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MAR 27 2017

RESOLUTION 12-1

Andy Goleman
SANGAMON COUNTY AUDITOR

WHEREAS, Resolution 15 at the December 9, 2014 County Board meeting, established and authorized an intergovernmental agreement for the Springfield/Sangamon County Enterprise Zone (SSCEZ) providing for certain tax incentives and reimbursements therein; and

WHEREAS, pursuant to Section 5.4(a) (l) of the Illinois Enterprise Zone Act (20 ILCS 655/1, et seq) the City and County desire to alter the boundaries of the SSCEZ by extending the territorial boundaries to include property located at 2401 W. Monroe and the property located at 4050 Color Plant Road ; and

WHEREAS, upon due notice, a public hearing was held on February 6, 2017, as required by the provisions of the Illinois Enterprise Zone Act.

NOW THEREFORE, BE IT RESOLVED, BY THE COUNTY BOARD MEMBERS OF SANGAMON COUNTY, in session this 10th day of April, 2017. A. D., That resolution 15 is hereby amended to extend the territorial boundaries of the Springfield/Sangamon County Enterprise Zone by including property located at 2401 W. Monroe. That the Director of the Office of Economic Development of the City of Springfield is hereby authorized and directed to submit an Enterprise Zone amendment application to DCEO pursuant to the terms of the Illinois Enterprise Zone Act and the rules and regulations promulgated under the Act. The Director is authorized and directed to cooperate with DCEO to ensure that all necessary information is provided to DCEO. That this resolution shall become effective immediately upon the approval of the application & this resolution by DCEO and filing of a certified copy of this amending resolution with the Sangamon County Recorder of Deeds and the Secretary of State.

County Board Chairman

FILED

MAR 29 2017

Finance Committee

Don / King
Sangamon County Clerk

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COPY

Application to Add Territory to the Springfield/Sangamon County Enterprise Zone

Requested By:

Honorable James O. Langfelder, Mayor, City of Springfield

Karen A. Davis Director, Office of Planning and Economic Development
800 E. Monroe, RM 107 Springfield, IL 62701
Phone: 217-789-2377 Fax: 217-789-2380

Sangamon County of Illinois
Board Chairman
Andy Van Meter
200 South Ninth Street Springfield, IL 62701
Phone: 217-753-6650

Application Form

**ADD TERRITORY APPLICATION – Opt. 1
ENTERPRISE ZONE PROGRAM
INSTRUCTIONS**

INTRODUCTION

Under Section 5.4 of the Illinois Enterprise Zone Act, an application to amend a certified designating ordinance must contain substantially the same information as required for an application for certification of an enterprise zone under Section 5.1 of the Act. An amendment to a certified ordinance is not effective until the Department of Commerce and Economic Opportunity (DCEO) approves the application, approves the amending ordinance, and files a certified copy of the ordinance with the local recorder of deeds and the Secretary of State as provided in Section 5.3 of the Act.

APPLICATION PROCEDURES

1. Hold Public Hearing

The designating unit(s) of government must conduct at least one public hearing within the enterprise zone, including the proposed addition, on the question of changing the zone boundaries to add territory. Public notice of the hearing must be published in at least one newspaper of general circulation within the zone area not more than 20 days nor less than 5 days before the hearing.

2. Amend Designating Ordinance(s)

The designating unit(s) of government must amend the designating ordinance(s) to provide the legal description of the proposed enterprise zone boundaries.

The original and two certified copies of the amending ordinance must then be forwarded to DCEO for certification and filing in accordance with Section 5.3 of the Act.

3. Amend Intergovernmental Agreement

The designating units of government must amend their intergovernmental agreement to provide the legal description and **Permanent Index Numbers (PINs)** of the proposed enterprise zone if the legal description is in the intergovernmental agreement. **Please note, for recording purposes, Permanent Index Numbers (PINs) must be included for the proposed areas to be added.**

4. Make Application

The designating unit(s) of government must submit an application to DCEO for approval of the boundary change. DCEO's decision regarding final approval or disapproval of the proposed amendment shall be made within 90 days of the receipt of the application. Direct application to:

Department of Commerce and Economic Opportunity
Enterprise Zone Program,
Attention Kendalynn Jackson
500 East Monroe Street, Fourth Floor
Springfield, Illinois 62701

APPLICANT REQUIREMENTS

The applicant is required to complete and submit the standard application form furnished by DCEO (see "Application to Add Territory-Option 1", pp. B1-1 - B1-7, and "Application to Add Territory-Option 2", pp. B2-1 - B2-8) and to provide information and documentation including:

1. The notice of Public Hearing;
2. Transcripts of the Public Hearing;
Section 5.1 (viii) of the Enterprise Zone Act (20 ILCS 655/et seq.) requires a transcript of all public hearings on the zone. These specific requirements can also be found in the Enterprise Zone Program Rules 14 Ill Admin. Code 520.220 (k) and (l). A transcript is legally defined as "That which has been transcribed". Word-for-word typing of everything that was said "on the record" during the hearing. The stenographer (court reporter) types this transcription.
3. The original and two certified copies of the amending ordinances which makes a boundary change;
4. In the case of a joint application, a certified copy of the amended intergovernmental agreement (if necessary);
5. A description of the proposed enterprise zone boundaries, legal or otherwise;
Please note, for recording purposes, Permanent Index Numbers (PINs) must be included for the proposed areas to be added;
6. A map of the enterprise zone that includes the proposed area for addition and its relation to the boundaries of the established zone, and that clearly defines and labels the zone boundaries and provides names of streets, rivers, etc.;
7. If the proposed addition is qualified under Option 2, a census map which clearly shows: a) census geography's which are entirely within the proposed addition; b) individual block groups which are included in the calculation of eligibility when the boundaries of the addition split census tracts; and c) census geography's which contain these block groups;
8. Where the proposed addition includes territory under the jurisdiction of taxing districts not previously included, an original and three certified copies of property tax abatement resolutions;
9. Information on the economic characteristics of the proposed addition;
10. Documentation and statistics demonstrating that the proposed addition meets one of the eligibility criteria;
11. A statement concerning the economic development goals and objectives for the addition including: an implementation plan describing the specific tasks, activities and commitments that must be accomplished to achieve them, and, a description of how the proposed boundary change meets the specific objectives of the established enterprise zone; and,
12. A statement describing the input, assistance, prior consultation and community support from individuals, business, labor, neighborhood organizations and others.

Eligibility Criteria

An area proposed for addition to an enterprise zone must be qualified in accordance with Section 4 of the Act.

1. The application must demonstrate and the amending ordinance must find that the proposed zone area:
 - a. is contiguous; and,
 - b. Calculating Total Area. For purposes of calculating total area, the minimum is one-half square mile and the maximum is 12 square miles, or 15 square miles if the zone is located within the jurisdiction of four or more counties or municipalities, excluding lakes or waterways. Where the Enterprise Zone is a joint effort of three or more units of government, or two or more units of government, if located in a township divided by a municipality of 1,000,000 or more inhabitants, and where the certification has been in effect at least one year, the minimum is one-half square mile and the maximum is 13 square miles, excluding lakes and waterways. Boundaries that are connecting strips shall be not less than three, nor more than 10, feet wide. Waterways shall not be used as connecting strips. Areas within connecting strips must be considered when determining if the proposed Enterprise Zone meets one of the eligibility tests set forth in subsection (f).
2. The proposed addition must meet one of the criteria outlined below and the area must be consistent with the character, purposes and objectives of the established zone, and not detrimental to the public and private interests served by the established zone.

OPTION 1: The proposed addition must provide an immediate substantial utility or benefit to the established zone and/or its residents or businesses by:

1. creating or retaining specific jobs; or,
2. removing or correcting an impediment to economic development which exists in the established zone; or,
3. stimulating neighborhood residential or commercial revitalization.

Specific commitments, plans and timetables must be provided to show a high degree of likelihood that inclusion of the area will cause, or be an essential ingredient in achieving, the intended utility or beneficial result.

Option 1 Instructions

Under Option 1, specific development commitment(s) must occur within the two year period following the proposed boundary change. Evidence of development commitment must include: the name of the business, the name of the taxpayer if different than that of the business; the product or service provided; current employment; project scope; estimated cost of the project; estimated construction start and completion dates; construction plans; evidence of financial commitment from financial institutions and/or state, local or federal governments; and, written contracts.

**ADD TERRITORY APPLICATION – Opt. 1
ENTERPRISE ZONE PROGRAM**

Complete "APPLICATION TO ADD TERRITORY - OPTION 1" if you intend to qualify the proposed addition as an area that provides an immediate (2 years or less) substantial utility or benefit to the established zone and/or its residents or businesses by: creating or retaining specific jobs; or removing or correcting an impediment to economic development which exists in the established zone; or, stimulating neighborhood residential or commercial revitalization.

PART A: LEGAL APPLICANT

Type of Application: Single _____ Joint X
(If Joint Application, provide information for each applicant.)
Name of Jurisdiction SPRINGFIELD/SANGAMON COUNTY

Street/P.O. Box 800 E. MONROE, RM 108 Zip Code 62701

City SPRINGFIELD County SANGAMON

Chief Elected Official KAREN A. DAVIS

Zone Administrator TERI WHITFIELD Phone (217) 789-2377

Type of Applicant: City X County _____

Name of Jurisdiction SPRINGFIELD/SANGAMON COUNTY

Street/P.O. Box 200 S. NINTH, RM 202 Zip Code 62701

City SPRINGFIELD County SANGAMON

Chief Elected Official ANDY VANMETER

Zone Administrator TERI WHITFIELD Phone (217) 789-2377

Type of Applicant: City _____ County X

Name of Jurisdiction _____

Street/P.O. Box _____ Zip Code _____

City _____ County _____

Chief Elected Official _____

Zone Administrator _____ Phone () _____

Type of Applicant: City _____ County _____

Note: Submit one application that includes an original ordinance(s), intergovernmental agreement and taxing district resolutions plus 2 certified copies of the ordinances, intergovernmental agreement and taxing district resolutions. All attachments must be 8-1/2" x 11", excluding maps. The format of this application may be reproduced and completed in an expanded form provided the final application is presented in bound form or loose leaf notebook. All pages must be numbered in sequence and attachments labeled.

PART B: DESCRIPTIVE INFORMATION

1. Total area of the existing enterprise zone: 7.72 square miles
2. Area of the proposed addition: Acres 6.578 Square Miles 0.0102
3. Population of the proposed addition: 5,492
4. Is the proposed addition contiguous with the enterprise zone:
Yes X No _____

PART C. PURPOSE OF AMENDMENT

Please see Attached (Part C)

PART D. ELIGIBILITY CRITERION

1. Describe and document the specific development commitment (s) that will occur within the two year period following the proposed boundary change. Such information must include: project scope; estimated cost of the project; timeline for completing project milestones; project start and completion dates; construction plans or schematics; construction permit data; and, evidence of financial commitment from financial institutions and/or local, state or federal government. Indicate the **name of the business(es), the Federal Employers' Identification Number (FEIN) for each project, the Illinois Business Tax (IBT) Number for each project, the address of the proposed project (s), a contact person for each project, the product or service provided and current employment.** Project documentation is to be provided or certified by the business(es) involved.

2. Describe how, and the extent to which, the above described project impacts at least one of the following:
 - a. job creation or retention;

 - b. removal or correction of an impediment to economic development that exists in the established zone (describe the obstacle to economic activity and indicate the cause, nature, extent and how the obstacle is impacting economic development); or,

 - c. stimulation of neighborhood residential or commercial revitalization.

Please see Attached (Part D)

PART E. DEVELOPMENT GOALS AND OBJECTIVES

Describe how the proposed boundary change meets specific objectives of the local enterprise zone program and plan.

Please see Attached (Part E)

PART F. COMMUNITY SUPPORT

Describe the input, assistance, resources and commitments which public and private sector entities provided in the development of this application or will provide in the implementation of the plan. Letters from individuals, business, labor, community or other groups in support of this application may be attached. However, letters of commitment in support of activities (e.g., technical assistance, financial assistance, business management information, jobs, job training and other appropriate types of assistance or actions) which will help to accomplish the proposed enterprise zone objectives are of greater significance.

Please see attached letters of support

PART G. DEPARTMENT OF AGRICULTURE APPROVAL

Please complete the attached Agricultural Site Review Information sheet and send it in to the Department of Agriculture, prior to submitting this application in to the Department of Commerce and Economic Opportunity. This form can also be found at the following website: www.agr.state.il.us/pdf/agrsitereview.pdf . Completed forms should be sent/faxed to the address listed on page one of the form. Submit a copy of the Department of Agriculture approval letter for the proposed projects in with this application.

PART H. APPLICANT CERTIFICATION

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant.

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

Springfield/Sangamon County IL
Designating Unit of Government

Chief Elected Official or Designee

Date

Title

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

Designating Unit of Government

A.V. [Signature]
Chief Elected Official or Designee

Chairman

Date

Title

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

Designating Unit of Government

Chief Elected Official or Designee

Date

Title

Public Hearing & Transcripts

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CITY OF SPRINGFIELD
SPRINGFIELD/SANGAMON COUNTY
ENTERPRISE ZONE

PUBLIC HEARING

PROPOSED ENTERPRISE ZONE EXPANSION
IN THE MATTER OF:
LEVI, RAY & SHOUP

FEBRUARY 6, 2017
10:00 a.m.

3000 PROFESSIONAL DRIVE
SPRINGFIELD, ILLINOIS

TRANSCRIPT OF PROCEEDINGS

1 PRESENT:
2 Ms. Teri Whitfield
3 Ms. Jessica Weitzel
4 Mr. Steve McClure
5 Mr. Adam Solomon
6 Mr. Abe Forsyth
7 Mr. Greg Matthews

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1 PROCEEDINGS

2 MS. WHITFIELD: I'd like to call the
3 meeting to order. It's 10 a.m. on Monday, February
4 6th.

5 I am Teri Whitfield, the City of
6 Springfield, the Zone Administrator for the
7 Springfield/Sangamon County.

8 I would like to note that this public
9 hearing is being held as a requirement of the
10 Illinois Department of Commerce and Economic
11 Opportunity and is a part of the application to
12 amend territory to the zone.

13 Today's hearing is to request property
14 to the Springfield/Sangamon County Zone. The
15 designation will assist in the development of 6.5
16 acres, or less, located at 2401 West Monroe and
17 will create approximately 45 to 70 jobs over the
18 next three years. The company known as Levi, Ray &
19 Shoup requests the expansion of this EZ as they
20 look to expand operations at their current
21 facility.

22 The Enterprise Zone allows businesses,
23 residential, or commercial projects within the zone
24 to receive various tax credits and receive

1 abatements on taxes assessed on improvements to
2 real property.

3 Building materials purchased for new
4 construction or rehabilitation of a building and
5 physically incorporated into real property are
6 exempt from all sales tax provided that a building
7 permit and project application is required.

