications of the lack of investment, and create a perception of economic stagnation or decline. These factors, in combination, can serve to dissuade prospective developers from investing in an area, and likely contribute to the lack of economic growth of the properties in the Area. Both IL-255 and Route 140 have an average annual daily traffic ("AADT") count of approximately 20,000 near the interchange, and further east into the Area Route 140 has between 19,000 and 17,000 AADT counts. This level of visibility in a commercial corridor should translate to economic growth, through both sales and property taxes, yet the properties in the Area have been stagnant or in decline. Thus, the Area is economically underutilized.

F. Qualification Summary & Findings

The District is found to be eligible as "blighted" due to the presence conditions representative of those outlined in the Act. These include:

- Unsanitary or Unsafe Conditions
- Existence of Conditions which Endanger Property
- Deterioration of Site Improvements

The above factors, in combination, contribute to the Proposed District Area being an economic liability to the Village, as well as being economically underutilized. Additional findings for the Proposed Business District Area include:

- **The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.**
The vast majority (96%) of the parcels have had either no EAV growth or lost value since 2011.
- **The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.**

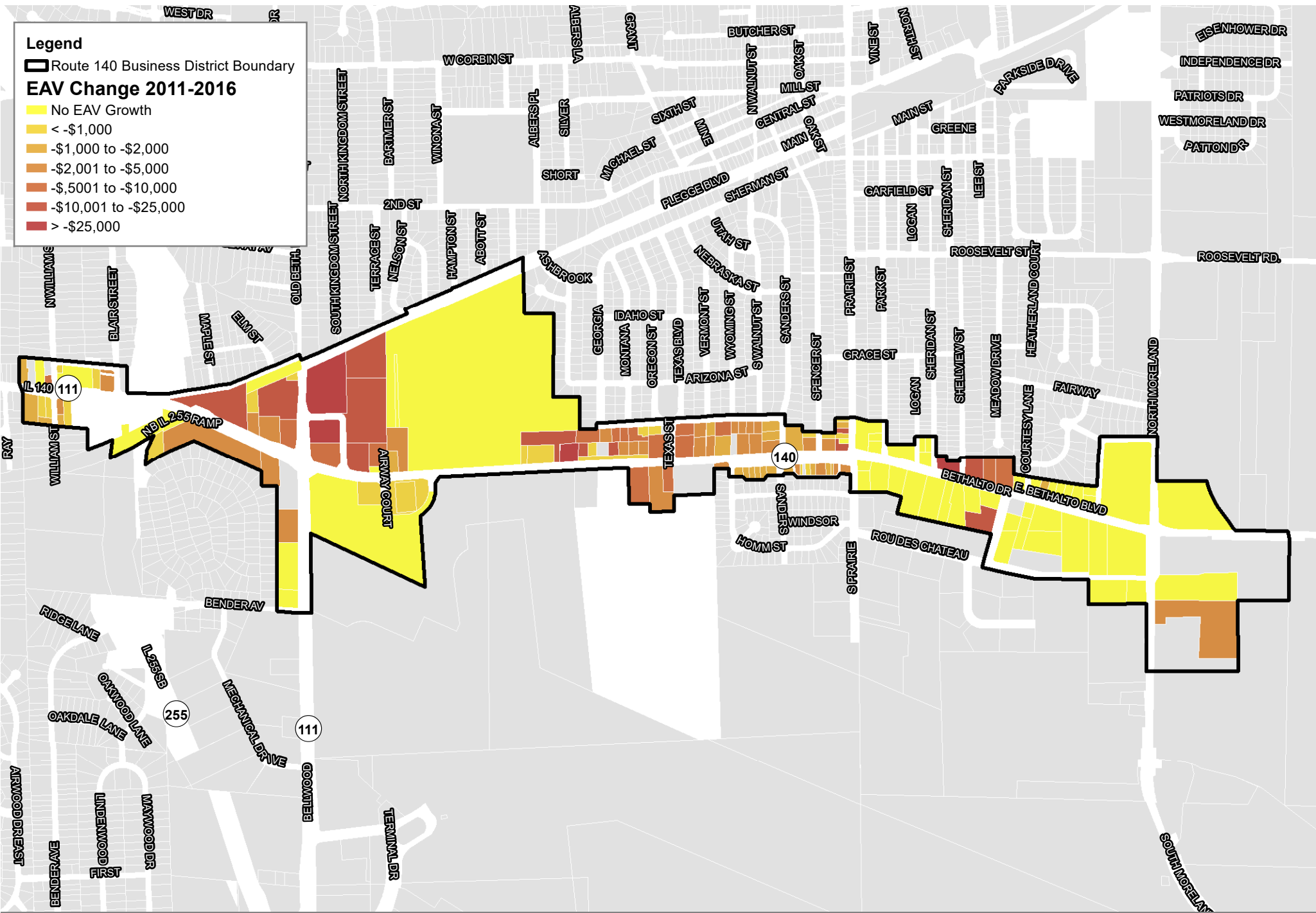


EXHIBIT D - EAV LOSS
ROUTE 140 BUSINESS DISTRICT
Bethalto, IL



It cannot reasonably be anticipated that without the adoption of the Business District the properties in the Area would be redeveloped, nor could the blighting conditions be remediated, which is a barrier to development.

