



VILLAGE OF DWIGHT, ILLINOIS

Business Development District No. 1

Redevelopment Plan, Projects, and Area

Prepared for
Village of Dwight
209 S Prairie Ave.
Dwight, Illinois 60420

Prepared by
Jacob & Klein, Ltd. and
The Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
www.tifillinois.com

August, 2025



Village of Dwight Business Development District No. 1 Redevelopment Plan, Projects, and Area.

© 2025 Jacob & Klein, Ltd. and The Economic Development Group, Ltd.

All rights reserved.

Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from the Village of Dwight officials who contributed their time toward the creation of this Dwight Business Development District No. 1 Redevelopment Plan.

General information about Business Development Districts may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309-664-7777). Specific inquiries and applications for assistance from the Dwight Business Development District No. 1 should be directed to the Village of Dwight, 209 S Prairie Ave, Dwight, IL 60420 (www.dwightillinois.org; Ph. (815) 584-3077).

**VILLAGE OF DWIGHT BUSINESS DEVELOPMENT DISTRICT (BDD) NO. 1
REDEVELOPMENT PLAN, PROJECTS, AND AREA**

TABLE OF CONTENTS

Section I. Introduction	1
Section II. Current Conditions & Trends.....	2
Commercial-Retail Trade Activity.....	2
Population Trends	4
Powers Granted to the Village within a Business Development District.....	6
Types of BDD-Eligible Project Costs	8
Section III. Dwight BDD No. 1 Background, Proposed Redevelopment and Study Area	10
Section IV. Illinois Business District Development and Redevelopment Act Eligibility Factors and Other Required Findings	11
Eligibility Factors	11
Other Required Findings	12
Section V. Dwight BDD Eligibility Findings.....	12
Eligibility Factors for Blighted Area	12
Effect of Blighting Factors on the BDD Area.....	16
Qualification Summary.....	17
Section VI. Dwight BDD Redevelopment Goals and Objectives; Redevelopment Plan and Projects	18
Redevelopment Goals & Objectives.....	18
Anticipated Redevelopment Plan for Public and Private Redevelopment Projects.....	19
Section VII. Dwight BDD Financial Plan.....	20
Anticipated BDD Eligible Project Costs	20
Anticipated Sources of Funds to Pay Project Costs.....	22
Other Sources of Funds for Implementation of this BDD Plan	23
Section VIII. Other Statutory Requirements.....	24
Section IX. Conclusion.....	26
Exhibit 1. Dwight BDD No. 1 Boundary Map & Current PINs.....	27
Exhibit 2. Dwight BDD No. 1 Boundary Description.....	29
Exhibit 3. Dwight BDD No. 1 Area Site Addresses.....	31

(The remainder of this page is intentionally left blank.)

VILLAGE OF DWIGHT, ILLINOIS BUSINESS DEVELOPMENT DISTRICT NO. 1 REDEVELOPMENT PLAN, PROJECTS & AREA

SECTION I. INTRODUCTION

The Village of Dwight, Illinois (pop. 4,032, and hereinafter referred to as the “Village”) is an Illinois Municipal Corporation operating under a Village Board form of government. The Village Board establishes policies to direct Village government to meet the needs of its residents and assumes primary responsibility for providing essential public services and an attractive business environment.

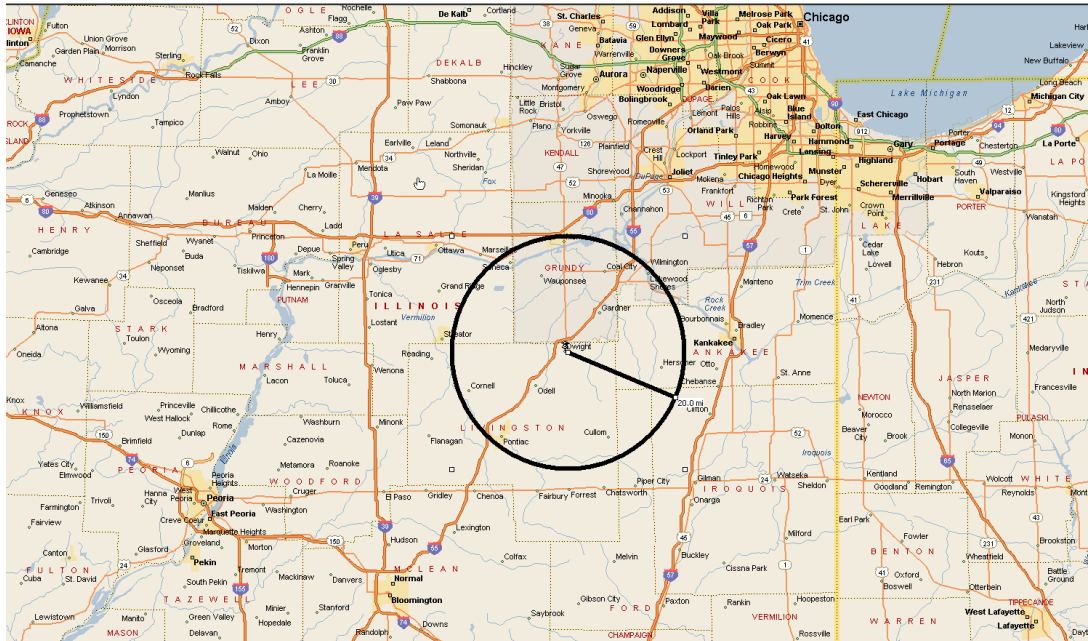


Figure 1. The Village of Dwight is located in Livingston and Grundy Counties, Illinois and is less than 40 miles from the Joliet Metro Area.

Dwight is located in Livingston and Grundy Counties, Illinois, along Interstate 55 and is within 40 miles of the greater Joliet Metro Area, as well as three other interstate highways I-39, I-80 and I-57 as shown in **Figure 1**. Dwight was named after Henry Dwight, a financier who helped build the Chicago and Alton Railroad, Dwight was founded in 1854 as a stop on the Railroad and incorporated in 1881. The Village experienced much growth and change as the railroad was extended.

With the cooperation and assistance of public and private sector leaders in Dwight, the Village is undertaking efforts in 2025 to strengthen its economy, attract jobs, and advance community-driven priorities for redevelopment. The use of economic development incentives to attract new private investment, improve public infrastructure, and expand services and amenities for its residents is intended to create a more resilient community for the future.

On March 10, 2025, the Village engaged the services of Jacob & Klein, Ltd., and The Economic Development Group by approving Ordinance No. 1541 to assist it in determining the eligibility of a proposed redevelopment area within the boundaries of the Village for designation as a **Business Development District** pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3 *et. seq.*, and the “BDD Act”). On July 22, 2025, the Village approved Ordinance No.

1549 to propose the approval of a Business District Redevelopment Plan and establish a date for a Public Hearing to occur on August 26, 2025, regarding such proposal.