8 New construction or rehabilitation of
9 property located within the zone may qualify for
10 property tax abatements of the City or the Sangamon
11 County portion of real estate taxes based on the
12 increase in assessed value of property due to the
13 improvements. No abatement shall include both
14 Sangamon or City of Springfield property taxes.

15 At this time I would like to ask for
16 comments and questions from the public. If you
17 would like to speak, please do so.

18 (No response)

19 MS. WHITFIELD: No questions? Okay.
20 No further comments or questions, then I would like
21 to adjourn this meeting.

22 (The meeting adjourned at 10:03 a.m.)

23

24

1 CERTIFICATE OF REPORTER
2 STATE OF ILLINOIS)
) ss
3 COUNTY OF SANGAMON)
4 I, DOROTHY J. HART, a Registered
5 Professional Reporter and Certified Shorthand
6 Reporter within and for the State of Illinois, do
7 hereby certify that the foregoing proceedings were
8 taken by me to the best of my ability and
9 thereafter reduced to typewriting under my
10 direction; that I am neither counsel for, related
11 to, nor employed by any of the parties involved in
12 this proceeding, and further that I am not a
13 relative or employee of any attorney or counsel
14 employed by the parties thereto, nor financially or
15 otherwise interested in the outcome of the action.
16
17
18
19
20
21 Registered Professional Reporter
Certified Shorthand Reporter
Illinois CSR No. 084-001390
22
23
24

IN RE: LEVI, RAY & SHOUP 2/6/2017

<p>A</p> <p>a.m 1:14 3:3 4:22 abatement 4:13 abatements 4:1 4:10 Abe 2:6 ability 5:8 acres 3:16 action 5:15 Adam 2:5 adjourn 4:21 adjourned 4:22 Administrator 3:6 allows 3:22 amend 3:12 application 3:11 4:7 approximately 3:17 assessed 4:1,12 assist 3:15 attorney 5:13</p> <hr/> <p>B</p> <p>based 4:11 best 5:8 building 4:3,4,6 businesses 3:22</p> <hr/> <p>C</p> <p>call 3:2 CERTIFICA... 5:1 Certified 5:5,21 certify 5:7 City 1:1 3:5 4:10 4:14 comments 4:16 4:20 Commerce 3:10 commercial 3:23 company 3:18 construction 4:4</p>	<p>4:8 counsel 5:10,13 County 1:2 3:7 3:14 4:11 5:3 create 3:17 credits 3:24 CSR 5:21 current 3:20</p> <hr/> <p>D</p> <p>Department 3:10 designation 3:15 development 3:15 direction 5:10 DOROTHY 5:4 DRIVE 1:17 due 4:12</p> <hr/> <p>E</p> <p>Economic 3:10 employed 5:11 5:14 employee 5:13 Enterprise 1:3,8 3:22 estate 4:11 exempt 4:6 expand 3:20 expansion 1:8 3:19 EZ 3:19</p> <hr/> <p>F</p> <p>facility 3:21 February 1:13 3:3 financially 5:14 foregoing 5:7 Forsyth 2:6 further 4:20 5:12</p> <hr/> <p>G</p> <p>Greg 2:7</p>	<p>H</p> <p>HART 5:4 hearing 1:6 3:9 3:13 held 3:9</p> <hr/> <p>I</p> <p>Illinois 1:18 3:10 5:2,6,21 improvements 4:1,13 include 4:13 incorporated 4:5 increase 4:12 interested 5:15 involved 5:11</p> <hr/> <p>J</p> <p>J 5:4 Jessica 2:3 jobs 3:17</p> <hr/> <p>K</p> <p>known 3:18</p> <hr/> <p>L</p> <p>Levi 1:10 3:18 located 3:16 4:9 look 3:20</p> <hr/> <p>M</p> <p>materials 4:3 MATTER 1:9 Matthews 2:7 McClure 2:4 meeting 3:3 4:21 4:22 Monday 3:3 Monroe 3:16</p> <hr/> <p>N</p> <p>neither 5:10 new 4:3,8 note 3:8</p> <hr/> <p>O</p>	<p>Okay 4:19 operations 3:20 Opportunity 3:11 order 3:3 outcome 5:15</p> <hr/> <p>P</p> <p>part 3:11 parties 5:11,14 permit 4:7 physically 4:5 please 4:17 portion 4:11 PRESENT 2:1 proceeding 5:12 proceedings 1:22 3:1 5:7 Professional 1:17 5:5,20 project 4:7 projects 3:23 property 3:13 4:2,5,9,10,12 4:14 PROPOSED 1:8 provided 4:6 public 1:6 3:8 4:16 purchased 4:3</p> <hr/> <p>Q</p> <p>qualify 4:9 questions 4:16 4:19,20</p> <hr/> <p>R</p> <p>Ray 1:10 3:18 real 4:2,5,11 receive 3:24,24 reduced 5:9 Registered 5:4 5:20 rehabilitation 4:4,8 related 5:10 relative 5:13</p>	<p>Reporter 5:1,5,6 5:20,21 request 3:13 requests 3:19 required 4:7 requirement 3:9 residential 3:23 response 4:18</p> <hr/> <p>S</p> <p>sales 4:6 Sangamon 4:10 4:14 5:3 Shorthand 5:5 5:21 Shoup 1:10 3:19 Solomon 2:5 speak 4:17 Springfield 1:1 1:18 3:6 4:14 Springfield/Sa... 1:2 3:7,14 ss 5:2 State 5:2,6 Steve 2:4</p> <hr/> <p>T</p> <p>taken 5:8 tax 3:24 4:6,10 taxes 4:1,11,14 Teri 2:2 3:5 teritory 3:12 thereto 5:14 three 3:18 time 4:15 Today's 3:13 TRANSCRIPT 1:22 typewriting 5:9</p> <hr/> <p>U</p> <hr/> <p>V</p> <p>value 4:12 various 3:24</p> <hr/> <p>W</p>
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MIDWEST LITIGATION SERVICES

www.midwestlitigation.com

Phone: 1.800.280.3376

Fax: 314.644.1334

IN RE: LEVI, RAY & SHOUP 2/6/2017

Weitzel 2:3 West 3:16 Whitfield 2:2 3:2,5 4:19				
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Y				
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MIDWEST LITIGATION SERVICES

THE STATE
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MEDIA
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January 31, 2017

Office of Planning & Economic Dev
800 E Monroe; Room 108
Springfield, IL 62701

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Certificate # 17-138

Dates Legal Notice Printed: January 29, 2017

Area for inclusion

Total \$194.79

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The State Journal-Register
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Springfield, IL 62705-0219**

Certificate of Publication in THE STATE JOURNAL-REGISTER by GateHouse Media Illinois Holdings, Inc.

STATE OF ILLINOIS
COUNTY OF SANGAMON SS

GATEHOUSE MEDIA ILLINOIS HOLDINGS, INC., DOES HEREBY CERTIFY:

That it is a corporation duly organized and existing under the laws of the State of Illinois;

That it is the publisher of *The State Journal-Register*, a secular daily newspaper printed and published in the City of Springfield, in Sangamon County, Illinois, and of general circulation in said City, County and State; and that it is a newspaper as defined in "An Act to revise the law in relation to notices" - Illinois Compiled Statutes, Chapter 715 Sections 1 and 5.

That a notice of which the annexed is a true copy has been regularly published in said newspaper one time each day: that the first publication of said notice was on the twenty-ninth day of January, 2017, and the last publication thereof was on the twenty-ninth day of January, 2017,

That the face of type in which each publication of said notice was printed was the same as the body of type used in the classified advertising in the newspaper in which said publication was made;

That said *The State Journal-Register* has been regularly published in said City, County and State for at least one year Prior to publication of said notice.

In WITNESS WHEREOF, said GateHouse Media Illinois Holdings, Inc., publisher as aforesaid, has executed this Certificate of Publication by its Officer or Agent thereunto duly authorized this twenty-ninth day of January, 2017.

GATEHOUSE MEDIA ILLINOIS HOLDINGS, INC.

By 
ITS VICE PRESIDENT

Printer's Fee \$194.79

No. 17-138

Legal Notices

The City of Springfield, Office of Planning & Economic Development and Sangamon County makes available for public examination and comment, a proposed expansion of the Springfield/Sangamon County Enterprise Zone.

The area being considered for inclusion is described as: Part of the East Half of Section 31, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence southwest along the north Right-of-Way line of Monroe Street, 1320.06 feet; thence northwest 225.38 feet to the southeasterly line of Farragut Drive; thence northeasterly 601.59 feet to the southwesterly line of Mountcastle Road; thence southeasterly along the southwesterly line of Mountcastle Road 49.97 feet to an extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition; thence northeasterly 202.49 feet along the extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition to the southeasterly corner of Lot 13; thence northwesterly 74.95 feet to the southeasterly line of Farragut Drive; thence northeasterly 397.49 feet along to the southeasterly line of Farragut Drive to the northeasterly corner of Lot 15 in said Pasfield Park West Seventh Addition; thence southeasterly along the northeasterly line of said lot 15 a distance of 239.91 feet to the point of beginning, containing 6.578 acres, more or less.

The public hearing will be held at 10:00am on Monday February 6, 2017 at Express Employment Professionals, 3000 Professional Drive. Copies of the proposed legal description and/or proposed maps and related information will be available at the hearing and will be available at Office of Planning & Economic Development, 800 E. Monroe RM 106). For questions concerning this expansion, please call the Office of Planning & Economic Development at 217-789-2377.

James O. Langfelder
Mayor
Karen A. Davis
Director
Andy Van Meter
County Chair

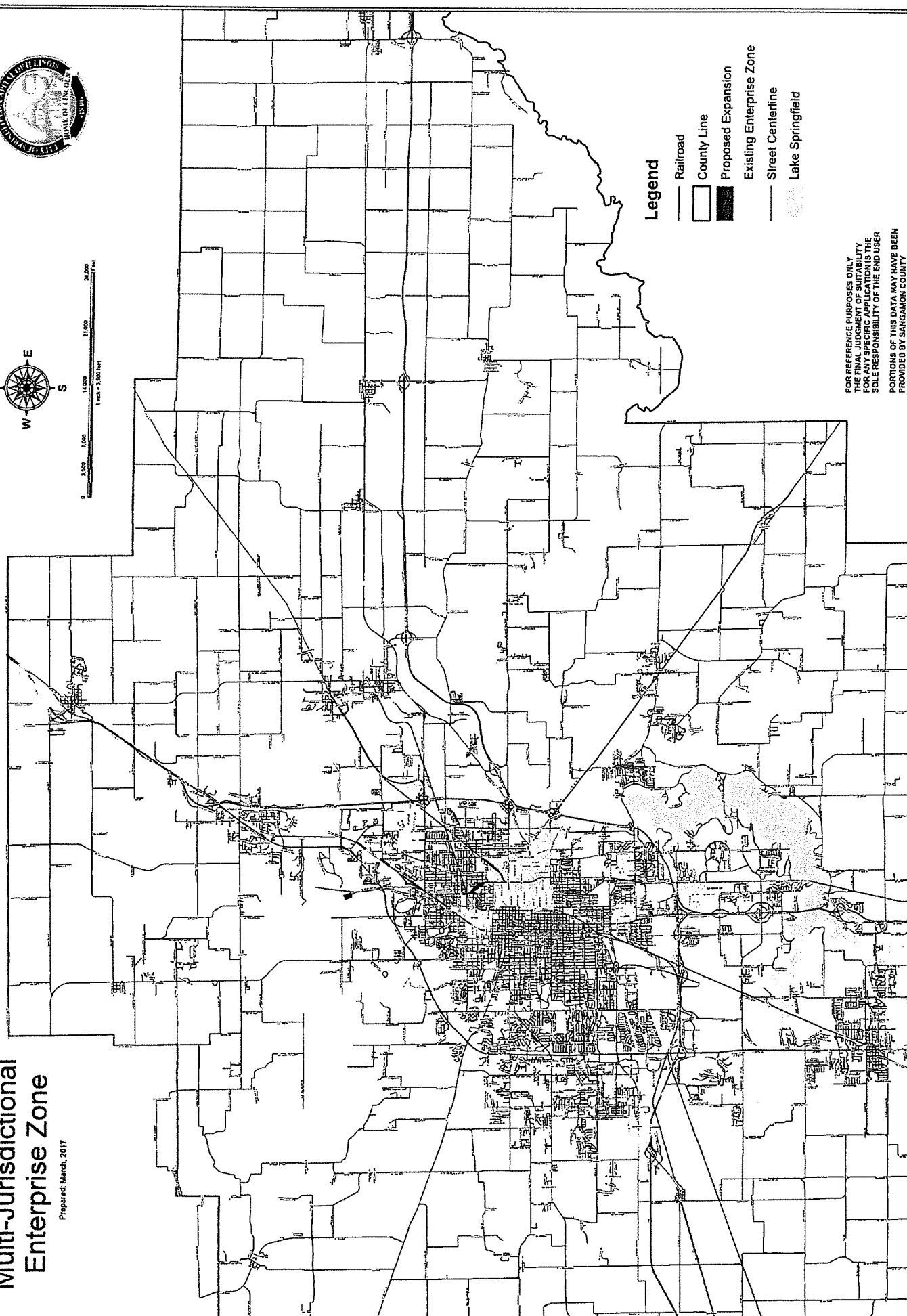
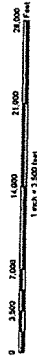
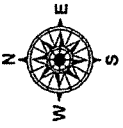
Legal Description,
Connectors, Map & PIN #'S

Proposed Pin Numbers







- 14-31.0-401-024
- 14-31.0-401-058
- 14-31.0-405-007
- 14-31.0-405-006
- 14-31.0-405-004

Multi-Jurisdictional Enterprise Zone

Prepared: March, 2017



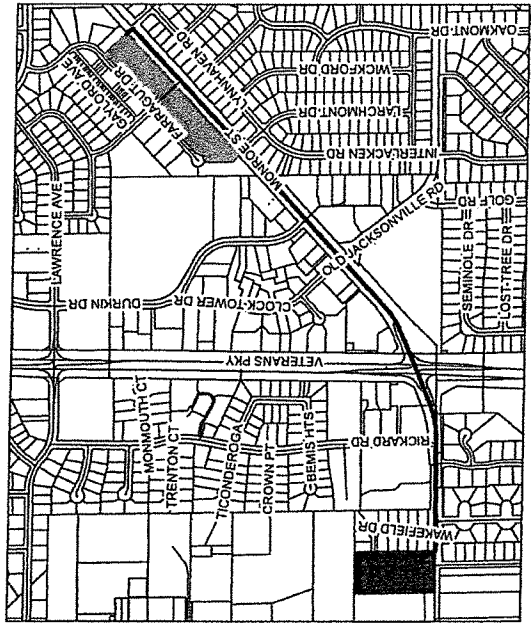
Legend

-  Railroad
-  County Line
-  Proposed Expansion
-  Existing Enterprise Zone
-  Street Centerline
-  Lake Springfield

FOR REFERENCE PURPOSES ONLY
THE FINAL JUDGMENT OF SUITABILITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER
PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SANGAMON COUNTY

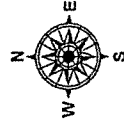


PARCEL 58



Legend

- Connector
- Parcel 53
- Parcel 58



1 inch = 150 feet

PROPOSED
PARCEL 58
ENTERPRISE ZONE
CITY OF SPRINGFIELD

Prepared: January, 2017



EXHIBIT "A"

FOR REFERENCE PURPOSES ONLY
THE FINAL JUDGMENT OF SUITABILITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER
PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SANGAMON COUNTY

ENTERPRISE ZONE

PARCEL 58

Part of the East Half of Section 31, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence southwesterly along the north Right-of-Way line of Monroe Street, 1320.06 feet; thence northwesterly 72.38 feet; thence northerly 225.38 feet to the southeasterly line of Farragut Drive; thence northeasterly 601.59 feet to the southwesterly line of Mountcastle Road; thence southeasterly along the southwesterly line of Mountcastle Road 49.97 feet to an extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition; thence northeasterly 202.49 feet along the extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition to the southwesterly corner of Lot 13; thence northwesterly 74.95 feet to the southeasterly line of Farragut Drive; thence northeasterly 397.49 feet along to the southeasterly line of Farragut Drive to the northeasterly corner of Lot 15 in said Pasfield Park West Seventh Addition; thence southeasterly along the northeasterly line of said lot 15 a distance of 239.91 feet to the point of beginning, containing 6.578 acres, more or less.