- **The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.**

The Village's Comprehensive Plan cites Business Districts as a means to achieve economic development goals and objectives. These goals and objectives include streetscape improvements and other commercial enhancements, as well as utility and infrastructure upgrades.

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The Village of Bethalto, Illinois is considering the approval of the Route 140 Business District Plan in order to provide an important tool for the remediation of blighting conditions present in the Village. In looking to achieve this end, the Village will seek to adhere to certain objectives and policies.

A. Objectives

The objectives of the Plan are to:

- Strengthen and grow the Village's property and sales tax base, and increase the number of jobs within the Village, through the expansion of economic activity within Bethalto.
- Establish Bethalto as a destination for regional-scale retailing.
- Retain small businesses throughout the community.
- Explore ways to attract tenants to existing buildings.
- Achieve better design and aesthetics in retail and commercial areas throughout the Business District, including these areas' private and public structures, landscaping and signage.
- Improve the local roadway system to enable residents to easily patronize the Village's neighborhood shopping areas and downtown Bethalto.
- Identify, meet and maintain the Village's infrastructure needs.
- Upgrade the utilities throughout the Area, including the water distribution system and sanitary sewer system.
- Ensure the Village's ability to provide adequate and safe collection and treatment of storm water and sanitary waste in the future.
- Ameliorate the blighting conditions within the District.
- Enhance the sales tax base of the District.
- Enhance the property tax base of the District.

B. Policies

The Village of Bethalto will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.

- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan.
- Use Business District-derived revenues to support new development.
- Use Business District-derived revenues to carry out public infrastructure improvements.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the Village.

C. Components of the Business District Plan

1. Boundary Delineation

A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

Field investigators employed by Moran Economic Development conducted research of the area and environs in order to ascertain the existence and prevalence of blighting factors. Moran Economic Development was assisted by information from Madison County and the Village of Bethalto. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the Village, and the location of the blighting factors found, the boundaries of the District were determined.

The proposed Route 140 Business District (the “District”) encompasses 171 parcels of property and rights-of-way in the Village. Generally, the Proposed Business District Area (the “Area”) includes properties along the Route 140 corridor, extending from the Village’s western boundary to the eastern boundary. Beginning at the Area’s westernmost boundary, the properties adjacent to William Street are taken in and the Area continues east past the IL-255 interchange. East of IL-255 the Area continues along Route 140 and takes in adjacent parcels, extending north to Plegge Boulevard. The boundary continues to follow Route 140 east, and takes in properties north and south of the roadway. Properties adjacent to the interchange of Route 140 and Moreland Road make up the easternmost portion of the boundary.

2. The Development Project

The development goals of the Village of Bethalto for the Route 140 Business District envision a program resulting in the redevelopment of the primary commercial corridor in the Village, through repair and rehabilitation of the existing improvements and construction of new improvements. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the Village, as well as provide a revenue source for the Village to make necessary infrastructure improvements throughout the Area. These goals will be accomplished through both public and private projects to encourage commercial growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the Village itself. The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site

development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the Village. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the Village.

Key Projects for the Plan include:

- Installation of storm sewer culverts;
- Creation of bioswales between Route 140 and Plegge Boulevard;
- Construction of a multi-use trail over ditches south of Route 140, from Moreland Road to Route 111;
- Construction of a multi-use trail, decorative lighting and sidewalks along Old Bethalto and Erwin Plegge;
- Cover the open ditches on the north side of Route 140;
- Streetscape improvements along Route 140, including lighting and banners to correspond with the existing downtown improvements;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed or reconstructed in road right-of-way or other public easements, replacing the existing overhead utility lines;
- Improvements to infrastructure including, improvement of the interior and exterior street network within the area;
- Repair, renovation, or remodeling of existing buildings through a façade improvement program;
- Establish guidelines and a program to promote the consistency of commercial signage along Route 140;
- Improvements of the IL-255/Route 140 intersection, including landscaped monuments and welcome signage;
- Construction and reconstruction of sidewalks throughout the Area;
- Improve handicap accessibility throughout the Area;
- Commission a study to evaluate the feasibility of a Hotel development;
- The facilitation of private investment within the District; and
- Other activities or costs permitted under the Act.