Therefore, the Village of Dwight hereby intends to establish **Business Development District (BDD) No. 1** as a special financing program to encourage redevelopment of commercial and industrial properties within targeted areas of the community. This program will enable the Village to attract development on vacant properties and redevelop existing properties within a designated BDD Redevelopment Project Area as depicted in ***Exhibit 1*** and further described in ***Exhibit 2*** as attached hereto.

New business development will increase local services and amenities, increase employment opportunities, and increase sales and property tax revenues for the municipality, as well as for other taxing bodies. This economic development tool is very flexible and allows municipalities to collect up to 1.0% additional retail sales tax and hotel tax to fund any project that benefits the BDD. Business Development Districts allow municipalities to make and enter into all contracts necessary or incidental to the furtherance of a BDD Plan – including payments to private developers for eligible business district project costs.

Per the BDD Act, the Village of Dwight herein presents its findings in this Redevelopment Plan to indicate it is essential to the economic and social welfare of the Village that:

- business districts be developed, redeveloped, improved, maintained, and revitalized;
- jobs and opportunity for employment be created within the municipality; and
- where blighting conditions are present, such blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth.

This Redevelopment Plan shall be implemented in tandem with other economic development incentives the Village may create, such as Tax Increment Financing, to achieve the goals and objectives as herein set forth and approved by the corporate authorities of the Village of Dwight.

SECTION II. CURRENT CONDITIONS & TRENDS

Commercial-Retail Trade Activity:

Commercial growth and retail trade contributes to the Dwight economy and retail sales tax is an essential source of revenue for any municipality to provide high quality public services to its residents. The total retail sales generated within the Village of Dwight during calendar year 2024 amounted to **\$84.6**, as reported by the Illinois Department of Revenue (IDOR). Total retail sales expressed in nominal dollars between 2005 and 2024 increased by only \$1.5 million (see ***Figure 2***). However, in terms of real, inflation-adjusted dollars, the Village's total retail sales in 2024 decreased by **(\$26.8 million)** over that same nineteen (19) year period.

In 2021, the “*Leveling the Playing Field*” legislation enacted by State of Illinois effectively began collecting retail sales tax on online purchases from remote retailers and returning portions of such tax collected

from those transactions to Illinois municipalities. Therefore, Dwight’s total annual retail sales as of 2021, and as depicted in **Figure 2**, includes both local *brick-and-mortar* retail activity and online/remote seller transactions completed by Dwight residents.

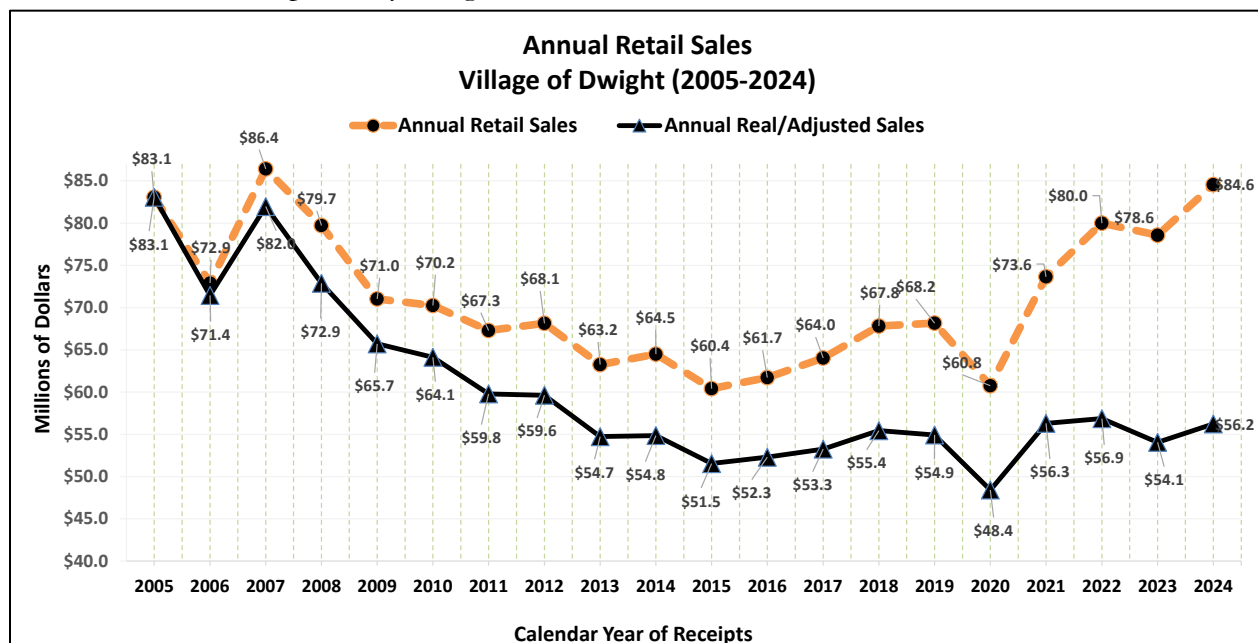


Figure 2. Village of Dwight Retail Sales (2005-2024). Source: Illinois Department of Revenue, Standard Industrial Classification (SIC) Code Reporting.

Further illustrating the effect of the “*Leveling the Playing Field*” legislation, **Figure 3** reports that the number of Dwight retailers remained relatively flat from 2005 to 2020. The lack of growth in *brick-and-mortar* retailers and the general decline in retail sales during that period, has presented challenges for the Village to continue funding and improving public services for its residents.