CONNECTOR

Beginning at the Southeast corner of Parcel 53; thence easterly 1436.79 feet, along the centerline of Old Jacksonville Road to the intersection of the South bound lane of Veterans Parkway; thence northeasterly 3620.06 feet along the centerline of Monroe Street, to a point at right angle to the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence northwesterly 55.56 feet to the Southeast corner of said Lot 15, also being the point of beginning of Parcel 58.

Designating Ordinances/IGA

STATE OF ILLINOIS)
)
SANGAMON COUNTY)

SS

CERTIFICATION OF CITY CODE

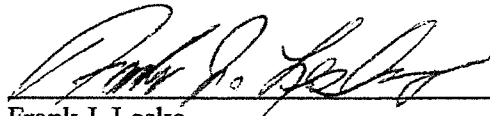
I, Frank J. Lesko, City Clerk Of The City Of Springfield, In The County Of Sangamon And State Of Illinois, Do Hereby Certify That The Attached Documents Are A True And Correct Copy Of:

ORDINANCE: 077-02-17

AN ORDINANCE AMENDING ORDINANCE 426-12-14 ESTABLISHING THE SPRINGFIELD/SANGAMON COUNTY ENTERPRISE ZONE, ENTERPRISE ZONE DESIGNATION - TAX ABATEMENT AND ORDINANCE 425-12-14, AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH SANGAMON COUNTY REGARDING THE ENTERPRISE ZONE BY EXTENDING THE TERRITORIAL BOUNDARIES TO INCLUDE PROPERTY LOCATED AT 2401 W. MONROE STREET AND 4050 COLOR PLANT ROAD, AS AMENDED

As Recorded In The Office Of The City Clerk For The City Of Springfield, Illinois.

(SEAL)



Frank J. Lesko
City Clerk

Frank J. Lesko
City Clerk
Municipal Center West
Room 106
Springfield, IL. 62701
Ph: 217/789-2216

STATE OF ILLINOIS)
)
SANGAMON COUNTY) SS

CERTIFICATION OF CITY CODE

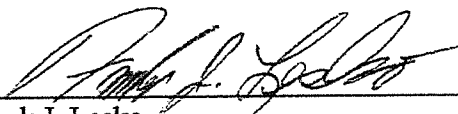
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(SEAL)



Frank J. Lesko
City Clerk

Frank J. Lesko
City Clerk
Municipal Center West
Room 106
Springfield, IL. 62701
Ph: 217/789-2216

77-02-17

AN ORDINANCE AMENDING ORDINANCE 426-12-14 ESTABLISHING THE SPRINGFIELD/SANGAMON COUNTY ENTERPRISE ZONE, ENTERPRISE ZONE DESIGNATION – TAX ABATEMENT AND ORDINANCE 425-12-14, AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH SANGAMON COUNTY REGARDING THE ENTERPRISE ZONE BY EXTENDING THE TERRITORIAL BOUNDARIES TO INCLUDE PROPERTY LOCATED AT 2401 W. MONROE STREET AND 4050 COLOR PLANT ROAD, AS AMENDED

WHEREAS, the City of Springfield is a home rule unit as defined in Article VII, Section 6(a) of the 1970 Illinois Constitution and has jurisdiction over matters pertaining to its government and affairs; and

WHEREAS, ordinances 425-12-14 and 426-12-14, established and authorized an intergovernmental agreement for the Springfield/Sangamon County Enterprise Zone (SSCEZ) providing for certain tax incentives and reimbursements therein; and

WHEREAS, pursuant to Section 5.4(a) (I) of the Illinois Enterprise Zone Act (20 ILCS 655/1, *et seq*) the City and County desire to alter the boundaries of the SSCEZ by extending the territorial boundaries to include property located at 2401 W. Monroe as further described on attached Exhibit A and the property located at 4050 Color Plant Road as further described on attached Exhibit B; and

WHEREAS, upon due notice, a public hearing was held on February 6, 2017, as required by the provisions of the Illinois Enterprise Zone Act.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS:

Section 1: That ordinances 425-12-14 and 426-12-14 are hereby amended to extend the territorial boundaries of the Springfield/Sangamon County Enterprise Zone by including property located at 2401 W. Monroe as further described on attached Exhibit A and the property located at 4050 Color Plant Road as further described on attached Exhibit B.


Section 2: That the Director of the Office of Economic Development of the City of Springfield is hereby authorized and directed to submit an Enterprise Zone amendment application to DCEO pursuant to the terms of the Illinois Enterprise Zone Act and the rules and regulations promulgated under the Act. The Director is authorized and directed to cooperate with DCEO to ensure that all necessary information is provided to DCEO.

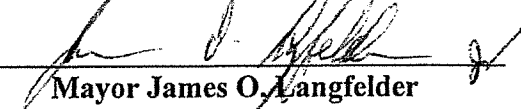
Section 3: That this ordinance shall become effective immediately upon the approval of the application and this ordinance by DCEO and the filing of a certified copy of this amending ordinance with the Sangamon County Recorder of Deeds and the Secretary of State.

PASSED: Feb. 21, 2017

SIGNED: Feb. 23, 2017


RECORDED: Feb. 23, 2017

ATTEST: 
City Clerk Frank J. Lesko


Mayor James O. Langfelder

Requested by:
Mayor James O. Langfelder

Approved as to legal sufficiency:


Office of Corporation Counsel / Date

77-02-177

AN ORDINANCE AMENDING ORDINANCE 426-12-14 ESTABLISHING THE SPRINGFIELD/SANGAMON COUNTY ENTERPRISE ZONE, ENTERPRISE ZONE DESIGNATION – TAX ABATEMENT AND ORDINANCE 425-12-14, AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH SANGAMON COUNTY REGARDING THE ENTERPRISE ZONE BY EXTENDING THE TERRITORIAL BOUNDARIES TO INCLUDE PROPERTY LOCATED AT 2401 W. MONROE STREET AND 4050 COLOR PLANT ROAD, AS AMENDED

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WHEREAS, pursuant to Section 5.4(a) (l) of the Illinois Enterprise Zone Act (20 ILCS 655/1, *et seq*) the City and County desire to alter the boundaries of the SSCEZ by extending the territorial boundaries to include property located at 2401 W. Monroe as further described on attached Exhibit A and the property located at 4050 Color Plant Road as further described on attached Exhibit B; and

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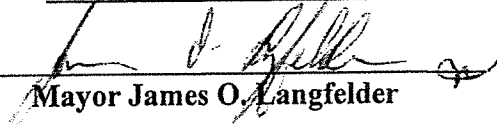
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PASSED: Feb 21, 2017

SIGNED: Feb. 23, 2017

RECORDED: Feb. 23, 2017



Mayor James O. Langfelder

ATTEST: 

City Clerk Frank J. Lesko

Requested by:
Mayor James O. Langfelder

Approved as to legal sufficiency:



Office of Corporation Counsel / Date

077-02-175

AN ORDINANCE AMENDING ORDINANCE 426-12-14 ESTABLISHING THE SPRINGFIELD/SANGAMON COUNTY ENTERPRISE ZONE, ENTERPRISE ZONE DESIGNATION - TAX ABATEMENT AND ORDINANCE 425-12-14, AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH SANGAMON COUNTY REGARDING THE ENTERPRISE ZONE BY EXTENDING THE TERRITORIAL BOUNDARIES TO INCLUDE PROPERTY LOCATED AT 2401 W. MONROE STREET AND 4050 COLOR PLANT ROAD, AS AMENDED

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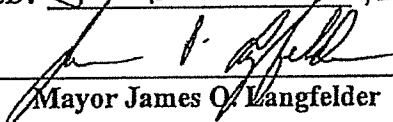
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PASSED: Feb 21, 2017

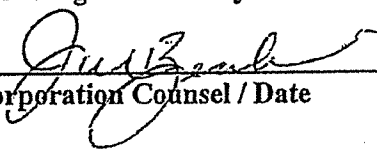
SIGNED: Feb 23, 2017

RECORDED: Feb 23, 2017


Mayor James O. Langfelder

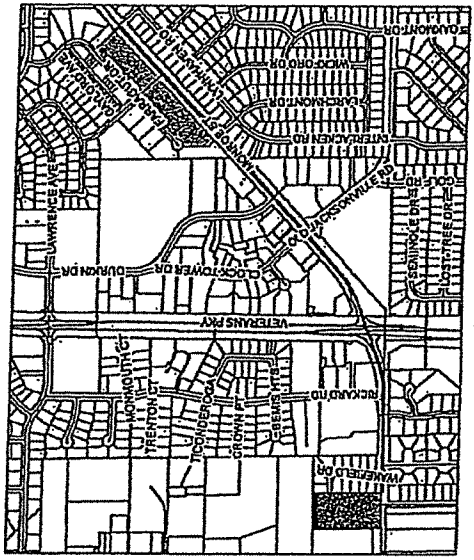
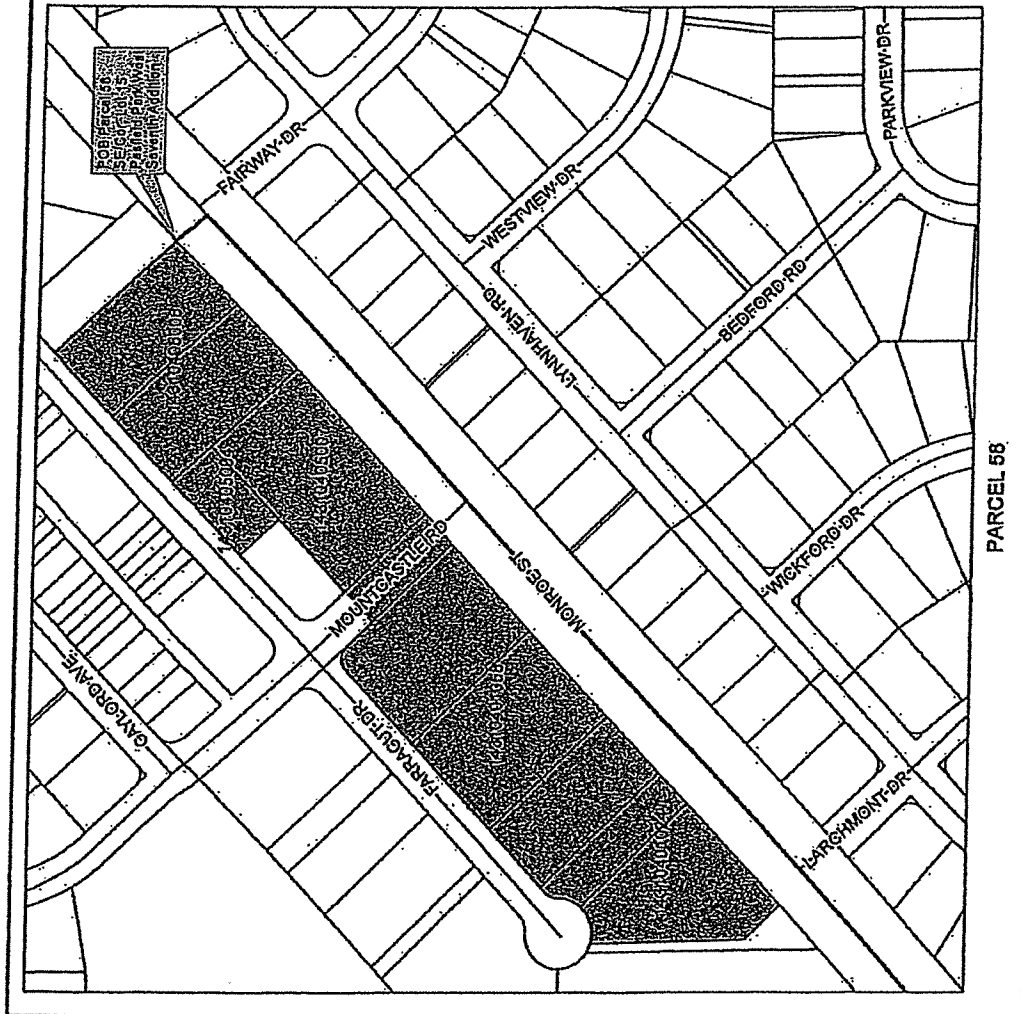
ATTEST: 
City Clerk Frank J. Lesko

Requested by:
Mayor James O. Langfelder

Approved as to legal sufficiency:

Office of Corporation Counsel / Date

077-02-17

077-02-17



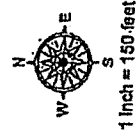
Legend

- Connector
- ▨ Parcel 53
- ▩ Parcel 58

PROPOSED
PARCEL 58
ENTERPRISE ZONE
CITY OF SPRINGFIELD
Prepared: January, 2017



EXHIBIT A



FOR REFERENCE PURPOSES ONLY
THE FINAL JUDGMENT OF SUITABILITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER
PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SAHARRON COUNTY.