The Village intends to provide limited economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table A on the following page.

Table A should not be construed to limit the ability of the Village 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 Village and any developer(s).

3. Name of Business District

The name of the District is the Route 140 Business District.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the Village (the "Pledged Revenues") as discussed below, is presented in Table A - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table A are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table A. It should also be noted that the Estimated Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the Village.

TABLE A - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	\$400,000
Property assembly costs, including but not limited to acquisition of land and other real or personal property;	\$900,000
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;	\$1,700,000
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;	\$4,000,000
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;	\$1,500,000
Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures	\$1,000,000
General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$450,000
TOTAL ESTIMATED BUDGET	\$9,950,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$9,950,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Route 140 Business District Redevelopment Area (collectively, the "Pledged Revenues").

6. Anticipated Type and Terms of Any Obligations to be issued

In order to expedite the implementation of the Business District Plan, The Village of Bethalto, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to the Business District Plan. The Village anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act

Within the District, a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

A. Formal Findings

The Village of Bethalto makes the following formal findings with respect to establishing the Route 140 Business District Plan:

The area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the Village limits of Bethalto, Illinois.

The Village's exercise of the powers provided in the Act 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 Village of Bethalto, Illinois.

The Business District is a blighted area; that, by reason of the existence of unsanitary or unsafe conditions, existence of conditions which endanger property, and the deterioration of site improvements. These factors, in combination, constitute an economic liability of the Area in its present condition and use, and contribute to the economic underutilization of the Area.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the Village Board.

B. Completion of Business District Projects / Retirement of Obligations

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Route 140 Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

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APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