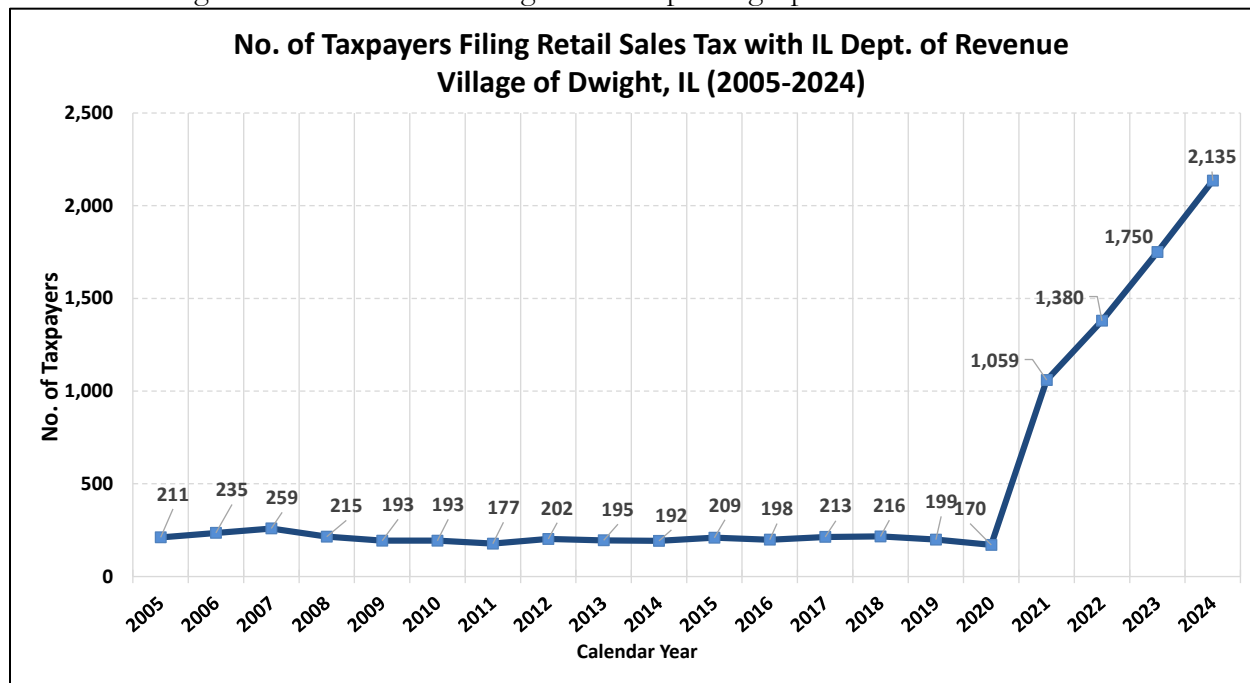


Figure 3. Source: Illinois Department of Revenue, Standard Industrial Classification (SIC) Code Reporting, 2005-2024.

Setting aside the effect of the “*Leveling the Playing Field*” legislation, Dwight’s capacity for generating retail sales tax revenues has likely suffered in recent years due to many of the same economic trends and conditions affecting much of the State of Illinois and the Midwest region. Even construction of new or expanded (physical) retail space that has occurred in Dwight recently is challenged by dramatic changes in consumer shopping practices. Historically, this shift in consumer behavior has been especially true during times of restricted access by shoppers, such as during public health events like the recent COVID-19 Pandemic.



Contemporary shoppers are increasingly expecting more from retailers in terms of both online and physical, in-store conveniences and experiences. The internet, home shopping and related new technologies are causing changes to occur in how people acquire their everyday goods and services. The growing popularity of online retail shopping is causing retailers to redesign store formats and payment methods, as well as adjust to how technology-driven shopping preferences are affecting the inherent value of physical locations in populated areas, or along busy transportation corridors. The Village of Dwight intends to use BDD to offer support for retaining and expanding its current retail community, as well as continuing efforts to attract and stimulate new private investment for more commercial/retail growth.

Population Trends:

In December of 2021, the U.S. Census Bureau reported that the population of the United States grew in the past year by 392,665, or just 0.1%. That was the first time since 1937 that the U.S. population grew by fewer than one million people and was the lowest numeric growth since at least 1900, when the Census Bureau began tracking annual population estimates. This low rate of growth for the U.S. is largely attributed to decreased net international migration, decreased fertility, and increased mortality due in part to the COVID-19 Pandemic. Census demographer Kristie Wilder said in a statement: *“Population growth has been slowing for years because of lower birth rates and decreasing net international migration, all while mortality rates are rising due to the aging of the nation’s population. Now, with the impact of the COVID-19 pandemic, this combination has resulted in a historically slow pace of growth.”*¹

According to the same U.S. Census report, the population of Illinois declined by about -113,776 in the year between July 2020 and July 2021; and Illinois was one of just 20 states, plus the District of Columbia, to lose residents by domestic migration. Domestic (or internal) migration is the movement of people within the United States. The largest net domestic migration gains in the U.S. during that same period were in Florida (+220,890), Texas (+170,307) and Arizona (+93,026). According to an annual survey conducted by United Van Lines, the most popular states where Illinois residents moved to in 2020 included Florida, Texas, California, Arizona, Washington, and North Carolina.² The most common reasons the United Van Lines study cited for why people moved from Illinois in 2020 was to seek a new job, retire, and to be closer to family. The study indicated that most of the people moving out of Illinois were 55 years of age or older and had an annual income of \$100,000 or more.

¹ U.S. Census Bureau, Release No. CB21-208, “New Vintage 2021 Population Estimates Available for the Nation, States and Puerto Rico: Estimates Show Slowest Growth on Record for the Nation’s Population,” December 21, 2021 (<https://www.census.gov/newsroom/press-releases/2021/2021-population-estimates.html>).

² WIFR Newsroom, “Illinois ranks third among ‘Most Moved Out States’ in 2020, study says,” January 7, 2021 (<https://www.wifr.com/2021/01/08/illinois-ranks-third-among-most-moved-out-states-in-2020-study-says/>).

According to Michael A. Stoll, economist and professor in the Department of Public Policy at the University of California, Los Angeles, “We’re seeing that the COVID-19 pandemic has without a doubt accelerated broader moving trends, including retirement driving top inbound regions as the Baby Boomer generation continues to reach that next phase of life.”

Livingston County and Dwight, IL have experienced population decline over the last several years (see **Figure 4**).

Following a 30-year rebound from its low population in 1970, the Village of Dwight posted a **-8.2%** loss in total population between 2000 and 2020 (**Figure 4**).

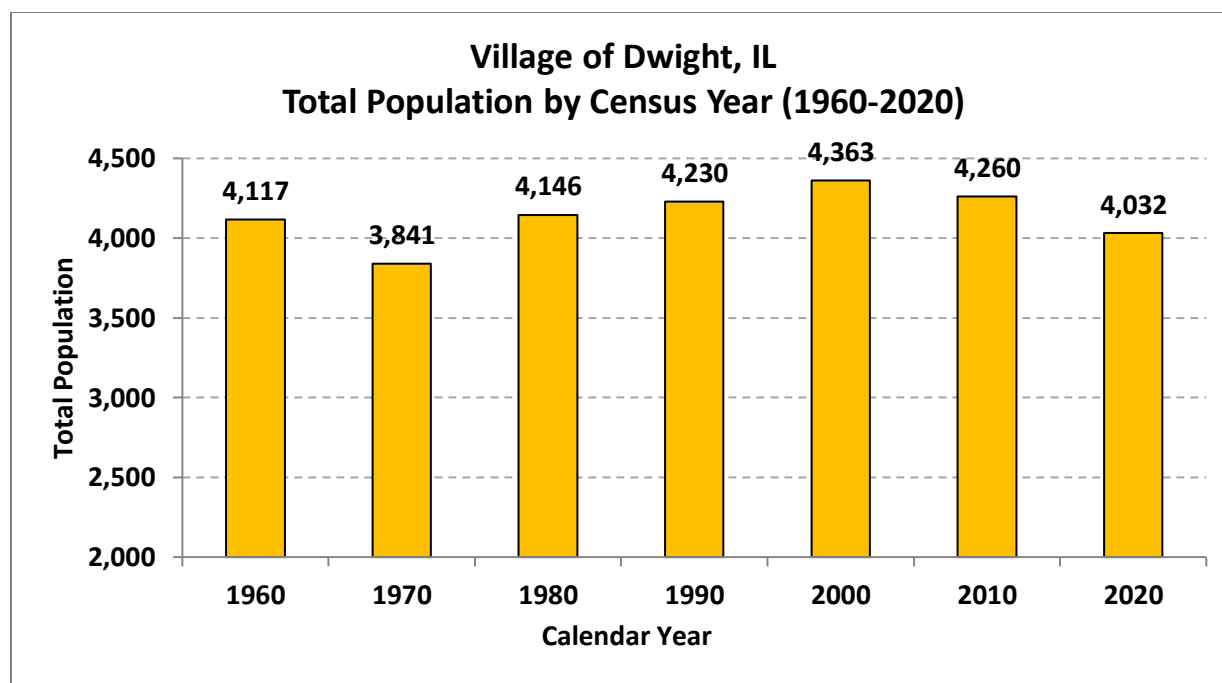


Figure 4. Total population of the Village of Dwight, Illinois, 1960-2020 (Source: U.S. Census Bureau).