ENTERPRISE ZONE

PARCEL 58

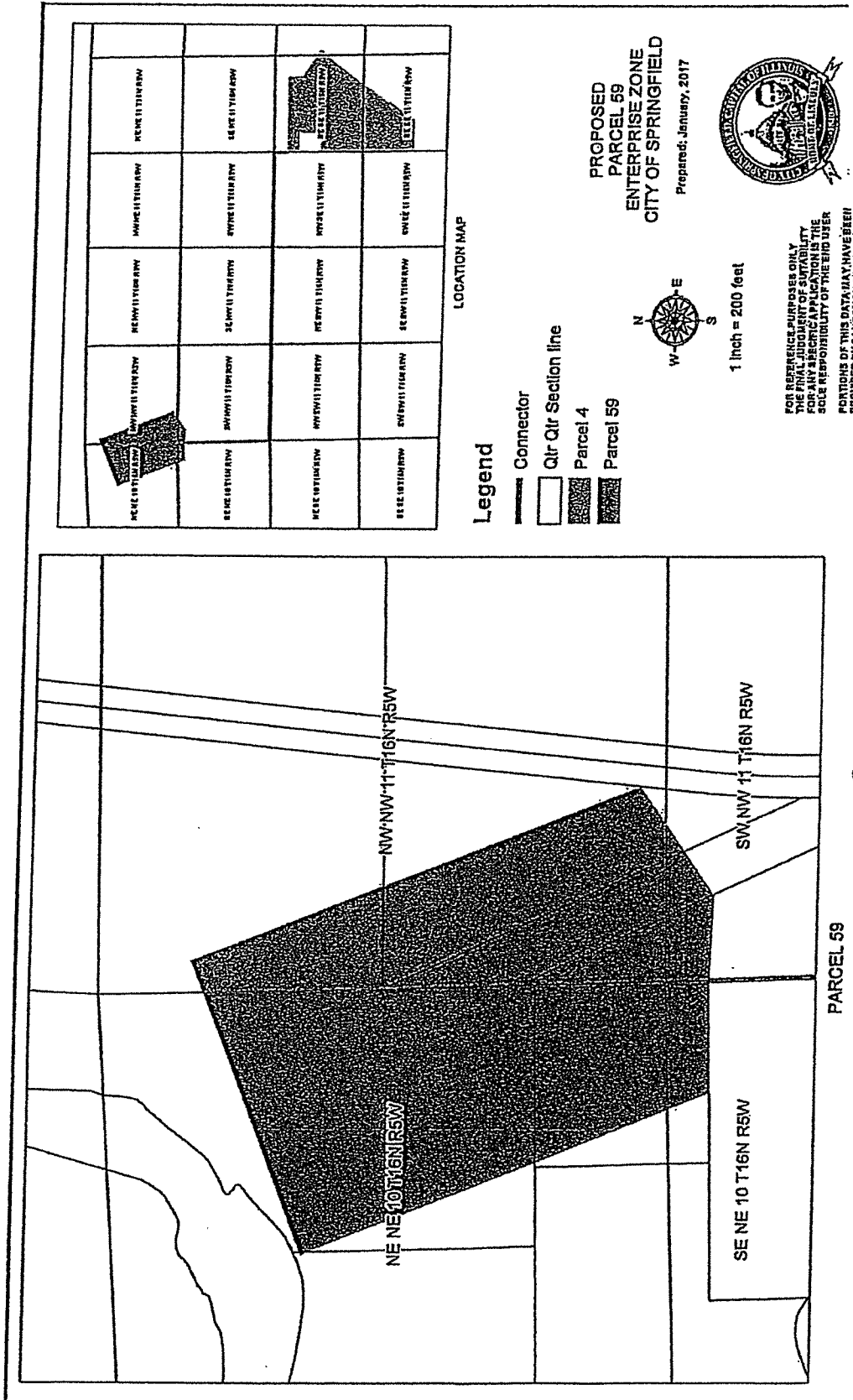
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Beginning at the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence southwesterly along the north Right-of-Way line of Monroe Street, 1320.06 feet; thence northwesterly 72.38 feet; thence northerly 225.38 feet to the southeasterly line of Farragut Drive; thence northeasterly 601.59 feet to the southwesterly line of Mountcastle Road; thence southeasterly along the southwesterly line of Mountcastle Road 49.97 feet to an extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition; thence northeasterly 202.49 feet along the extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition to the southwesterly corner of Lot 13; thence northwesterly 74.95 feet to the southeasterly line of Farragut Drive; thence northeasterly 397.49 feet along to the southeasterly line of Farragut Drive to the northeasterly corner of Lot 15 in said Pasfield Park West Seventh Addition; thence southeasterly along the northeasterly line of said lot 15 a distance of 239.91 feet to the point of beginning, containing 6.578 acres, more or less.

CONNECTOR

Beginning at the Southeast corner of Parcel 53; thence easterly 1436.79 feet, along the centerline of Old Jacksonville Road to the intersection of the South bound lane of Veterans Parkway; thence northeasterly 3620.06 feet along the centerline of Monroe Street, to a point at right angle to the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence northwesterly 55.56 feet to the Southeast corner of said Lot 15, also being the point of beginning of Parcel 58.

077-02-17-



Enterprise Zone

PARCEL 59

Part of the Northwest Quarter of Section 11 and part of the Northeast Quarter Section 10, all in Township 16 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, more particularly described as follows:

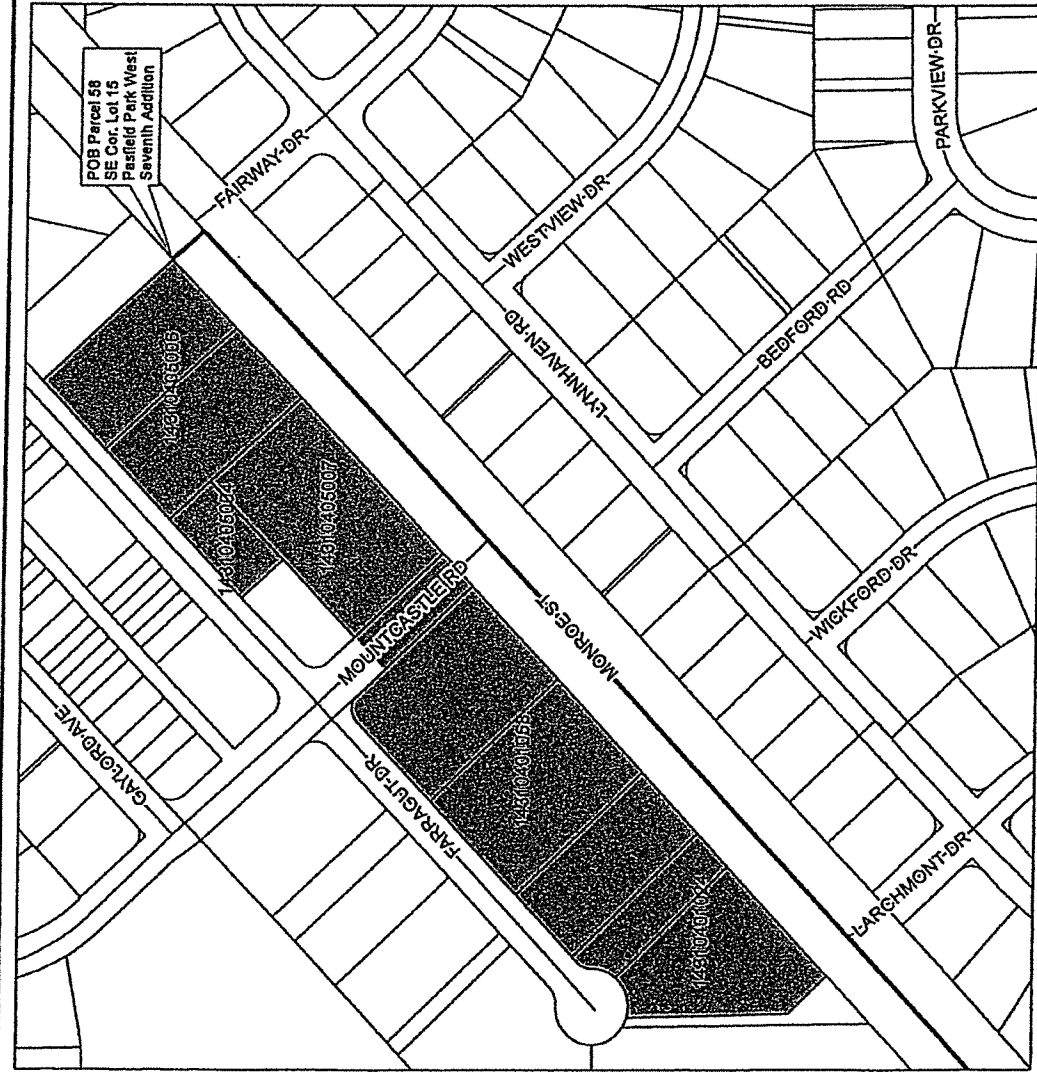
Commencing at the Southwest corner of said Northwest Quarter of Section 11; thence northerly on the West line of said Northwest Quarter, a distance of 1220.94 feet to the point of beginning.

From said point of beginning; thence deflecting 89 degrees 33 minutes 29 seconds left, a distance of 257.73 feet; thence deflecting 68 degrees 29 minutes 04 seconds right, a distance of 1030.00 feet; thence deflecting 90 degrees 00 minutes 00 seconds right, a distance of 725.00 feet; thence deflecting right 90 degrees 00 minutes 00 seconds right, a distance of 1127.44 feet, more or less, to a point on the West right of way line of the Illinois and Midland Railroad; thence southwesterly on said West right of way line, a chord distance of 55.00 feet; thence deflecting 62 degrees 26 minutes 37 seconds to the right, a distance of 359.09 feet; thence deflecting 20 degrees 38 minutes 47 seconds right, a distance of 125.69 feet to the point of beginning. Containing 18.93 acres, more or less

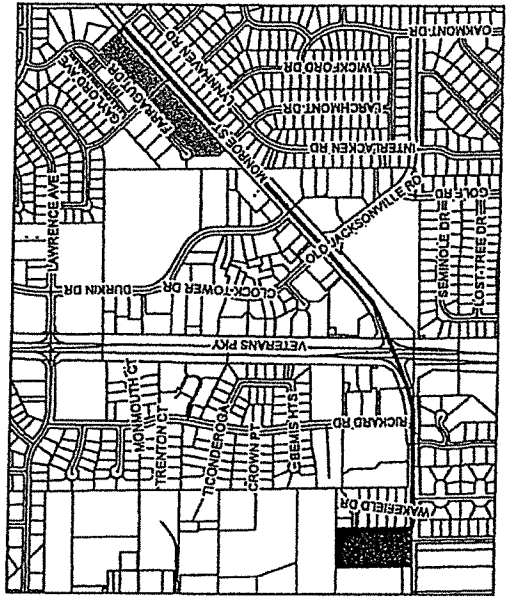
CONNECTOR

Beginning at the Northwest corner of Parcel 4; thence North 207.00 feet along the West line of the Northeast Quarter of the Southeast Quarter of said Section 11 to the South line of the North Half of said Section 11; thence West along the South line the North Half of said Section 11 to the Southwest corner of the Northwest Quarter of said Section 11; thence North along the West Line of the Northwest Quarter of said Section 11, a distance of 1220.94 feet to the South Line of Parcel 59.

077-02-17



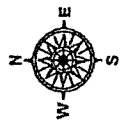
PARCEL 58



LOCATION MAP

Legend

- Connector
- ▨ Parcel 53
- Parcel 58



1 Inch = 150 feet

PROPOSED
PARCEL 58
ENTERPRISE ZONE
CITY OF SPRINGFIELD

Prepared: January, 2017



EXHIBIT A

FOR REFERENCE PURPOSES ONLY
THE CITY OF SPRINGFIELD ASSUMES NO LIABILITY
FOR ANY SPECIFIC ACTIONS OR THE
SOLE RESPONSIBILITY OF THE END USER
PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SANGAMON COUNTY

ENTERPRISE ZONE

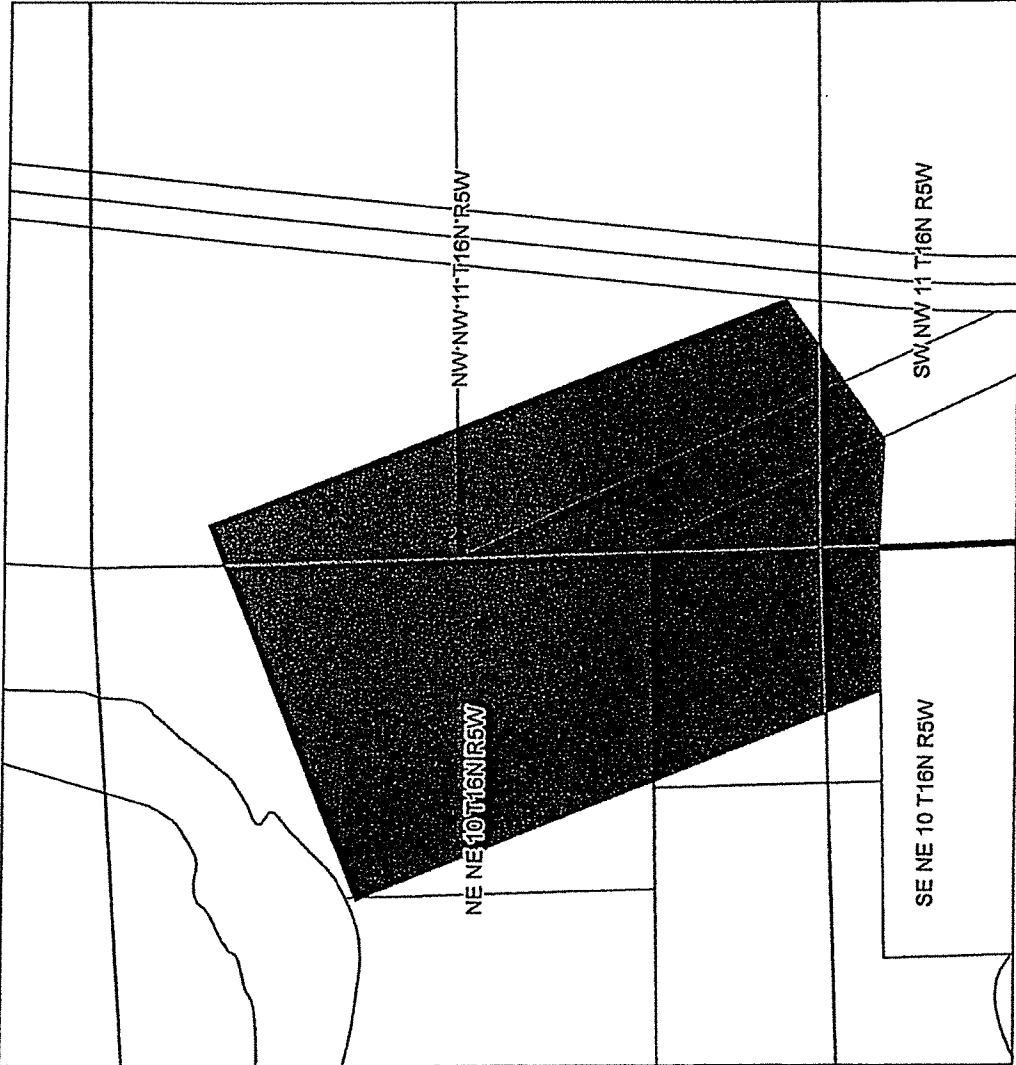
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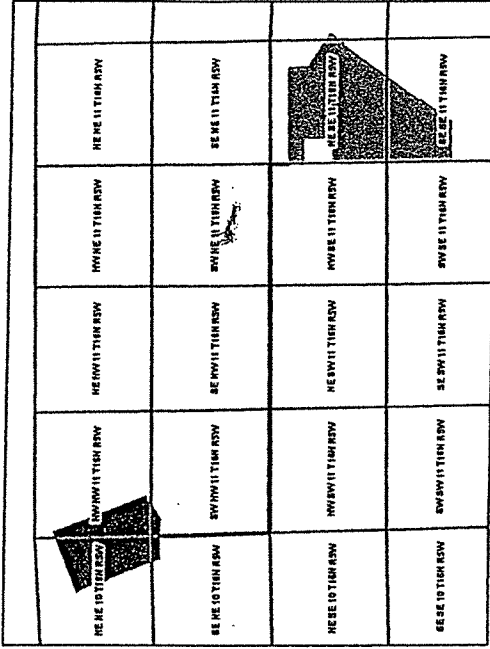
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CONNECTOR

Beginning at the Southeast corner of Parcel 53; thence easterly 1436.79 feet, along the centerline of Old Jacksonville Road to the intersection of the South bound lane of Veterans Parkway; thence northeasterly 3620.06 feet along the centerline of Monroe Street, to a point at right angle to the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence northwesterly 55.56 feet to the Southeast corner of said Lot 15, also being the point of beginning of Parcel 58.