Beginning at the northeast corner of Bellview Street and South Moreland Road; thence south along the east line of South Moreland Road to the north line of the Bethalto Church of God property (Tax Parcel ID No. 15-1-09-07-00-000-003.002) (6 acre); thence east along said north line to the easterly line of said Bethalto Church of God parcel; thence southerly along said easterly line to the north line of East Bethalto Drive; thence east along said north line to the northerly prolongation of the east line of a parcel of land owned by Moniger Excavating (Tax Parcel ID No. 15-1-09-07-00-000-008.002) (12.4 acre); thence south along said northerly prolongation and said east line to the north line of a parcel of land owned by RLP Development Company, Inc. (Tax Parcel ID No. 15-1-09-07-00-000-008) (38.68 acre); thence east along said north line to the west line of said RLP Development Company, Inc. parcel; thence south along said west line to the north line of said RLP Development Company, Inc. parcel; thence west along said north line and the westerly prolongation thereof to the west line of South Moreland Road; thence north along said west line to the north line of a parcel of land owned by Quality Homes By Design LLC (Tax Parcel ID No. 15-2-09-07-00-000-018); thence west along said north line to the east line of South Side Park (Tax Parcel ID No. 15-1-09-07-14-301-006) (8.26 acre); thence north along said east line to the southerly line of Rou De Chateaux; thence westerly along said southerly line to the northwesterly line of North Beau Chateau; thence northeasterly along said northwesterly line to the northeasterly line of Lot 6 of "Chateau Des Fleurs"; thence northwesterly along said northeasterly line and the northeasterly line of Lots 4 & 2 of said "Chateau Des Fleurs"; to the northwesterly line of a parcel of land owned by Union Planters Trust (Tax Parcel ID No. 15-2-09-07-105-005.003); thence northeasterly along said northwesterly line to the southwesterly line of a parcel of land owned by Sebastiano and Josephine Pizzo (Tax Parcel ID No. 15-2-09-07-09-105-011); thence northwesterly along said southwesterly line to the southeast corner of a parcel of land owned by Halit Jusufi (Tax Parcel ID No. 15-2-09-07-09-105-003); thence westerly along the south line of said parcel and the westerly prolongation thereof to west line of South Prairie Street; thence north along said west line to the north line of Lot 2 of "Bethalto Green Acres"; thence west along said north line and southwest along the northwest line of said Lot 2 to the north line of Lot 4 of said "Bethalto Green Acres"; thence west along said north line and continuing west along the north line of Lots 5 through 10 of said "Bethalto Green Acres" to the northeast line of Lot 12 of said "Bethalto Green Acres"; thence northwesterly along said northeast line and west along the north line of said Lot 12 to the northwest corner of said Lot 12; thence westerly to the northeast corner of Lot 20 of said "Bethalto Green Acres"; thence west along the north line of said Lot 20 and southwesterly along the northwest line of said Lot 20 to the north line of Lot 22 of said "Bethalto Green Acres"; thence west along said north line and continuing west along the north line of Lots 23, 24 and 25 of said "Bethalto Green Acres" to the northeast line of Lot 27 of said "Bethalto Green Acres"; thence northwesterly along said northeast line and west along the north line of said Lot 27 and the westerly prolongation thereof to the west line of Homm Street; thence north along said west line to the north line of Lot 29 of said "Bethalto Green Acres"; thence west along said north line to the west line of said Lot 29; thence south along the west line of said Lot 29 and Lots 30, 31 and 32 of said "Bethalto Green Acres" to the south line of said Lot 32; thence westerly along the westerly extension of said south line to the east line of a parcel of land owned by James Ferando (Tax Parcel ID No. 19-1-08-12-00-000-007); thence south along said east line, west along the south line of said parcel and north along the west line of said parcel to the south line of a parcel of land owned by the St. Louis Regional Airport (Tax Parcel ID No. 19-1-08-12-00-000-009.006); thence west along said south line and north along the west line of said parcel to the south line of West Bethalto Drive (Illinois Route 140); thence west along said south line to the southeast line of Northwest Drive; thence southwesterly along said southeast line to the east line of Outlot B of "Northwest Business Park"; thence south along said east line of said Outlot B and northwest along the southwest line of said Outlot B to the east line of Bellwood Drive (Illinois Route 111); thence south along said east line to the easterly prolongation of the south line of Bender Avenue; thence west along said south line to the southerly prolongation of the east line of Lot 8 of "Wayside Estates"; thence north along said east line and the southerly prolongation thereof and continuing north along the east line of Lots 9 through 21 of said "Wayside Estates" to the north line of said Lot 21; thence west along said north line and the north line of Lot 22 of said "Wayside Estates" to the east line of said Lot 22; thence north along said east line and the east line of Lot 23 of said "Wayside Estates" to the northeasterly line of said Lot 23; thence northwesterly along said northeasterly line and continuing northwesterly along the northeasterly line of Lots 24 through 30 of said "Wayside Estates" to the northwesterly line of said Lot 30; thence southwesterly along said northwesterly line and continuing southwesterly along the northwesterly line of Lots 31 through 35 to the easterly line of Illinois Route 255; thence northerly along said easterly line to the southeasterly line of a parcel of land owned by the Illinois Department of Transportation (Tax Parcel ID No. 19-1-08-11-11-202-028.001); thence southwesterly along said southeasterly line to the west line of said parcel; thence north along said west line to the northwesterly line of a parcel of land owned by the Village of Bethalto (Tax Parcel ID No. 19-1-08-11-11-202-028); thence southwesterly along said northwesterly line to the east line of Tract No. 19 of "Fairfield Subdivision"; thence north along said east line and continuing north along the east line of Tract Nos. 20 and 21 of said "Fairfield Subdivision" to the northeasterly line of said Tract No. 21; thence northwesterly along said northeasterly line, the northwesterly extension thereof and the northeasterly line of Tract No. 5 of said "Fairfield Subdivision"; to the west line of Tract No. 1 of said "Fairfield Subdivision"; thence north along said west line, the northerly extension thereof and the west line of Lot 27 of "Fairfield Annex" to the northeasterly line of said Lot 27; thence southeasterly along said northeasterly line and continuing along the north line of Lots 28, 29 and 30 of said