Likewise, the School Districts have experienced enrollment decline over the last 10 years. This suggests Dwight has an aging population and is not attracting enough new young families to live in the community and help stabilize or grow its school enrollments.

Absent new private investment and innovative approaches for sustaining local population, current trends may cumulatively result in a cascade of negative effects on Dwight, thereby making it more challenging to attract business development, create jobs, sustain population, and provide high-quality public services for its residents. This **Dwight Business Development District No. 1 Redevelopment Plan** (the “BDD Plan”) seeks to reverse negative economic and demographic trends and contribute to the Village of Dwight’s overall efforts to increase commercial and retail activity and sustain a broader strategic agenda for economic development.

By incentivizing the redevelopment of underutilized commercial space and encouraging new private investment for new small business activity, the Village is further committing to a long-term effort to achieve positive growth and economic vitality throughout the community.

As part of its ongoing effort to arrest negative trends, expand retail trade and encourage new economic vitality, the Village of Dwight herein proposes this BDD Plan will strengthen the Village's retail trade activity by stimulating more commercial/retail development within the proposed BDD Area. By attracting such new private investment and improving public infrastructure, the Village intends to:

- reduce the number of underutilized properties, expand the real estate tax base, and further stimulate the Dwight economy within the Redevelopment Project Area;
- expand and update public infrastructure and related services;
- generate new sales tax revenues for the Village, other taxing districts, and the State of Illinois through efforts to retain and expand existing businesses throughout the BDD Area;
- create new employment opportunities;
- increase the availability of commercial goods and services to help make Dwight more attractive for developing new housing accommodations and increase population;
- continue to revitalize and preserve historically significant structures and promote regional tourism;
- improve pedestrian access between residential, recreational, and commercial areas; and
- improve the overall aesthetic value of the Dwight community and continue to elevate the quality of life for its residents.

Powers Granted to the Village within a Business Development District:

With the creation of a Business Development District, Section 11-74.3-3 of the Act specifically provides the Village with the following powers in addition to the powers the Village may already have to effectively use BDD Funds to improve public infrastructure and stimulate new private investment throughout the BDD Area:

1. **Execute Contracts.** To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (10)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.

2. **Acquire & Dispose of Real Estate.**³ Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality, or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith.
3. **Eminent Domain.**⁴ To acquire property by eminent domain in accordance with the Eminent Domain Act.
4. **Demolition.** 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.
5. **Public Works.** 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.
6. **Repair Existing Buildings.** To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.
7. **Construct New Buildings.** To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.
8. **Lease Property.** 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.
9. **Pay or Reimburse BDD Costs.** 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

³ This provision allows the Village more flexibility for negotiating voluntary agreements for the acquisition and disposition of land or other real or personal property as may be necessary and in furtherance of the BDD Plan.

⁴ While Illinois municipalities already have the authority to acquire property by eminent domain, the Village of Dwight shall not base an eminent domain case on the characteristics and findings presented herein to qualify the BDD Redevelopment Area pursuant to the BDD Act.

municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.

10. **Apply for Grants.** 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.
11. **Impose BDD Sales Taxes.** 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.
12. **Impose BDD Hotel Tax.** 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.
13. **Issue Bonds or Other Obligations.** Obligations secured by the Business District Tax Allocation Fund may be issued to provide for the payment or reimbursement of business district project costs. No obligations issued pursuant to this Law shall be regarded as indebtedness of the municipality issuing those obligations or any other taxing district for the purpose of any limitation imposed by law. Obligations issued pursuant to this Law shall not be subject to the provisions of the Bond Authorization Act.

Types of BDD-Eligible Project Costs:

Pursuant to the Act, the Village intends to address the conditions which qualify a BDD Redevelopment Project Area as a blighted area. The BDD Area has infrastructure inadequacies and will require improvements throughout the life of the business district as described in this BDD Plan. The Village expects that the implementation of the public projects provided herein will help address current needs and attract new private investment within the BDD Area.

Pursuant to Section 5/11-74.3-5 of the Act, "**Business district project costs**" shall mean and include the sum total of all costs incurred by the Village, other governmental entity, or nongovernmental person(s) that are in connection with a business district and in the furtherance of a business district plan, including, without limitation, the following:

1. **Studies & Plans.** Costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality;

2. **Site Assembly.** Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
3. **Site Preparation.** Costs relating to site preparation, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;
4. **Public Works.** Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;

5. **Repair Existing Buildings.** Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;
6. **New Construction.** Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;

7. **Financing Costs.** Such costs include, but are not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under this Law that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and
8. **Relocation Costs.** To the extent that a municipality determines necessary, the Village may use BDD Funds to reimburse relocation costs or shall use such funds to comply with federal and state law to pay relocation costs as required.