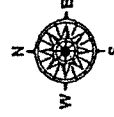
PARCEL 59



LOCATION MAP

Legend

-  Connector
-  Qtr Qtr Section line
-  Parcel 4
-  Parcel 59



1 inch = 200 feet

PROPOSED
PARCEL 59
ENTERPRISE ZONE
CITY OF SPRINGFIELD

Prepared: January, 2017



FOR REFERENCE PURPOSES ONLY.
THE FINAL JUDGMENT OF SUPLICITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER.
PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SANGMON COUNTY.

EXHIBIT B

Enterprise Zone

PARCEL 59

Part of the Northwest Quarter of Section 11 and part of the Northeast Quarter Section 10, all in Township 16 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter of Section 11; thence northerly on the West line of said Northwest Quarter, a distance of 1220.94 feet to the point of beginning.

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CONNECTOR

Beginning at the Northwest corner of Parcel 4; thence North 207.00 feet along the West line of the Northeast Quarter of the Southeast Quarter of said Section 11 to the South line of the North Half of said Section 11; thence West along the South line the North Half of said Section 11 to the Southwest corner of the Northwest Quarter of said Section 11; thence North along the West Line of the Northwest Quarter of said Section 11, a distance of 1220.94 feet to the South Line of Parcel 59.

ORDINANCE FACT SHEET

ORD. REQUEST FORM NO: OPED 637
DATE OF 1ST READING: 02-07-17

OFFICE REQUESTING: Office of Planning & Economic Development

CONTACT PERSON: Karen Davis
PHONE NUMBER: 789-2377

EMERGENCY PASSAGE: No Yes If yes, explain justification.

[Empty box for emergency justification]

TYPE OF ORDINANCE: Amending Ordinance FISCAL IMPACT: \$0.00

(If amending a previous ordinance, please attach a copy of the previous ordinance)

SUGGESTED TITLE:

Amending Ordinance #426-12-14 and the IGA #425-12-14, Amending the designating Enterprise Zone within the territorial boundaries of the Springfield/Sangamon County Enterprise Zone.

Please list supporting documentation (i.e., contract, agreement, change order, bid book, etc.)

Ordinance attached Legal for proposed addition at 4050 Color Plant Road.

IGA attached SPEIB, IL 62702

Legal for proposed addition at 2401 W. Monroe

CONTRACTOR / VENDOR NAME: SPEIB, IL 62704 VENDOR NO: _____

CONTRACT TERM: _____ Change in Scope Yes No

CONTRACT AMOUNT: n/a n/a
(Original amount if change order) Change Order # Additional Amount

Method of Purchase (check one)

Previous Ord #'s none

Low Bid Other: _____

Is Purchasing Agent approval required? No Yes

Low Bid Meeting Specs Exception: _____

Is Purchasing Agent approval attached? No Yes

Low Evaluated Bid Code Provision: _____

Accounting information (if more than four accounts, please attach list)

REVENUE

	Fund	Agency	Org	Activity	Object	Amount
1						
2						
3						
4						

EXPENDITURE

	Fund	Agency	Org	Activity	Object	Amount
1						
2						
3						
4						

COMMENTS

Amending Ordinance #426-12-14 and the IGA #425-12-14, by extending territory for the Springfield/Sangamon County Enterprise Zone by adding property located at 2401 W. Monroe (LRS) and 4050 Color Plant Road. (Solomon Colors).

FUNDS CHECK BY: _____ Date: _____
DIRECTOR / SUPERVISOR SIGNATURE Karen Davis Date: 1/30/17
CITY PURCHASING AGENT: _____ Date: _____

077-02-17

SIGN OFF: _____

(Mayor's Signature)

(Director of OBM)

10419

Purpose of Amendment

Part C

PURPOSE OF AMENDMENT

(PART C)

Under Title 14 Part 520 Section 520 Enterprise Zone Program Rules, the application to add new territory to the Enterprise Zone provides expansion based on two options. Option 1 requires a specific project plan and commitment that creates or retains jobs; or removes or corrects a specific impediment of economic development in the proposed area. Option 2 qualifies additional territory based on qualifications of poverty, low income, and unemployment and/or population loss.

The proposed area is adjacent to the current Springfield/Sangamon County Enterprise Zone. The area would be added into the Enterprise Zone under Option 1 and will retain approximately 300 full time jobs and will create 45-70, New Full-time jobs over the next three years. This project is estimated at \$20-25 million. The company currently employs 655 individuals on four different continents (300 at the Springfield, IL location).

Qualifying Criteria

Part D

ELIGIBILITY CRITERION

(PART D)

MLR Properties, LLC also known as Levi, Ray & Shoup, Inc. was founded in 1979 as a local computer consulting company and has grown into a global technology provider. The company currently employs 655 people throughout four different continents, **300 of those employees are located within the City of Springfield, IL.** The company anticipates an **additional 45-70 new positions** as operations grow in Springfield.

MLR Properties, LLC plans to tear down their existing four (site) buildings and replace with a single structure that consist of both office space and a parking garage. This new structure will connect to their main corporate building located at 2401 W. Monroe. The new office space will total 75,000 to 80,000 square feet and will allow the company to retain and attract their specific workforce.

The company will self-finance the **estimated \$20-\$25 million dollar project and anticipate construction to begin in the Spring/Summer of 2017 with an estimated project timeline of 18 months and completion in the winter of 2018.**

MLR Properties, LLC aka Levi, Ray & Shoup, Inc., is requesting the site be added to the Springfield Enterprise Zone.

- **FEIN – 37-1073724**
- **IBT # - 2071-7962**
- **Contact Person**
Greg Matthews, Vice President
2401 W. Monroe
Springfield, IL 62704
217-793-3800



2401 W. Monroe St
Springfield, IL 62704

P 217.793.2600
F 217.747.9979

LRS.com

January 11, 2017

Ms. Karen Davis
Director
Office of Planning & Economic Development
800 East Monroe
Springfield, IL 62701

Dear Ms. Davis:

Please accept this letter as the beginning of a formal request to expand the Enterprise Zone to LRS corporate headquarters on Monroe Street.

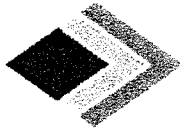
Levi, Ray, and Shoup, Inc. (LRS) was founded in 1979 as a local computer consulting company. Since then, LRS has grown into a global provider of information technology solutions and employs 655 people throughout North America, Europe, Asia and Australia. Since our founding, we have diversified and today offer products and services including printing software, consulting services, pension administration software, computer hardware, education and technical training, and website development and hosting. Although we have grown and expanded our reach globally, our headquarters remains in our hometown of Springfield where we first put down our roots.

LRS is performing due diligence on expanding our business headquarters in Springfield, Illinois and is seeking an Enterprise Zone extension to assist our new development that will help retain our current workforce and allow us to expand and grow our business in Springfield.

LRS currently has nine buildings on our campus of which the original four (situated between Monroe St. and Farragut Dr. and to the east of Mountcastle Rd.) are remote individual buildings not connected to the main campus. These older buildings do not all have the necessary building specifications required to attract and maintain our existing workforce. Our plan is to tear down these four buildings, consisting of approximately 40,000 square feet and replace with a single structure that consists of both office space and a parking garage.

The new office square footage would total 75,000 to 80,000 and would be a net increase of 35,000 – 40,000 square feet. The new addition would connect across Mountcastle Rd. to the main LRS campus. This new building will give LRS the ability to retain our current Springfield based employees as well as add additional jobs to the Springfield area. Our campus currently totals around 6.3 acres with approximately 2.7 acres to the east of Mountcastle Rd. and 3.6 acres to the west of Mountcastle Rd.

As noted above, LRS currently employs 655 people on four different continents with around 300 employees in Springfield. Over the next three years, we anticipate adding 45 – 70 jobs to



LRS

LEVI, RAY & SHoup INC.

2401 W. Monroe St
Springfield, IL 62704

P 217.495.3800
F 217.267.0979

LRS.com

bring our total employee count to 700 – 725. We believe this expansion of our international headquarters will allow our company to add the majority of the new jobs in Springfield so long as we are able to find qualified candidates.

Below is some basic information about the project and our company for the request to extend the Enterprise Zone for this project:

Project Cost: Estimated between \$20M - \$25M

Timeline: Break ground in Spring/Summer of 2017 with an estimated project timeline of 18 months and completion in the winter of 2018

Current job count: 655 (300 in Springfield) with 3 year projection of 700 – 725 total. Plans are for majority of 45 – 70 new positions to be located in Springfield based upon ability to hire and attract workforce at this location

Federal Employers Identification Number (FEIN): 37-1073724

Illinois Business Tax Number (IBT): 2071-7962

Financing: Current plans are for LRS to finance the construction

Site Plan: See Attachment

Parcels to be included: 14-31.0-401-024
14-31.0-401-058
14-31.0-405-007
14-31.0-405-006
14-31.0-405-004

Thank you for your consideration and please contact me if you have any questions. I will be the contact person for the project.

Sincerely,

Greg Matthews

Cc: James O. Langfelder, Mayor

February 7, 2017

Project Scope
#16-118

The project removes four light commercial office buildings, a maintenance building, and related parking.

The proposed project will construct a commercial office addition to the LRS office complex accessible to the existing offices via a skywalk over Montcastle Road. Key elements of the project include the following:

Office

Two levels of office space totaling 58,000 s.f. will accommodate 185 offices and work stations, an 84 seat auditorium/learning center, 2 computer laboratories, an A/V studio, 7 meeting/conference rooms, and support spaces designed to encourage collaboration.

Parking

The 101,250 s.f. parking garage with two levels of elevated parking will accommodate 254 cars. The parking garage will be designed to blend into the new and existing office complex.

Support Structure

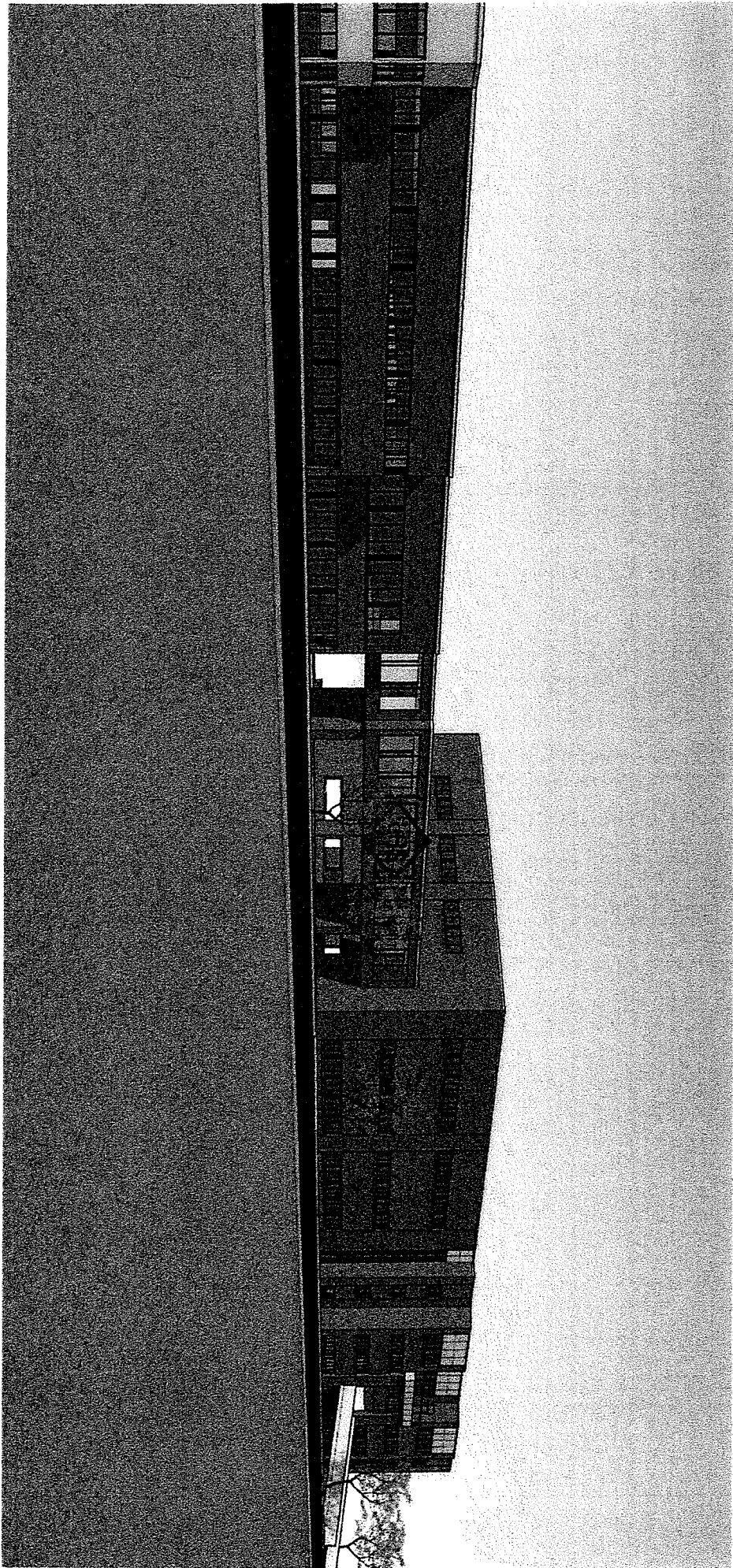
A two story 11,200 s.f. support structure for complex maintenance equipment and storage will also be part of the project. This structure will be constructed in the same style and materials as the new and existing office buildings.