"Fairfield Annex" and the southeasterly prolongation thereof to the northeasterly line of Lot 53 of "First Addition to Fairfield Annex"; thence southeasterly along said northeasterly line and continuing southeasterly along the northeasterly line of Lots 54 through 60 and the southeasterly prolongation thereof to the northeasterly line of Lot 85 of said "First Addition to Fairfield Annex"; thence southeasterly along said northeasterly line to the east line of said Lot 85; thence south along said east line to the northerly line of Old Bethalto Road; thence easterly along said northerly line to the east line of North Old Bethalto Road; thence south along said east line to the northwesterly line of Erwin Plegge Boulevard; thence northeasterly along said northwesterly line of Erwin Plegge Boulevard / Fillmore Street to the northerly prolongation of the west line of Lot 17 of "Kutter Aljets Place"; thence south along said west line and the northerly prolongation thereof and continuing south along the west line of Lots 16 and 15 of said "Kutter Aljets Place" to the south line of said Lot 15; thence east along said south line and continuing along the south line of Lots 14 and 13 to the west line of Lot 11 of said "Kutter Aljets Place"; thence south along said west line and continuing south along the west line of Lots 10 through 3 of said "Kutter Aljets Place" to the south line of said Lot 3; thence east along the south line of said Lot 3 and continuing east along the south line of Lots 2 and 1 of said "Kutter Aljets Place" to the west line of Lot 351 of "Aljets and Kutter's 10th Addition"; thence south along said west line and continuing south along the west line of Lots 350, 349 and 348 of said "Aljets and Kutter's 10th Addition to the south line of said Lot 348; thence east along said south line to the east line of said Lot 348; thence north along said east line to the westerly prolongation of the north line of Kansas Street; thence east along said north line to the east line of Sanders Street; thence south along said east line to the south line of Lot 31 of "Aljets and Kutter's Subdivision"; thence east along said south line to the west line of Tract No. 35 of "Richland Gardens"; thence south along said west line to the south line of said Tract No. 35; thence east along said south line and the easterly prolongation thereof and continuing east along the south line of Tract No. 65 to the east line of said Tract No. 65; thence north along said east line and continuing north along the east line of Tract No. 64 to the north line of Lot 28 of "Cottrell First Addition"; thence east along said north line to the west line of South Prairie Street; thence easterly to the northwest corner of a parcel of land owned by The Bank of Edwardsville (Tax Parcel ID No. 15-1-09-07-09-101-003); thence easterly along the northerly line of said parcel and the easterly extension thereof to the east line of Park Street; thence south along said east line to the south line of Lot 17 in Block 3 of "Balster's Green Acres"; thence east along said south line and continuing east along the south line of Lot 4 in Block 5 of "Balster's Green Acres First Addition" to the west line of Logan Street; thence north along said west line to the westerly prolongation of the south line of a parcel of land owned by Ricky W. and Jolene D. Harshbarger (Tax Parcel ID No. 15-2-09-07-09-103-008); thence east along said south line and the westerly prolongation thereof to the east line of Sheridan Street; thence south along said east line to the north line of Lot 16 in Block 2 of "Balster's Green Acres First Addition"; thence east along said north line and continuing south along the west line of said Lot 16 to the south line of Lot 3 in Block 2 of said "Balster's Green Acres First Addition"; thence east along said south line to the west line of Shellview Street; thence north along said west line to the westerly prolongation of the north line of Lot 1 in Block 1 of said "Balster's Green Acres First Addition; thence east along said north line and the westerly prolongation thereof to the southwest corner of Lot 9 of "The Meadows"; thence east along the south line of said Lot 9 and continuing east along the south line of Lot 8 of said "The Meadows to the west line of Lot 5 of "Country Aire"; thence south along said west line to the northerly line of Lot 3 of said "Country Aire"; thence easterly along said northerly line and the easterly prolongation thereof and continuing easterly along the northerly line of Lots 57 through 52 and 50 of said "Country Aire" to the west line of Church Street; thence north along said west line to the north line of Bellview Street; thence east along said north line to the Point of Beginning.

APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

15-1-09-07-00-000-003.002	15-2-09-07-10-105-004	19-2-08-11-12-202-003	19-2-08-12-11-203-032
15-1-09-07-00-000-007	15-2-09-07-10-105-005	19-2-08-11-12-202-004	19-2-08-12-11-203-033
15-1-09-07-00-000-008.001	15-2-09-07-14-301-001	19-2-08-11-12-202-006	19-2-08-12-11-203-033.001
15-1-09-07-00-000-008.002	15-2-09-07-14-301-002.001	19-2-08-11-12-202-031	19-2-08-12-11-203-034
15-1-09-07-00-000-008.003	15-2-09-07-14-301-002.002	19-2-08-11-12-202-032	19-2-08-12-11-203-035
15-1-09-07-00-000-008.004	15-2-09-07-14-301-007	19-2-08-11-12-202-033	19-2-08-12-12-201-012
15-1-09-07-09-101-003	15-2-09-07-14-302-001	19-2-08-11-16-405-015	19-2-08-12-12-201-014
15-1-09-07-09-105-001	19-1-08-11-11-202-028.001	19-2-08-11-16-405-017	19-2-08-12-12-201-014.001
15-1-09-07-09-105-005.001	19-1-08-11-11-202-029	19-2-08-11-16-405-018	19-2-08-12-12-201-014.002
15-1-09-07-09-105-006	19-1-08-11-12-202-001	19-2-08-12-00-000-012	19-2-08-12-12-201-016
15-1-09-07-10-101-022	19-1-08-11-12-202-002	19-2-08-12-00-000-013	19-2-08-12-12-201-017
15-2-09-07-00-000-011	19-1-08-11-12-202-007	19-2-08-12-00-000-014	19-2-08-12-12-201-018
15-2-09-07-00-000-012	19-1-08-11-12-202-008	19-2-08-12-00-000-015	19-2-08-12-12-201-019
15-2-09-07-00-000-014	19-1-08-11-12-202-009	19-2-08-12-00-000-016	19-2-08-12-12-201-020
15-2-09-07-09-101-004	19-1-08-11-16-405-019	19-2-08-12-00-000-017	19-2-08-12-12-201-021
15-2-09-07-09-101-005	19-1-08-12-00-000-002	19-2-08-12-09-101-001	19-2-08-12-12-203-015
15-2-09-07-09-102-012	19-1-08-12-00-000-003	19-2-08-12-09-101-002	19-2-08-12-12-203-016.001
15-2-09-07-09-103-009	19-1-08-12-00-000-004	19-2-08-12-09-101-002.001	19-2-08-12-12-204-014
15-2-09-07-09-103-009.001	19-1-08-12-00-000-004.001	19-2-08-12-09-101-003	19-2-08-12-12-204-015
15-2-09-07-09-103-010	19-1-08-12-00-000-004.002	19-2-08-12-09-101-005	19-2-08-12-12-204-016
15-2-09-07-09-103-011	19-1-08-12-00-000-005.002	19-2-08-12-09-101-006	19-2-08-12-12-204-016.001
15-2-09-07-09-104-009	19-1-08-12-00-000-007	19-2-08-12-09-101-008	19-2-08-12-12-204-017
15-2-09-07-09-104-010	19-1-08-12-00-000-007.001	19-2-08-12-09-101-009	19-2-08-12-12-204-018
15-2-09-07-09-105-003	19-1-08-12-00-000-009.004	19-2-08-12-11-201-031	19-2-08-12-12-204-019
15-2-09-07-09-105-005	19-1-08-12-00-000-009.006	19-2-08-12-11-201-032	19-2-08-12-12-204-020
15-2-09-07-09-105-005.003	19-1-08-12-12-201-013	19-2-08-12-11-201-033	19-2-08-12-16-401-001
15-2-09-07-09-105-007	19-1-08-12-12-201-015	19-2-08-12-11-201-034	19-2-08-12-16-402-001
15-2-09-07-09-105-008	19-1-08-12-12-203-014	19-2-08-12-11-201-035	19-2-08-12-16-402-002
15-2-09-07-09-105-009	19-2-08-11-11-201-005	19-2-08-12-11-201-036.01C	19-2-08-12-16-402-003
15-2-09-07-09-105-010	19-2-08-11-11-201-006	19-2-08-12-11-201-036.02C	19-2-08-12-16-402-004
15-2-09-07-09-105-011	19-2-08-11-11-201-007	19-2-08-12-11-201-036.03C	19-2-08-12-16-402-005
15-2-09-07-10-101-012	19-2-08-11-11-201-008.001	19-2-08-12-11-201-036.04C	19-2-08-12-16-402-006
15-2-09-07-10-101-013	19-2-08-11-11-201-024.001	19-2-08-12-11-201-037	19-2-08-12-16-403-001
15-2-09-07-10-103-010	19-2-08-11-11-201-025	19-2-08-12-11-201-037.001	19-2-08-12-16-403-002
15-2-09-07-10-103-011	19-2-08-11-11-201-034	19-2-08-12-11-201-038	19-2-08-12-16-403-002.001
15-2-09-07-10-103-012	19-2-08-11-11-201-035	19-2-08-12-11-201-039	19-2-08-12-16-403-003
15-2-09-07-10-103-013	19-2-08-11-11-201-036	19-2-08-12-11-201-040	19-2-08-12-16-403-004
15-2-09-07-10-103-014	19-2-08-11-11-202-012	19-2-08-12-11-201-041	19-2-08-12-16-403-005
15-2-09-07-10-103-015	19-2-08-11-11-202-013	19-2-08-12-11-201-042	19-2-08-12-16-403-005.001
15-2-09-07-10-103-016	19-2-08-11-11-202-014	19-2-08-12-11-201-043	19-2-08-12-16-403-005.002
15-2-09-07-10-103-017	19-2-08-11-11-202-015	19-2-08-12-11-201-044	19-2-08-12-16-403-006
15-2-09-07-10-104-017	19-2-08-11-11-202-016	19-2-08-12-11-201-045	19-2-08-12-16-403-007
15-2-09-07-10-105-001	19-2-08-11-11-202-016.001	19-2-08-12-11-201-046	19-2-08-12-16-403-008
15-2-09-07-10-105-002	19-2-08-11-11-202-017	19-2-08-12-11-203-031	