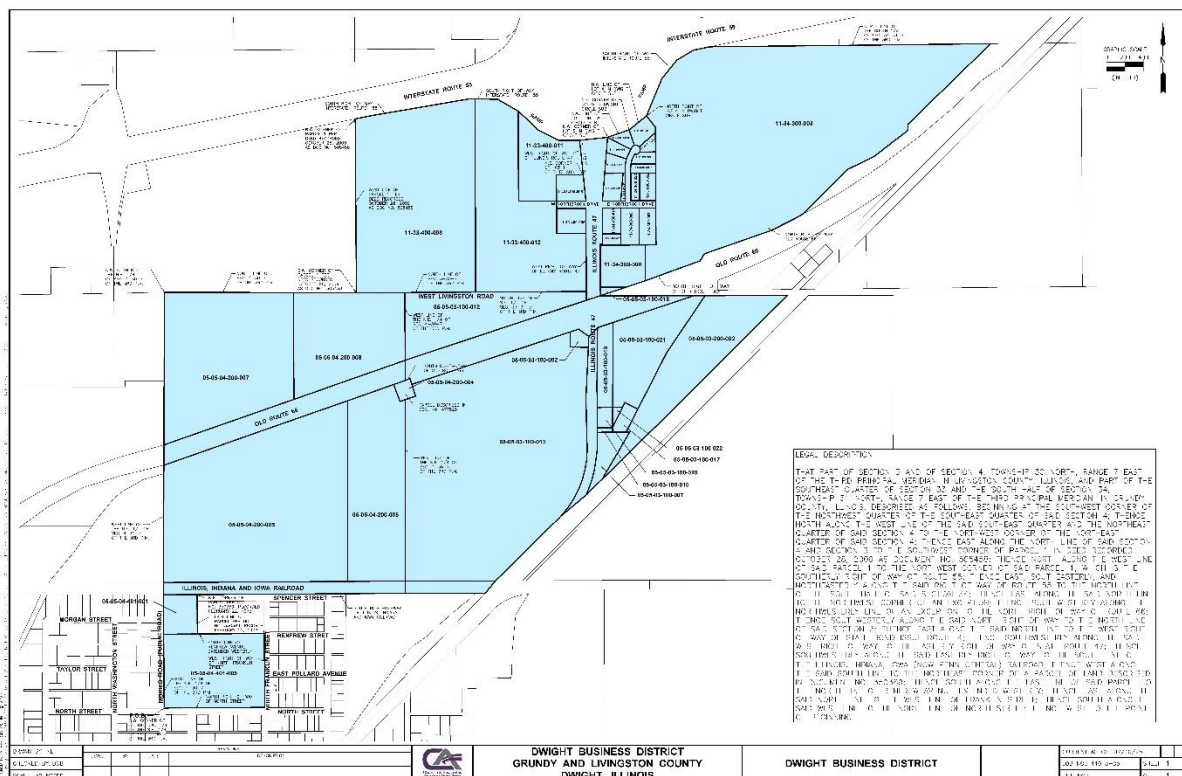
SECTION III.

DWIGHT BDD NO. 1 BACKGROUND, PROPOSED REDEVELOPMENT AND STUDY AREA

The Dwight BDD No. 1 Study Area (the “Study Area”) consists of commercial and light industrial properties. There are **42** individually identified and contiguous parcels of land and adjacent public rights-of-way, and **14** site addresses that have been identified within the BDD Study Area.

The following exhibits are attached hereto to further describe the BDD Area:

1. BDD boundary map of the Dwight BDD No. 1 Study Area (depicted in **Figure 5**) and the current list of property identification numbers within the boundary are provided in **Exhibit 1** as attached hereto;



SECTION IV.

ILLINOIS BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT ACT ELIGIBILITY FACTORS, AND OTHER REQUIRED FINDINGS

Pursuant to 65 ILCS 5/11-74.3-1 *et. seq.* of the Illinois Municipal Code (the “Business District Development and Redevelopment Act” or the “Act”), municipalities may exercise certain powers to enhance the local tax base and promote the development and redevelopment of business districts which are declared to be a public use and essential to the public interest. The Village of Dwight intends to establish a Business Development District (herein referred to as the “Business Development District,” the “BDD or BDD No. 1” or the “District”), which shall be formally known as ***“Dwight BDD No. 1.”***

Therefore, this Business Development District Redevelopment Plan (the “BDD Plan”) sets forth the necessity for ***Dwight BDD No. 1*** and finds herein that the proposed Business Development District on-the-whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of this Business District Redevelopment Plan.

Eligibility Factors:

Municipalities proposing to establish a Business Development District and impose certain BDD taxes pursuant to the Act are required to document findings of eligibility for a “blighted area.” A proposed BDD study area is regarded as a blighted area by the existence of one or more of the following eligibility criteria:

1. defective, non-existent, or inadequate street layout;
2. unsanitary or unsafe conditions;
3. deterioration of site improvements;
4. improper subdivision or obsolete platting; or the
5. existence of conditions which endanger life or property by fire or other causes.

To further qualify an area as a BDD, the municipality must also provide evidence of one or more of the above factors exerting at least one of the following effects on the proposed BDD Area:

1. delays or hinders the provision of housing accommodations;
2. constitutes an economic or social liability;
3. constitutes an economic underutilization of the BDD Area; or
4. constitutes a menace to the public health, safety, morals, or welfare of the community.

Other Required Findings:

Finally, in addition to defining a “blighted area” per the previously described criteria, the BDD Plan must satisfy four (4) additional, separate findings are required for establishing a qualified BDD:

1. Lack of growth and development through private investment;
2. Without the availability of the BDD, the BDD Area would not be redeveloped;
3. The boundaries of the BDD Area must be contiguous and include parcels that are directly and substantially benefited by the proposed BDD Plan; and
4. The BDD Plan must conform to the comprehensive plan of the Village.

SECTION V. DWIGHT BDD ELIGIBILITY FINDINGS

The Village finds the Dwight BDD Area qualifies as a “blighted area” due to the predominance of the following factors observed to be present and meaningfully distributed throughout the study area:

1. **Deterioration of site improvements.** Physical deterioration of existing structures, streets, sidewalks, alleys, and other surface improvements were observed to a meaningful extent throughout the BDD Area as summarized in ***Table 1***.

TABLE 1. DWIGHT BDD AREA DETERIORATION FACTORS

Total vacant and improved parcels	42
Total vacant parcels	24
Vacant parcels which were blighted before becoming vacant	2
Vacant parcels exhibiting obsolete platting	5
Vacant parcels with deteriorated structures on adjacent property	24
Vacant parcels subject to diversity of ownership	2
Total improved parcels	18
Number of structures on improved parcels	50
Number of structures that are 35 years of age or older	32
Improved parcels exhibiting deterioration	18
Improved parcels with excessive vacancies	4
Improved parcels evidencing a lack of adequate planning ⁵	18

⁵ Some of the improved parcels presented evidence of a lack of adequate planning within the BDD Area with regard to the absence of sidewalks, curbs, or access to public alleys. Parcels of inadequate shape, size, or setbacks to meet contemporary design standards were found to be present within the BDD Area as well. Most of the commercial properties were developed without the benefit of a formally adopted comprehensive plan. Therefore, the lack of planning for the structures identified within the BDD Area further qualify the proposed redevelopment project area as a blighted area.

Evidence of deteriorated, distressed, vacant, and underutilized conditions existing throughout the proposed Dwight BDD Area is further illustrated by some of the photographs which were taken of properties throughout the proposed BDD Area in March through July of 2025. The following photos are incorporated herein as **Figure 6**.