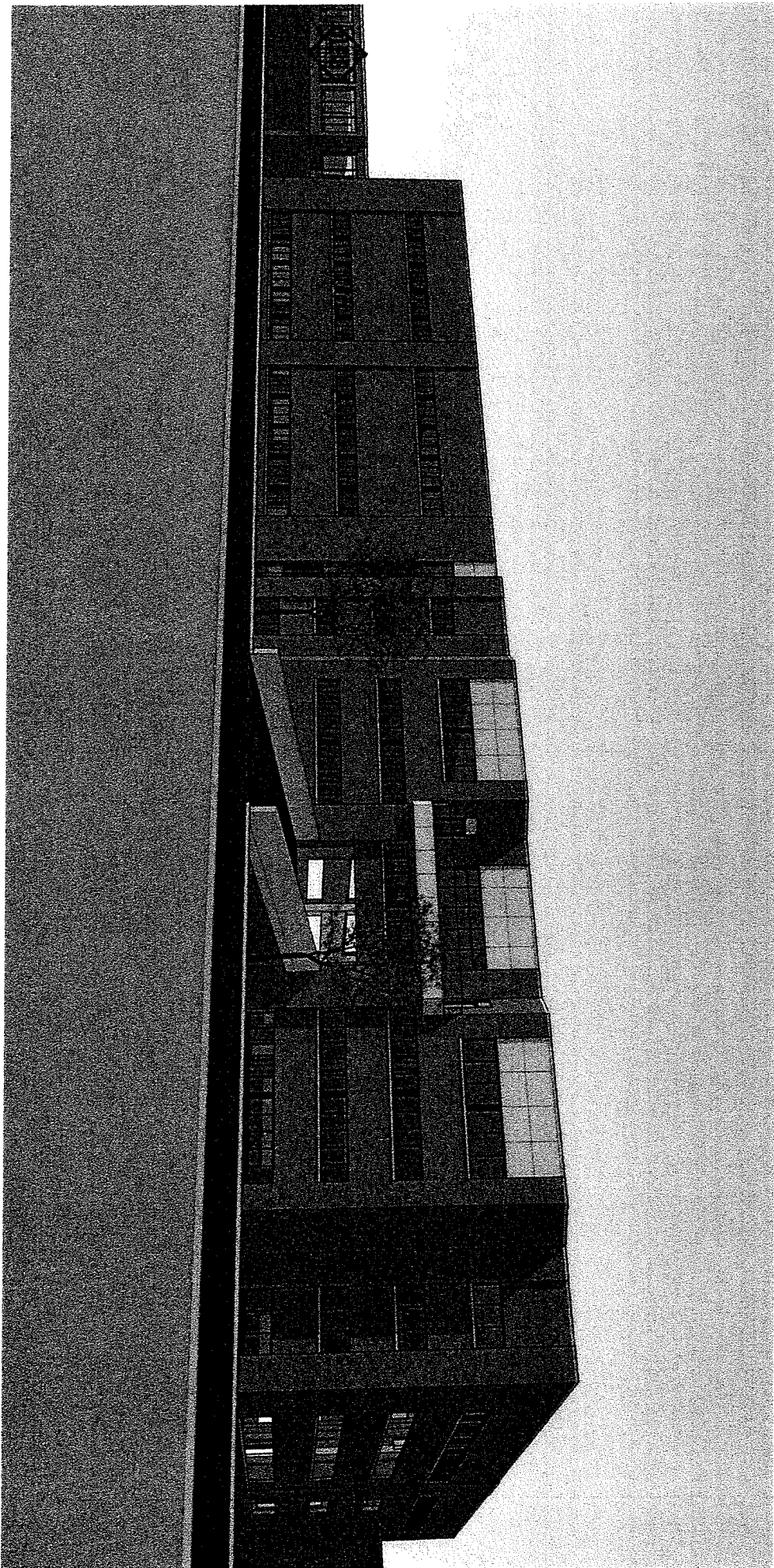
Open Space

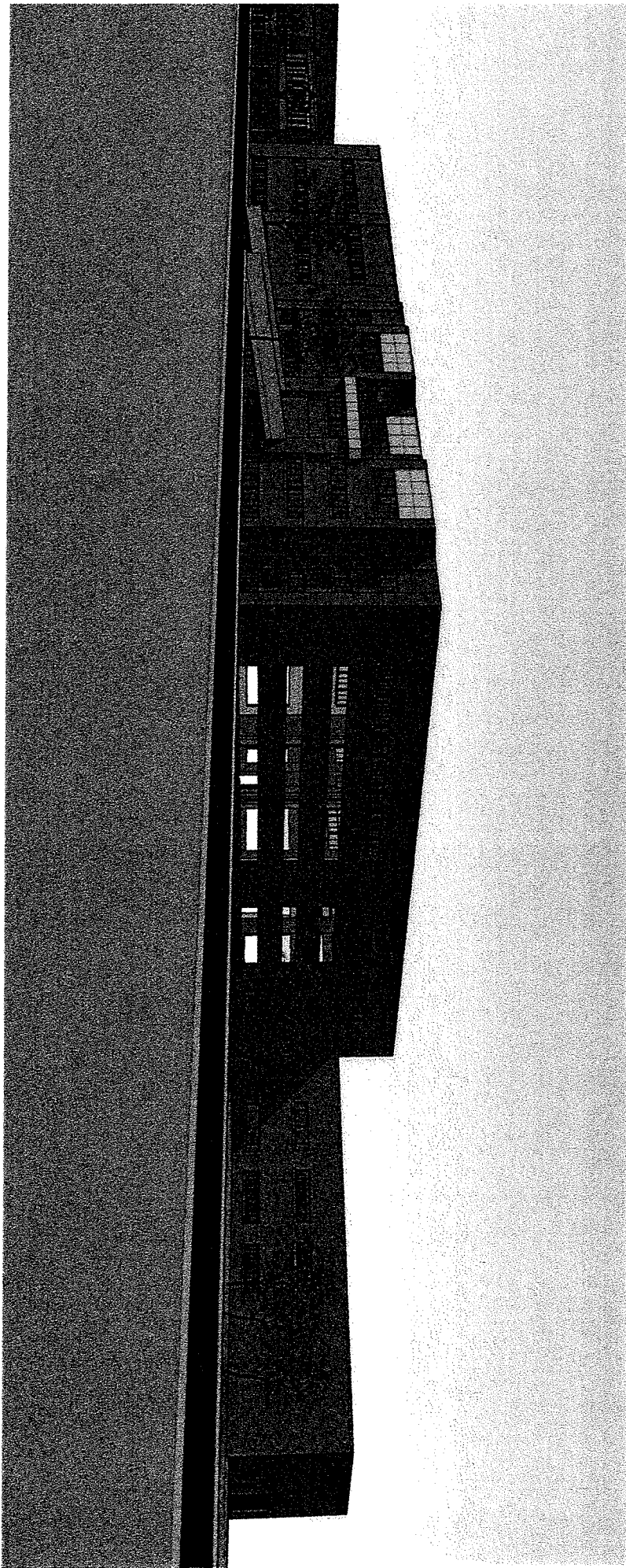
The southeast portion of the site will be landscaped open space. The 41,400 s.f. (nearly one acre) parcel will incorporate walking/jogging paths, quiet reflective space and recreation/activity areas.

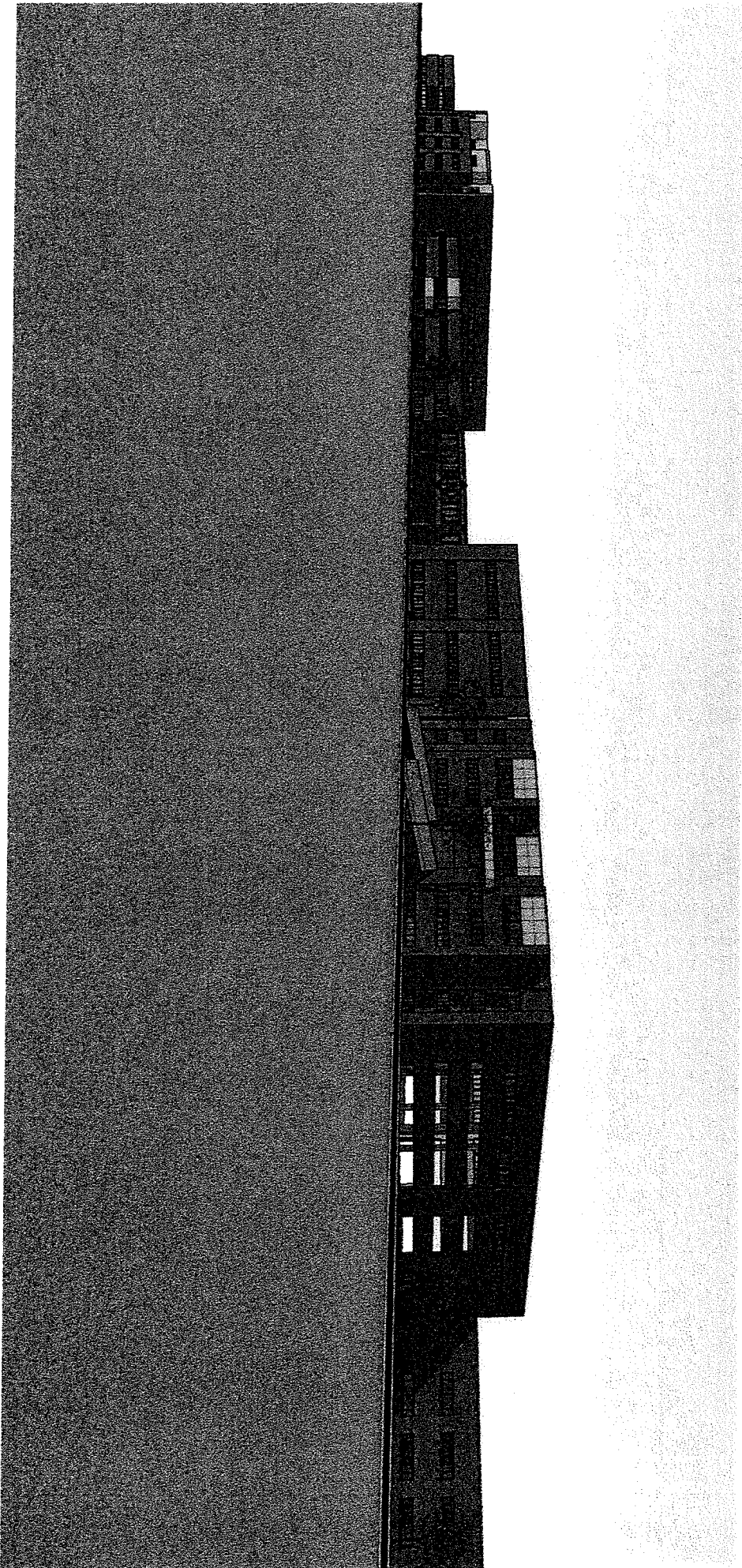
All building facades will be a combination of brick and glass on the exterior. Mechanical equipment will be screened from public view by the use of parapet walls at the roof and masonry screen walls at grade.

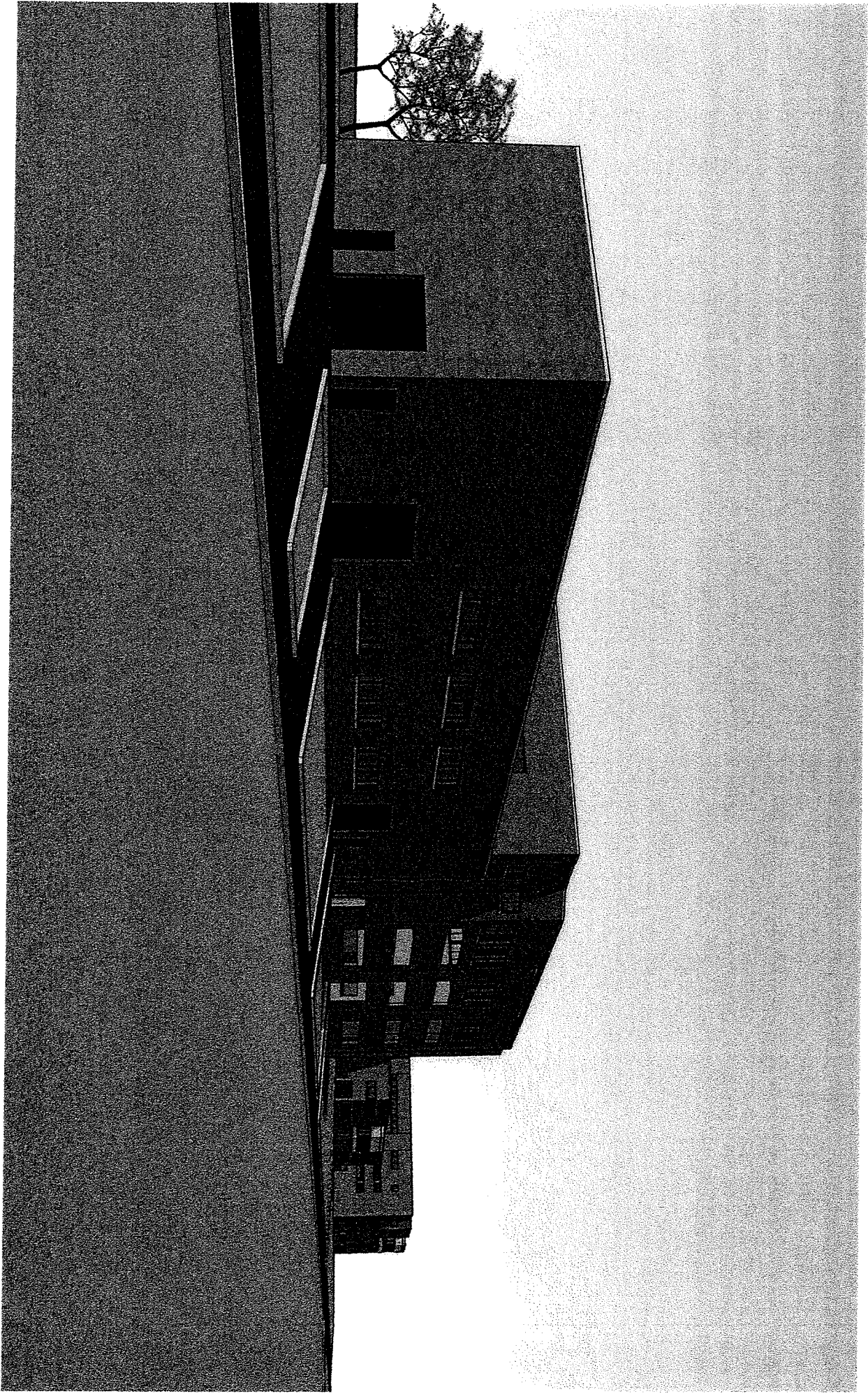
The development will significantly increase the amount of office space and parking while creating landscaped open area that previously did not exist.