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APPENDIX C

ADDRESS LIST

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APPENDIX C - ADDRESS LIST

33 AIRPORT PLAZA	BETHALTO, IL 62010	172 E MCARTHER	BETHALTO, IL 62010
#2 PLAZA DR	BETHALTO, IL 62010	172 E MCARTHUR DR	BETHALTO, IL 62010
#4 ERWIN PLEGGE BLVD	BETHALTO, IL 62010	2 AIRWAY CT	BETHALTO, IL 62010
1 AIRWAY CT	BETHALTO, IL 62010	2 PLAZA DR	BETHALTO, IL 62010
1 PLAZA DR	BETHALTO, IL 62010	200 E BETHALTO DR	BETHALTO, IL 62010
1 SPRUCE CT	BETHALTO, IL 62010	204 W BETHALTO DR	BETHALTO, IL 62010
10 ERWIN PLEGGE BLVD	BETHALTO, IL 62010	206 W BETHALTO BLVD	BETHALTO, IL 62010
1003 KANSAS ST	BETHALTO, IL 62010	208 W BETHALTO BLVD	BETHALTO, IL 62010
1005 S MORELAND RD	BETHALTO, IL 62010	210 W BETHALTO BLVD	BETHALTO, IL 62010
102 W BETHALTO BLVD	BETHALTO, IL 62010	212 MINE ST	BETHALTO, IL 62010
103 W BETHALTO BLVD	BETHALTO, IL 62010	213 N PRAIRIE ST	BETHALTO, IL 62010
108 S PRAIRIE ST	BETHALTO, IL 62010	214 W BETHALTO BLVD	BETHALTO, IL 62010
108 W BETHALTO BLVD	BETHALTO, IL 62010	218 W BETHALTO BLVD	BETHALTO, IL 62010
109 VALLEYWOOD CT	BETHALTO, IL 62010	220 W BETHALTO BLVD	BETHALTO, IL 62010
112 W BETHALTO BLVD	BETHALTO, IL 62010	3 AIRPORT PLZ	BETHALTO, IL 62010
113A E BETHALTO DR	BETHALTO, IL 62010	300 E BETHALTO DR	BETHALTO, IL 62010
116 CANTERBURY ST	BETHALTO, IL 62010	308 W BETHALTO DR	BETHALTO, IL 62010
116 W BETHALTO BLVD	BETHALTO, IL 62010	310 W BETHALTO DR	BETHALTO, IL 62010
120 W BETHALTO BLVD	BETHALTO, IL 62010	312 W BETHALTO DR	BETHALTO, IL 62010
120 W BETHALTO DR	BETHALTO, IL 62010	314 W BETHALTO BLVD	BETHALTO, IL 62010
121 E BETHALTO DR	BETHALTO, IL 62010	314 W BETHALTO DR	BETHALTO, IL 62010
122 W BETHALTO BLVD	BETHALTO, IL 62010	324 W BETHALTO DR	BETHALTO, IL 62010
125 CRESTMOOR	BETHALTO, IL 62010	324A W BETHALTO DR	BETHALTO, IL 62010
128 W BETHALTO BLVD	BETHALTO, IL 62010	332 W BETHALTO DR	BETHALTO, IL 62010
131 E BETHALTO DR	BETHALTO, IL 62010	332 W BETHALTO ST	BETHALTO, IL 62010
132 W BETHALTO BLVD	BETHALTO, IL 62010	333 W BETHALTO DR	BETHALTO, IL 62010
133 E BETHALTO DR	BETHALTO, IL 62010	341 W BETHALTO DR	BETHALTO, IL 62010
133A E BETHALTO DR	BETHALTO, IL 62010	400 N BEAU CHATEAU	BETHALTO, IL 62010
135 E BETHALTO DR	BETHALTO, IL 62010	401 W BETHALTO DR	BETHALTO, IL 62010
136 W BETHALTO BLVD	BETHALTO, IL 62010	405 W BETHALTO DR	BETHALTO, IL 62010
138 W BETHALTO BLVD	BETHALTO, IL 62010	416 W BETHALTO DR	BETHALTO, IL 62010
139 E BETHALTO DR	BETHALTO, IL 62010	419 SHELLVIEW ST	BETHALTO, IL 62010
143 E BETHALTO BLVD	BETHALTO, IL 62010	422 W BETHALTO DR	BETHALTO, IL 62010
147 E BETHALTO DR	BETHALTO, IL 62010	431 S PRAIRIE ST	BETHALTO, IL 62010
156 CRESTMOOR CT	BETHALTO, IL 62010	434 W BETHALTO DR	BETHALTO, IL 62010
159 E MCARTHUR DR	BETHALTO, IL 62010	444 W BETHALTO DR	BETHALTO, IL 62010
159 OLD BETHALTO RD	BETHALTO, IL 62010	4472 MCCOY RD	BETHALTO, IL 62010
160 E MCARTHUR DR	BETHALTO, IL 62010	448 MENSE DR	BETHALTO, IL 62010
167 E MCARTHUR DR	BETHALTO, IL 62010	500 W BETHALTO DR	BETHALTO, IL 62010
171 E MCARTHUR DR	BETHALTO, IL 62010	501 KANSAS ST	BETHALTO, IL 62010

APPENDIX C - ADDRESS LIST (CONT.)