Effect of Blighting Factors on the BDD Area:

1. **Constitutes an economic underutilization.** The Village finds the properties within the BDD Area represent approximately 14.5% of the assessed valuation of the Village and is struggling to attract significant, new economic expansion. Portions of the Dwight BDD Area are vacant, subject to further environmental remediation, and underutilized. In sections of the Dwight BDD Area for which some redevelopment has occurred, there remains a predominance of deteriorated or vacant structures that will require substantial, additional investment for commercial or residential uses.
2. **Hinders the provision of housing accommodations.** The Village finds that the BDD Area cannot effectively contribute to a coordinated effort to address the community's provision of additional housing accommodations. Many of the older commercial buildings will require substantial new private investment to reconfigure and update residential spaces for prospective new residents that could, in part, be assisted with future BDD funding.
3. **Constitutes an economic or social liability.** The Village finds the BDD Area constitutes an economic liability to the extent that it has historically experienced:
 - lack of growth through public and private investment;
 - weak ability to attract new commercial businesses, particularly to available vacant sites;
 - lack of significant job growth opportunities;
 - stagnated assessed valuations;
 - stagnated tax revenues; and
 - a general lack of marketability.
4. **Improper subdivision or obsolete platting** exists throughout the proposed BDD 1 Area due, in part, to the absence of a formally adopted comprehensive plan for the development of the Village as-a-whole for commercial and residential developments that were platted or developed before 2010. The appropriate platting of real property commonly refers to the subdivision of land into individual lots which are served by adjacent public rights-of-way such as streets, sidewalks, alleys, and public easements. Obsolete platting typically refers to parcels of limited or narrow size and configuration, or parcels of irregular size or shape that may be difficult to develop on a planned basis and in a manner which is compatible with contemporary design standards and requirements.

Some properties within the Area present oddly shaped boundaries or exhibit narrow configurations which offer inadequate off-street parking, limited visibility or exposure to high-traffic streets, poor ingress/egress traffic flow, are difficult to assemble appropriate project sites, or do not otherwise conform to the standards of modern businesses for commercial uses.

There are certain properties within the BDD Area which could be redeveloped, but the parcels lack streets, storm water facilities and other public infrastructure necessary to accommodate commercial or residential redevelopment uses. These areas will require substantial investment of private and/or public funds to cause redevelopment to occur.

5. **The existence of conditions which endanger life or property by fire or other causes** are present within the Dwight BDD 1 Area. Aging sidewalks and the absence of sufficient pedestrian-friendly crossings, stormwater drainage and access to retail businesses located throughout the redevelopment project area present conditions which impede retail commercial growth and impair the safety of residents and retail consumers. Future residential development and increased retail activity is expected to occur after BDD funds become available for the Village to incentivize such redevelopment and improve public infrastructure and pedestrian-friendly amenities throughout the BDD Area.

Qualification Summary

There are multiple “blighting” conditions present within the proposed Dwight BDD No. 1 Area that conform to the requirements of the Act. These include:

- Certain site improvements distributed throughout the BDD Area exhibit characteristics of deterioration, a lack of physical maintenance and slow growth in equalized assessed valuation;
- The existing street layout is deteriorated and/or is inadequate to meet the current or future redevelopment needs of the Area;
- The coordinated development or redevelopment of the BDD Area as envisioned by the Village is impeded by inadequate public infrastructure and the lack of sufficient subdivision of tracts which would otherwise be conducive to commercial and/or residential redevelopment; and
- Unsafe conditions exist within the BDD Area which endanger the safety and well-being of the public if the Area is not improved and redeveloped to conform with contemporary development standards.

CONCLUSION: In conformance with the BDD Act, the Village herein finds the combination of the above-described qualification factors retard the provision of housing accommodations, constitute an economic or social liability, cause economic underutilization of properties within the BDD Area, and, on the whole, exhibit characteristics which create a menace to the public health, safety, morals, or welfare of the citizens of Dwight.

Therefore, the Village hereby finds that the proposed Dwight BDD 1 Redevelopment Project Area is a “blighted area” by reason of a predominance of the combination of factors described herein, that the Area lacks growth and development through private investment, and that without the availability of the BDD, the Area would not be redeveloped. The Village further finds that the Dwight BDD 1 Redevelopment Project Area is a contiguous boundary within which are parcels that shall be directly and substantially benefitted by this BDD Redevelopment Plan and that said BDD Redevelopment Plan shall conform to the current and future comprehensive plans of the Village.

SECTION VI.
DWIGHT BDD REDEVELOPMENT
GOALS AND OBJECTIVES; REDEVELOPMENT PLAN AND PROJECTS

The overall purpose of the Dwight BDD No. 1 is to arrest further decline and underutilization of the proposed BDD Area, which is the subject of this Redevelopment Plan. The Village finds that such further decline, and underutilization is likely to occur, and will further impair the value of private investments within and adjacent to the Area, as well as the sound growth and tax base of overlapping taxing districts. In addition, the Village finds that the BDD Area, on the whole, has not been subject to growth and development through sufficient investment by private enterprises and would not reasonably be anticipated to be fully developed or redeveloped without the adoption of this Plan.

Therefore, the Village of Dwight proposes to use the funds it receives from properties within the BDD Area to help achieve the following goals and objectives:

1. Eliminate or reduce those conditions which qualify the BDD Area as a blighted area and encourage high-quality building design, landscaping and site improvements which conform to Village land use and zoning requirements; and
2. By improving public infrastructure and encouraging new private investment throughout the BDD Area, the Village expects to facilitate the construction, improvement, and maintenance of public and private infrastructure necessary to attract and support new professional and commercial-retail businesses, encourage the retention and expansion of existing businesses, and improve the provision of housing accommodations in the Village; and
3. Help reverse recent population decline by increasing the availability of commercial goods and services that will help to make Dwight more attractive for residential growth; and
4. Reduce the number of underutilized properties by further encouraging commercial and industrial development within the BDD Area that will stimulate the local economy; and
5. Enhance the tax base for the Village and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors; and
6. Revitalize and preserve historic buildings, encourage new commercial development on vacant lots, increase local tourism, and further improve retail trade activity, thereby generating new retailer's occupation tax and service occupation tax revenues as may be applicable to the Village, other taxing districts, and the State of Illinois; and
7. Increase the aesthetic value of the community, improve the overall quality of life for Dwight's residents and promote the type of development and redevelopment that is in furtherance of the Village's goals and objectives cited herein; and
8. Encourage public and private redevelopment projects that will further contribute to the public health, safety, morals, and general welfare of the Village.

Anticipated Redevelopment Plan for Public and Private Redevelopment Projects:

The goals and objectives of this BDD Plan are not possible without financial assistance. Without the availability of BDD funds, private developers and/or other interested parties will not be able to undertake the projects described below unless the extraordinary costs and risks associated with such projects can be mitigated, in part, with BDD funds.

The Village anticipates using BDD funds to attract additional private development and redevelopment projects including, but not limited to, new commercial retail, professional offices, industrial development and related amenities. The Village believes the BDD Area will not be fully developed or redeveloped without the use of BDD Funds. Therefore, the Village intends to offer incentives to private developers to further encourage commitments for new private investment and to facilitate public infrastructure improvements during the life of the proposed BDD as described in ***Table 2***.