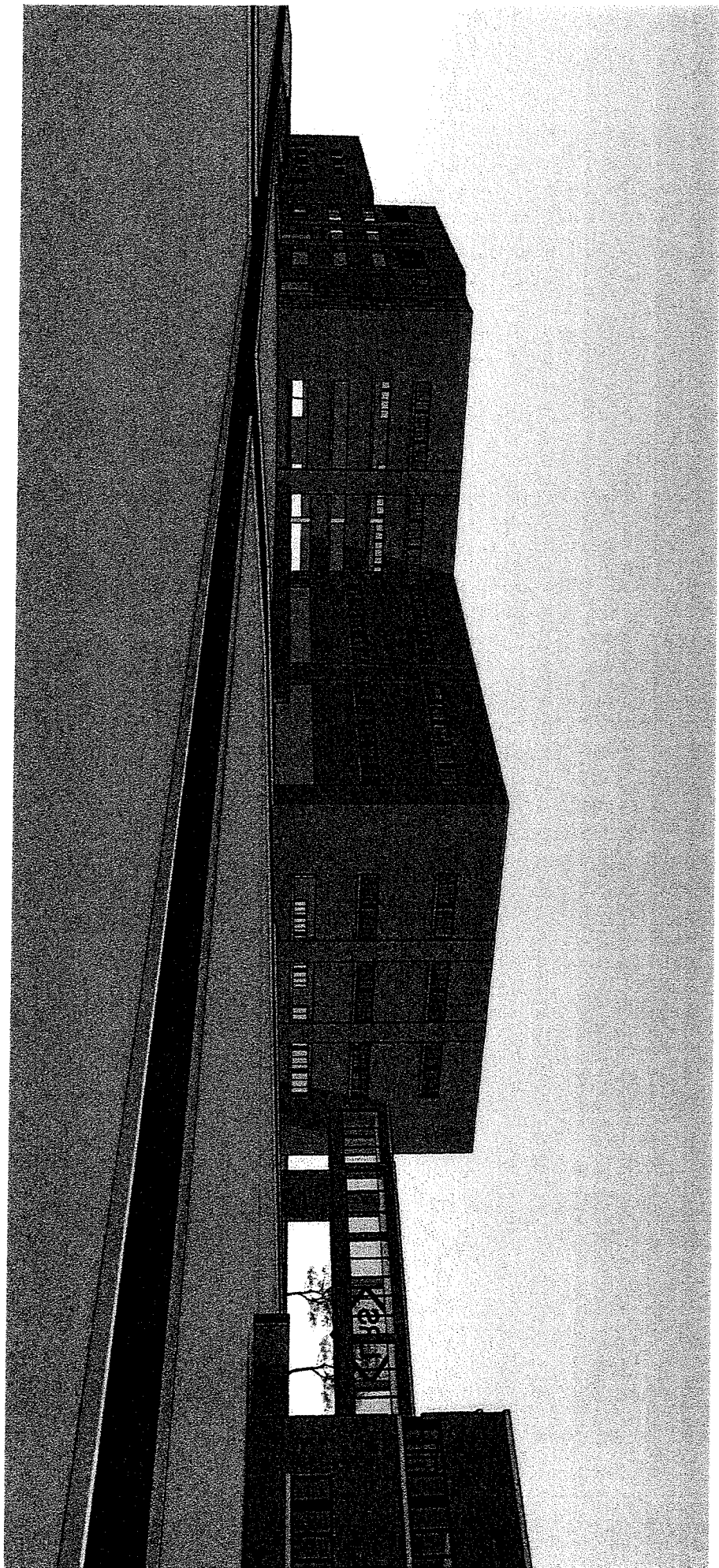


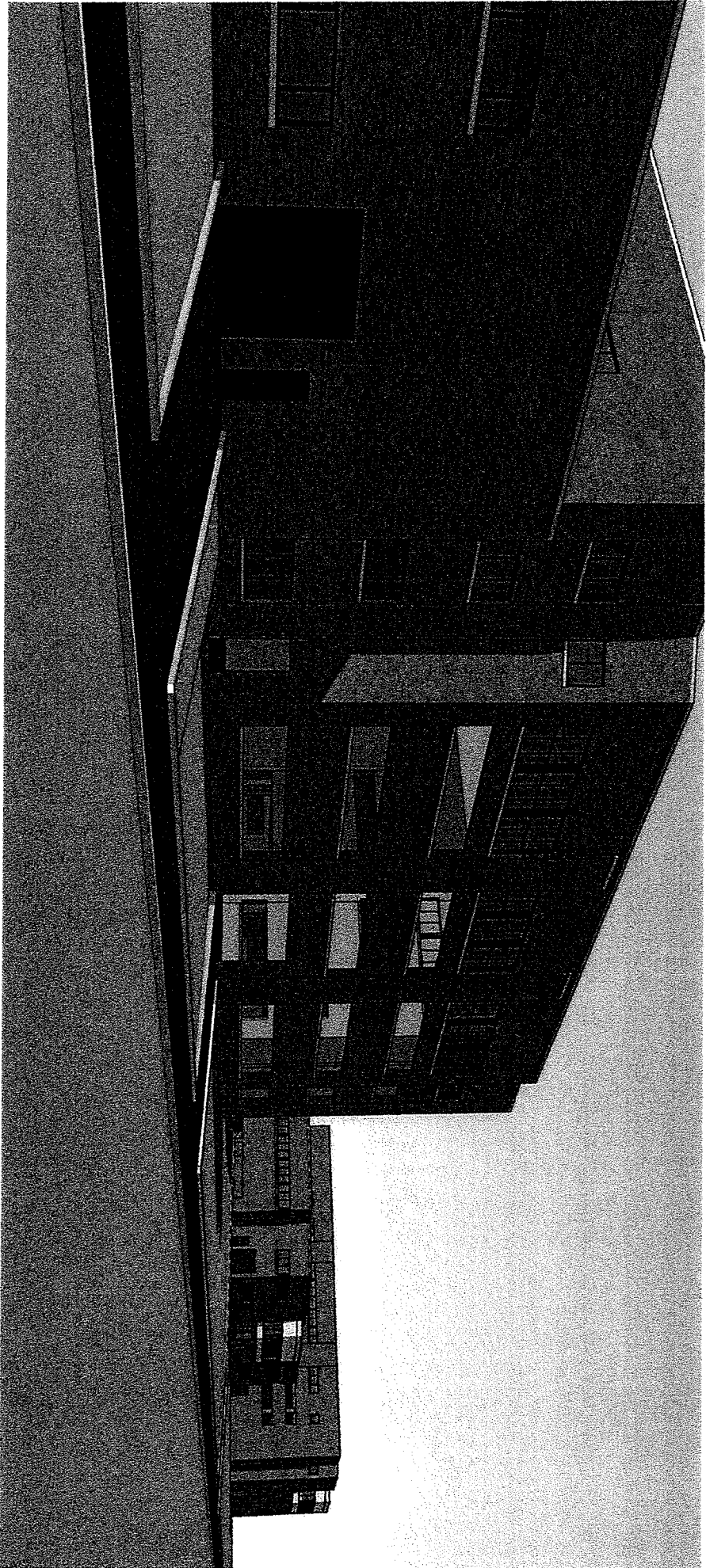




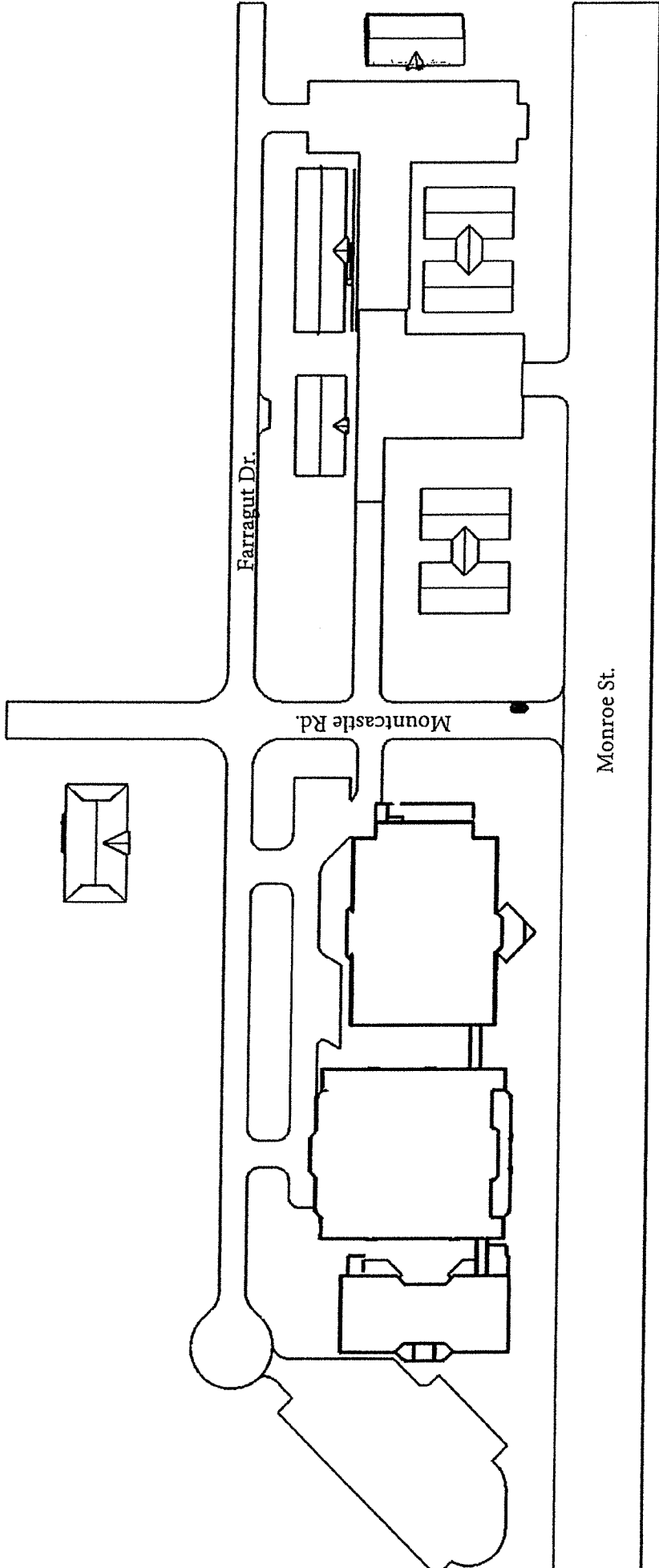




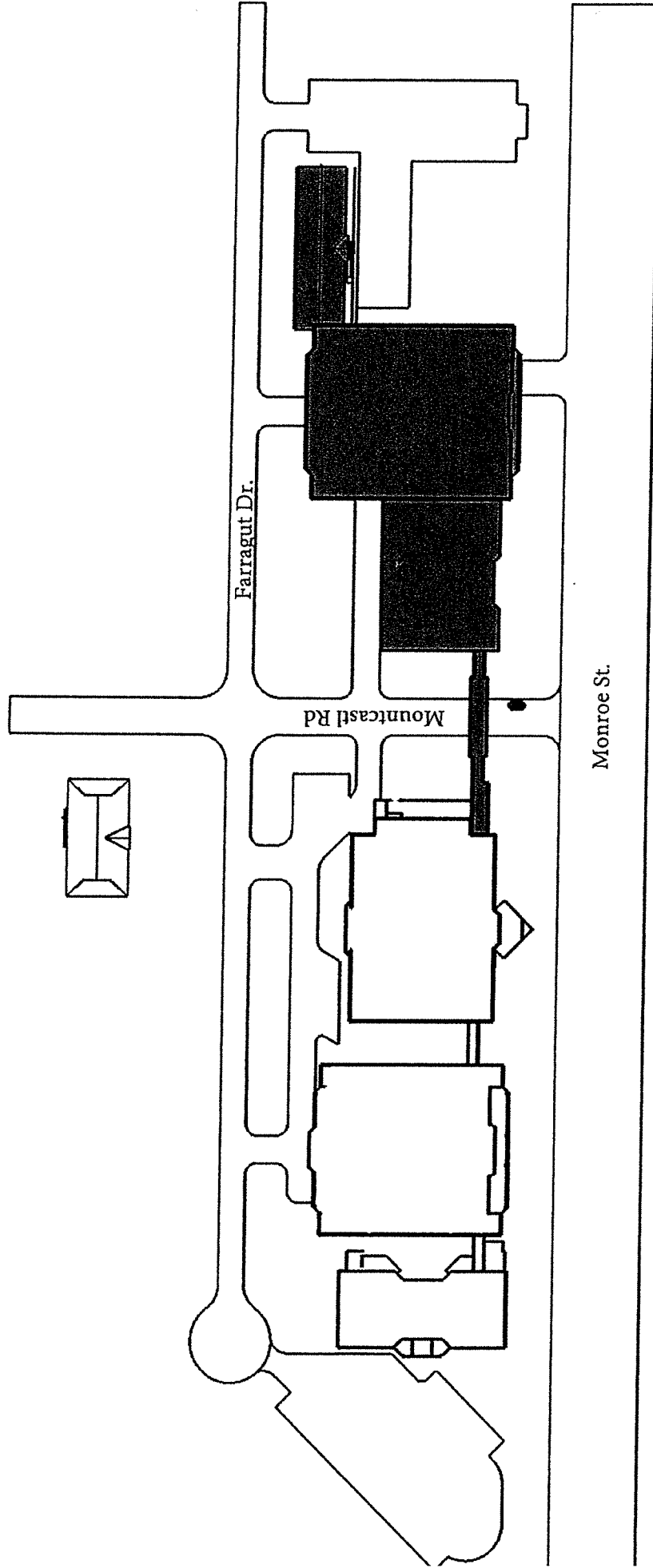




LRS Existing Site Plan



LRS Proposed Site Plan



Goals and Objectives

Part E

Goals and Objectives

(Part E)

The proposed boundary change will meet the specific objectives and goals of the established enterprise zone by retaining 300 full-time jobs and creating approximately 45-70 new, full-time jobs. The Company currently sits on a 6.578 acres site with a total of nine buildings on campus. Four of the older structures will be torn down and a new modern facility will be constructed and connected to their main headquarters located at 2401 W. Monroe, totaling approximately 75,000 to 80,000 square feet. This development will allow the Company to retain and attract the specific workforce needed for their company. The Company intends to commence construction in the Spring/Summer of 2017 and complete construction in the winter of 2018. Project is estimated at \$20-25 million.