501 N BELLWOOD RD	BETHALTO, IL 62010	7371 CULP MEADOWS LN	BETHALTO, IL 62010
502 E BETHALTO DR	BETHALTO, IL 62010	750 S MORELAND RD	BETHALTO, IL 62010
508 E BETHALTO DR	BETHALTO, IL 62010	7780 SADDLE RIDGE RD	BETHALTO, IL 62010
512 E BETHALTO DR	BETHALTO, IL 62010	800 E BETHALTO BLVD	BETHALTO, IL 62010
5237 STATE ROUTE 140	BETHALTO, IL 62010	810 S MORELAND RD	BETHALTO, IL 62010
528 WHISPERING OAKS DR	BETHALTO, IL 62010	515 BELLWOOD AVE	BETHALTO, IL 62062
5313 STATE ROUTE 140	BETHALTO, IL 62010	11 W MACARTHUR DR	COTTAGE HILLS, IL 62018
542 S PRAIRIE ST	BETHALTO, IL 62010	12 E MACARTHUR DR	COTTAGE HILLS, IL 62018
554 S PRAIRIE ST	BETHALTO, IL 62010	1445 10TH ST	COTTAGE HILLS, IL 62018
56 AIRPORT PLZ	BETHALTO, IL 62010	16 N WILLIAMS ST	COTTAGE HILLS, IL 62018
562 S PRAIRIE ST	BETHALTO, IL 62010	20 S WILLIAMS ST	COTTAGE HILLS, IL 62018
564 PARK DR	BETHALTO, IL 62010	215 OLD BETHALTO RD	COTTAGE HILLS, IL 62018
60 AIRPORT PLZ	BETHALTO, IL 62010	41 E MACARTHUR DR	COTTAGE HILLS, IL 62018
601 KANSAS ST	BETHALTO, IL 62010	41 E MCARTHUR BLVD	COTTAGE HILLS, IL 62018
601 S PRAIRIE ST	BETHALTO, IL 62010	612 BROOKWOOD DR	EAST ALTON, IL 62024
603 HOMM ST	BETHALTO, IL 62010	8 TERMINAL DR STE 1	EAST ALTON, IL 62024
605 KANSAS ST	BETHALTO, IL 62010	1145 E AIRLINE DR	EAST ALTON, IL 62024
605 W BETHALTO DR	BETHALTO, IL 62010	120 STOLZE DR	EAST ALTON, IL 62024
606 COURTESY LN	BETHALTO, IL 62010	301 KUTTER DR	EAST ALTON, IL 62024
610 E BETHALTO BLVD	BETHALTO, IL 62010	460 CALIFORNIA AVE	EAST ALTON, IL 62024
625 CHURCH DR	BETHALTO, IL 62010	8 TERMINAL DRIVE STE 1	EAST ALTON, IL 62024
626 CHURCH DR	BETHALTO, IL 62010		
66 AIRPORT PLZ	BETHALTO, IL 62010		
68 N BELLWOOD RD	BETHALTO, IL 62010		
701 E BETHALTO BLVD	BETHALTO, IL 62010		
705 E BETHALTO BLVD	BETHALTO, IL 62010		
705 KANSAS ST	BETHALTO, IL 62010		
705 S MORELAND RD	BETHALTO, IL 62010		
705 TEXAS BLVD	BETHALTO, IL 62010		
708 E BETHALTO DR	BETHALTO, IL 62010		
709 E BETHALTO BLVD	BETHALTO, IL 62010		
711 S MORELAND RD	BETHALTO, IL 62010		
713 E BETHALTO BLVD	BETHALTO, IL 62010		
717 E BETHALTO BLVD	BETHALTO, IL 62010		
72 AIRPORT PLAZA	BETHALTO, IL 62010		
721 E BETHALTO BLVD	BETHALTO, IL 62010		
724 BETHALTO BLVD	BETHALTO, IL 62010		
727 E BETHALTO BLVD	BETHALTO, IL 62010		
731 E BETHALTO DR	BETHALTO, IL 62010		
7354 CULP MEADOWS LN	BETHALTO, IL 62010		