**TABLE 2.
ANTICIPATED PUBLIC AND PRIVATE BDD REDEVELOPMENT PROJECTS**

<i>No.</i>	<i>Description</i>	<i>Anticipate New Investment</i>
1.	Redevelopment of commercial properties along I-55 corridor.	\$3,000,000
2.	New commercial redevelopment on vacant lots within the Area.	\$3,000,000
3.	Rehabilitation and renovation of existing commercial buildings located throughout the BDD Area.	\$2,000,000
4.	Demolition of vacant, deteriorated, obsolete or underutilized buildings located throughout the BDD Area.	\$500,000
5.	New commercial businesses on vacant property and the possible redevelopment of other properties contiguous to or adjacent to such sites within the BDD Area.	\$3,000,000
6.	Village capital (public infrastructure) improvements to streets, alleys, sidewalks, parks and other pedestrian walkways, sanitary sewer, water, storm water and other public facilities throughout the BDD Area.	\$2,500,000
Total:		\$14,000,000

SECTION VII. DWIGHT BDD FINANCIAL PLAN

A Business Development District is a special taxing district, authorized to undertake certain public improvements which may be financed through the issuance of notes or bonds that are, in turn, retired by the levy of sales tax within the geographic boundaries of the BDD Area. When the Village approves this BDD Plan, it may impose certain taxes, at a rate not to exceed 1.0% of the gross receipts from the sales in 0.25% increments, by ordinance after the date of the approval of the Plan ordinance and until all business district project costs and all municipal obligations financing the business district project costs, if any, have been paid.

The municipality may impose this tax if it has a development or redevelopment plan for an area of the municipality that:

1. is contiguous (i.e., the properties within the BDD Area border each other);
2. includes only parcels of real property that will directly and substantially benefit from the proposed plan; and
3. is a blighted area, as defined by the Act.



If blighted, the Village is authorized by the Act to impose certain taxes without voter approval in the form of a Business District Retailers' Occupation Tax, Business District Service Occupation Tax, and a Business District Hotel Operators' Occupation Tax. Prior to imposing such taxes, the Corporate Authorities of the Village must approve this BDD Plan.

Anticipated BDD Eligible Project Costs:

The public and private projects and related costs described below in **Table 3** are anticipated to be undertaken by the Village, private developers, or other interested parties. The Village may enter into Redevelopment Agreements with private Developers through which the Village can utilize a portion of the BDD funds generated from these projects to reimburse Developers for a portion or all of their BDD eligible private project costs as provided in the Act per Section 65 ILCS 5/11-74.3-5.

The Village further plans to use a portion of any BDD funds generated for BDD eligible public project costs as well. The Village may also use tax increment financing funds or any other sources of funds it may lawfully pledge.

All project cost estimates are in year 2025 dollars. In addition to the public and private project costs listed below, developer notes or bonds, if any, that are issued to finance a project may include an amount enough to pay interest, as well as customary and reasonable charges associated with the issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.

Adjustments to the designated and anticipated line item (public and private) costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for BDD financing under the provisions of the BDD Act.

Therefore, totals of line items set forth in this BDD Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as may be amended in the future. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line-item costs for redevelopment.

The public BDD projects will benefit and be utilized by all owners, users and tenants of real property located in the BDD Area. To the extent that the Village's BDD projects involve the development or redevelopment of privately owned property, it is not possible currently to identify or describe all the specific private Developers, users, or tenants of such property.

As part of the initial establishment of the BDD Area, the Village will provide, in the manner prescribed by the Illinois Department of Revenue (the "IDOR"), the boundaries of the business district and each address in the business district in such a way that IDOR can determine by its address whether a business is in the business district.

As the Area develops, the Village will notify the Local Tax Allocation Division at IDOR in writing of any additions, deletions, or changes of business addresses within the existing BDD Area. Such written notices of additions, changes or deletions may occur provided any related BDD boundary amendments or tax rate Ordinance changes have been properly completed pursuant to the BDD Act.

TABLE 3.
ANTICIPATED/ESTIMATED BDD-ELIGIBLE PROJECT COSTS

No.	<i>Eligible Cost Category</i>	<i>Anticipated Cost</i>
1.	Professional Services <i>(e.g., plans, analysis, administration, studies, legal, marketing, etc.)</i>	\$500,000
2.	Property Assembly <i>(e.g., land & building acquisition)</i>	\$500,000
3.	Site Preparation <i>(e.g., demolition, clean-up, clearing & grading)</i>	\$2,500,000
4.	Public Works/Public Infrastructure Improvements <i>(e.g., streets, bridges, sidewalks, crosswalks, utilities, etc., which per the Act are within or outside of the BDD Area that are essential to the BDD Plan)</i>	\$4,500,000
5.	Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements <i>(e.g., repairs, renovations, remodeling, relocation & rehabilitation)</i>	\$1,000,000
6.	Construction or Installation of Buildings, Structures, Fixtures, Equipment, Utilities and Other Surface Improvements	\$1,000,000

TABLE 3.
ANTICIPATED/ESTIMATED BDD-ELIGIBLE PROJECT COSTS

<i>No.</i>	<i>Eligible Cost Category</i>	<i>Anticipated Cost</i>
7.	Financing Costs (<i>e.g., interest, reserves & cost of issuance related to obligations</i>)	\$500,000
8.	Relocation Costs (<i>as deemed necessary and appropriate by the Village</i>)	\$25,000
Total:		\$10,525,000

Anticipated Sources of Funds to Pay Project Costs:

As authorized by the Act and following the establishment of the BDD Area and approval of the BDD Plan, the Village intends to impose the following BDD taxes which will be applicable to the BDD Area:

Business District Retailers' Occupation Tax. The corporate authorities of the Village of Dwight, upon designating this business district pursuant to Section 11-74.3-6(b) of the Act, intends to impose a Business District Retailers' Occupation Tax. Such tax shall be imposed upon all persons engaged in the business of selling tangible personal property within the BDD Area, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail in the business district at the rate of **1.0% of the gross receipts** from the sales made in the course of such business. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a person with a disability, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use. The tax imposed under this subsection and all civil penalties that may be assessed as an incident thereof shall be collected and enforced by the Illinois Department of Revenue ("IDOR").

Business District Service Occupation Tax. Pursuant to Section 11-74.3-6(c) of the Act, the corporate authorities of the Village of Dwight intend to also impose a Business District Service Occupation Tax. Such tax be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. **The tax shall be imposed at the same 1.0% rate as the tax imposed for the Business District Retailers' Occupation Tax** on the selling price of tangible personal property so transferred within the business district. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a person with a disability, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use. The tax imposed under

this subsection and all civil penalties that may be assessed as an incident thereof shall be collected and enforced by the Illinois Department of Revenue.

Intended uses of the Business District Retailers' Occupation Tax and Business District Service Occupation Tax:

The Village of Dwight currently projects the average annual Business District Retailers' Occupation Tax and Business District Service Occupation Tax that will be collected from businesses currently located within the BDD Area will amount to approximately **\$250,000** per calendar year. Following the completion of future BDD eligible projects described herein, the Village anticipates the BDD Area will generate approximately **\$500,000** per calendar year. Upon receiving BDD funds from the IDOR, the Village shall deposit such funds to the "*Dwight BDD No. 1 Special Tax Allocation Fund*" for the purposes of paying or reimbursing business district project costs and obligations incurred in the payment of those costs.