Community Support

Part F



February 7, 2017

The Honorable Mayor Jim Langfelder
Office of the Mayor
City of Springfield
800 East Monroe
Springfield, IL 62701

Re: Levi, Ray & Shoup, Inc. Enterprise Zone Request

Dear Mayor Langfelder:

One of our area businesses, Levi, Ray & Shoup, Inc. (LRS) is expanding their international headquarters in Springfield which will include millions in capital investment, enhance our property tax base and create jobs. This headquarters expansion will help them become more efficient, attract the necessary workforce to their company and our community and allow for the necessary space for new job growth.

As you are aware, the vast majority of job growth comes from existing businesses and the LRS expansion is a textbook example of sustainable economic development, specifically since LRS could choose to be located nearly anywhere in the world and they are choosing to expand their headquarters in Springfield.

The Greater Springfield Chamber of Commerce is fully supportive of LRS and their application to be added to the enterprise zone. This is the type of home grown, extremely valuable business that deserves this type of assistance. Please let me know if there is anything else we might do to support this effort. Thanks again for your consideration regarding this important matter.

Sincerely,

Chris Hemmrough
President & CEO

Lead • Influence • Impact

1011 S. Second Street • Springfield • IL 62704 • T: (217) 525-1173 • F: (217) 525-8768 • W: www.gscc.org

Department of Agriculture
Approval
Part G



Bruce Rauner, Governor
Raymond Poe, Director

Bureau of Land and Water Resources

State Fairgrounds • P.O. Box 19281 • Springfield, IL 62794-9281 • 217/782-6297 • TDD 217/524-6858 • Fax 217/557-0993

February 14, 2017

Ms. Teri Whitfield
Enterprise Zone Administrator
800 E. Monroe, Room 107
Springfield, Illinois 62701

Re: Springfield/Sangamon County Enterprise Zone
City of Springfield: Levi, Ray & Shoup, Inc. – 6.6 acres
DCEO Enterprise Zone Program

Dear Ms. Whitfield:

Thank you for notifying the Illinois Department of Agriculture (IDOA) of Springfield's request to expand its Springfield/Sangamon County Enterprise Zone (EZ) boundaries as established by the Illinois Department of Commerce and Economic Opportunity (DCEO). The expansion request has been reviewed for its potential impact to agricultural land as well as its compliance with Illinois' Farmland Preservation Act (505 ILCS 75/1 et seq.).

The City of Springfield requests the addition of ±7 acres of land into the EZ. Currently in office/service use, the parcel will become the site for Levi, Ray & Shoup Inc.'s corporate headquarters expansion. The site is designated for commercial use in Springfield's 2001 Comprehensive Land Use Plan. There is no agricultural land conversion.

Because the property is within Springfield's corporate boundaries, the EZ expansion is exempt from the IDOA's further review in accordance with Section 2 of the IDOA-DCEO Cooperative Working Agreement on the protection of Illinois farmland.

The IDOA has determined that the project is consistent with the DCEO Agricultural Land Preservation Policy and complies with the Illinois Farmland Preservation Act.

Sincerely,

A handwritten signature in cursive script that reads "Steven D. Chard".

Steven D. Chard, Acting Chief
Bureau of Land and Water Resources

SDC:JL

cc: Kendalynn Jackson, DCEO
Agency project file



Office of Planning & Economic Development
City of Springfield, Illinois

James O. Langfelder
Mayor

Karen A. Davis
Director

January 30, 2017

Ms. Terry Savko
IL. Department of Agriculture
Bureau of Land and Water Resources
State Fairgrounds, P.O. Box 19281
Springfield, IL 62794-9281

Dear Ms. Savko:

The Springfield/Sangamon County Enterprise Zone is currently working to assist Levi, Ray & Shoup, Inc. in expanding their corporate headquarters at 2401 W. Monroe, Springfield, IL.

The Enterprise Zone expansion will allow them to retain their current workforce as well as expand and grow business within Springfield. The company anticipates adding 45-70 new full time jobs.

Proposed parcels to be included are:

14-31.0-401-024
14-31.0-401-058
14-31.0-405-007
14-31.0-405-006
14-31.0-405-004

Please see the attached legal description and maps for your reference.

If you have any questions, please feel free to contact me at 217-789-2377, ext. 5474.

Sincerely,

Teri Whitfield
Business Projects Manager/Enterprise Zone Administrator

AGRICULTURAL SITE REVIEW INFORMATION
 Requested for the
 Illinois Department of Commerce and Economic Opportunity
*Includes ILLINOIS FIRST, Enterprise Zone Expansions, CDAP, AFPI,
 BDPIP and LBDP Projects*

Return to: **Illinois Department of Agriculture
 Bureau of Land and Water Resources
 State Fairgrounds, P.O. Box 19281
 Springfield, Illinois 62794-9281
 FAX 217-557-0993**

Attach this Agricultural Site Review Information sheet and the DCEO Project Summary to the project's cover letter and send it to the address listed above. The **Project Summary** sheet, which is part of the DCEO Application Packet, **must accompany** the initial review request to the Illinois Department of Agriculture (IDOA) because it provides an overview of the project as well as relevant background information. **Be sure to include** a location map delineating the site in relation to the city/village's corporate boundaries. If you have any questions, please **call Terry Savko at 217-785-4458**.

TYPE OF DCEO or CDAP FUNDS REQUESTED Date Submitted 01/30/17

- Check one:*
- CDAP Revolving Loan Emergency Public Facilities Public Facilities/Infrastructure
 - Flood Related In Support of Economic Development
 - ILLINOIS FIRST **Enterprise Zone Expansion**
 - Affordable Financing for Public Infrastructure (AFPI)
 - DCEO Business Development Public Infrastructure Program (BDPIP)
 - DCEO Large Business Development Program (LBDP)

INFORMATION REQUESTED

APPLICANT Springfield/Sangamon County Enterprise Zone County Sangamon
Contact Person Teri Whitfield Telephone (217) 789-2377
FAX (217) 789-2380

List the project's contact person should additional information be required. It is preferable to list the project's consultant and/or engineer rather than the mayor since they usually possess the more detailed information we need in order to complete our review. Remember, the IDOA has a **30-day review period** in which to provide comments to the applicant once all pertinent information has been received.

Address 800 E. Monroe, Rm. 108
 City Springfield ZIP 62701

1. Number of acres in the site 6.578 acres Township 31 Range 16 Section 5
2. Will the site be converted from an agricultural to a non-agricultural use? Yes No
3. Site is located within municipality's corporate boundaries? Yes No
 If no, list distance of site to nearest incorporated municipal boundaries? _____ miles
(specify to nearest tenth-mile)

LAND USE

4. List the number of acres for each land use.
 Cropland _____ ac Pasture _____ ac Forest _____ ac Other 6.578 ac
 If **Other**, specify land use and land cover _____

5. List the current land use for the site Office/Service and for the parcel's four adjacent sides.

North Residential
East Commercial
South Residential
West Commercial

ZONING

Check if site is not zoned

6. Site is zoned by the city or _____ County for _____ use.
(name) (zoned)

7. List the designated zoning for each of the site's four sides.

Zoning north of site R-3 / General Residence by city or county
Zoning east of site R-5/ Residence by city or county
Zoning south of site R-2/ Single Family and Duplex by city or county
Zoning west of site R-5 / General Residence by city or county

COMPREHENSIVE LAND USE PLAN

8. Does the city or county comprehensive land use plan designate land use at the project site?

Yes **If Yes, specify city, county or both?** Springfield/Sangamon County
(include name of both the city and county)

No

9. The comprehensive land use plan was officially adopted in (year) 2001
by the city or village the county **OR** both

10. The designated land use for the site is Commercial by the city county or both

11. List the comprehensive land use plan's designated land uses for each of the site's four sides.

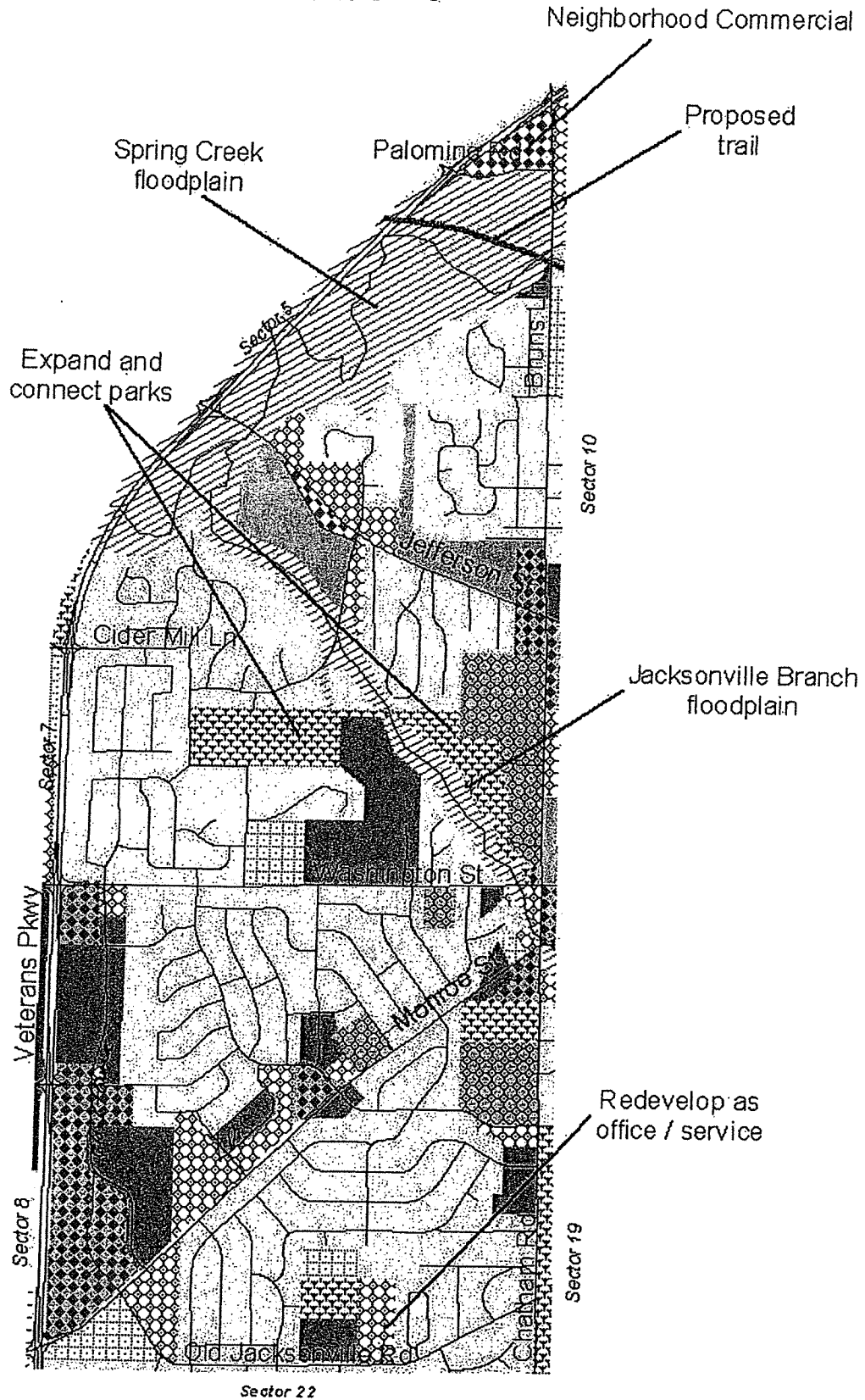
North High Density Residential
East Office Service/ Commercial
South Mixed Denisty Residential
West Office Service

12. Will other state or federal funds be used for this project? Yes No

If YES, list the name(s) of participating agencies:

	state \$	federal \$
1) _____	<input type="checkbox"/>	<input type="checkbox"/>
2) _____	<input type="checkbox"/>	<input type="checkbox"/>
3) _____	<input type="checkbox"/>	<input type="checkbox"/>

Sector 9



SECTOR 9

There is very little vacant land in the southern portion of this sector. The only major change in land use proposed is the eventual relocation of the industrial uses along Old Jacksonville Road with redevelopment of this area as office/service. The existing industrial use north of Old Jacksonville Road east of the school has become incompatible due to the subsequent residential use of the area. It is recommended that the industrial area be redeveloped as office/service if the property is vacated. This change would be more in keeping with surrounding land uses.

Although there are scattered vacant sites in the northern half of this sector, many of them are portions of existing approved development plans. Their development will represent a continuation of existing uses. Development on the north and west is limited by the floodplain of Spring Creek and the Jacksonville Branch.

Additional park land is recommended. Connection of Timberbrooke Park with Northwest Park is proposed via a hiking trail along the Jacksonville Branch. This mini-trail would also continue south to Pasfield and Washington Parks providing a scenic walk from Oxford Road to South Grand with only one major street crossing.

ENTERPRISE ZONE

PARCEL 58

Part of the East Half of Section 31, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence southwesterly along the north Right-of-Way line of Monroe Street, 1320.06 feet; thence northwesterly 72.38 feet; thence northerly 225.38 feet to the southeasterly line of Farragut Drive; thence northeasterly 601.59 feet to the southwesterly line of Mountcastle Road; thence southeasterly along the southwesterly line of Mountcastle Road 49.97 feet to an extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition; thence northeasterly 202.49 feet along the extension of the southeasterly line of Lot 12 in Pasfield Park West Seventh Addition to the southwesterly corner of Lot 13; thence northwesterly 74.95 feet to the southeasterly line of Farragut Drive; thence northeasterly 397.49 feet along to the southeasterly line of Farragut Drive to the northeasterly corner of Lot 15 in said Pasfield Park West Seventh Addition; thence southeasterly along the northeasterly line of said lot 15 a distance of 239.91 feet to the point of beginning, containing 6.578 acres, more or less.

CONNECTOR

Beginning at the Southeast corner of Parcel 53; thence easterly 1436.79 feet, along the centerline of Old Jacksonville Road to the intersection of the South bound lane of Veterans Parkway; thence northeasterly 3620.06 feet along the centerline of Monroe Street, to a point at right angle to the Southeast corner of Lot 15 in Pasfield Park West Seventh Addition; thence northwesterly 55.56 feet to the Southeast corner of said Lot 15, also being the point of beginning of Parcel 58.