Business District Hotel Operator's Tax. Pursuant to Section 11-74.3-6(d) of the Act, the corporate authorities of the Village of Dwight, upon designating this business district may impose an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate not to exceed **1.0% of the gross rental receipts** from the renting, leasing, or letting of hotel rooms within the business district, to be imposed only in 0.25% increments, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act. The tax imposed by the Village under this subsection and all civil penalties that may be assessed as an incident to that tax shall be collected and enforced by the Village of Dwight. The Village shall deposit funds generated by the BDD Hotel Operators' Tax to the "*Dwight BDD No. 1 Special Tax Allocation Fund*" for the purposes of paying or reimbursing business district project costs and obligations incurred in the payment of those costs.

Other Sources of Funds for Implementation of this BDD Plan:

Other sources of funds that may be used to pay the costs of implementing redevelopment projects anticipated to occur within the BDD Area may include, but are not limited to, the following:

1. Private equity capital which is available to private Developers through their own cash reserves or financing sources;
2. Assistance through Tax Increment Financing and/or Enterprise Zone incentives as may be available during the life of Dwight BDD No. 1;
3. Revenue available because of development assessments, purchase and sale agreements, and leases entered between the Village and other individuals or entities;
4. Improvements by third-party tenants;

5. Special Assessments;

6. Special Service Areas, if any, that the Village may create within the BDD Area and impose additional property taxes upon properties located within such special service areas to pay the costs of providing special services that may be performed from time to time within such special service areas with the BDD Area in support of the goals and objectives of this BDD Plan;

7. Grants and loans from the United States or the State of Illinois, or any instrumentality of the federal or state government and units of government thereof;

8. General revenues of the Village, to the extent such revenue is not necessary to fund other operations of the Village;

9. The Village may issue obligations in one or more series in the future, maturing and bearing interest at rates and having such other terms and provisions determined by the Village by Ordinance and in whole or in part secured and/or paid from funds or deposits credited to the “*Dwight BDD No. 1 Special Tax Allocation Fund*”; and

10. Other legally permissible sources of public funds that may be identified at such time in the future that the Village may deem appropriate to fund BDD project costs.

The Dwight BDD No. 1 is not intended to pay for all of the proposed BDD eligible project costs that may be incurred during the 23-year life of the BDD.

The Village shall also use other sources of funds it may lawfully pledge to achieve the goals and objectives of this BDD Redevelopment Plan.

The exact amount(s) of project costs the Village may reimburse from each of the above-mentioned sources of funds will depend upon the availability of funds from these sources and the approval of written redevelopment agreements by and between a private developer(s) and the Village of Dwight.

SECTION VIII. OTHER STATUTORY REQUIREMENTS

Future Land Use and Zoning. The general uses of the land within the BDD Area shall conform to the existing and future land uses, current and future zoning, and subdivision codes of the Village of Dwight, as well as the Dwight Comprehensive Plan, as updated in 2023.

Commitment to Fair Employment. The Village of Dwight will comply with fair employment practices and an Affirmative Action Plan in the implementation of this BDD Plan and Projects.

Amendments to the Dwight Business Development District No. 1 Plan and Area. Pursuant to Section 5/11-74.3-2(f) of the Act and other applicable Village Ordinances, the Village may amend the BDD Plan, the boundaries of the BDD Area, and the taxes provided for in subsections (10) and (11) of Section 11-74.3-3 may be imposed or altered.

Business District Tax Allocation Fund. Upon adopting an Ordinance approving this BDD Plan, the Village shall establish the “*Dwight BDD No. 1 Special Tax Allocation Fund*” for the purposes of paying or reimbursing business district project costs and obligations incurred in the payment of those costs. The business district tax allocation fund shall be dissolved no later than 270 days following payment to the municipality of the last distribution of taxes as provided in Section 11-74.3-6.

Term of the Dwight Business Development District Taxes, Plan and Projects. Upon payment of all business district project costs and retirement of all obligations paying or reimbursing business district project costs, but in no event more than twenty-three (23) years after the date of adoption of the ordinance imposing taxes pursuant to subsection (10) or (11) of Section 11-74.3-3, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsection (10) or (11) of Section 11-74.3-3.

Nature and Term of Bonds or Notes. The Village may utilize a “pay-as-you-go” approach to financing private eligible BDD project costs. Pursuant to Section 11-74.3-6(e) of the Act, obligations secured by the “*Dwight BDD No. 1 Special Tax Allocation Fund*” may also be issued to provide for the payment or reimbursement of business district project costs.

The Village may issue bonds or other obligations to fund public infrastructure or other eligible project costs. The Village may secure such obligations by pledging, for any period of time up to and including the dissolution date, all or any part of the funds in and to be deposited in the Business District Tax Allocation Fund to the payment of business district project costs and obligations which do not exceed 20 years in length, or the term of Dwight Business Development District, whichever is less. The Village may also issue revenue bonds, notes, or other obligations to fund private eligible project costs as well which would also be limited to 20 years in length. The repayment of debt service of these obligations would be limited to the BDD funds generated as permitted by the Act and/or other pledged funds authorized by the Village including, but not limited to, tax increment financing funds, special service area taxes and special assessments.

BDD Contracts. The establishment of Dwight BDD No. 1 shall become effective upon adoption of an ordinance by the President and Village Board adopting the Business District Plan, designating the BDD Area and imposing the BDD taxes as hereby described in ***Section VII***. Redevelopment agreements between the Village, Private Developers, or other private parties shall be consistent with the provisions of the BDD Act and this BDD Plan. Per the BDD Act, the Village shall have the power to make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan.

A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (10)) the municipality receives from the development or redevelopment of properties in the business district.

Such contracts are hereby deemed necessary by the Village to address the blighting factors described herein, and to address the historic lack of growth and private investment for which the Village finds

is unlikely to be satisfactorily addressed but for funding assistance as may become available in the *Dwight BDD No. 1 Special Tax Allocation Fund*.

Contiguity of Parcels within BDD Area. Parcels located within the Dwight BDD Area are contiguous and are expected to directly and substantially benefit from the BDD Redevelopment Plan. A list of known street addresses currently located within the Dwight BDD Area is attached hereto as ***Exhibit 3***.

Contiguous BDD Areas. As authorized by Section 5/11-74.3-3(8.5) of the BDD Act, the Village may utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is:

- (A) contiguous to the business district from which the revenues are received;
- (B) separated only by a public right of way from the business district from which the revenues are received; or
- (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.

SECTION IX. CONCLUSION

The Village of Dwight, Livingston and Grundy Counties, Illinois has determined that to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the Dwight Business Development District should be undertaken. To remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Area.

The President and Village Board of Trustees hereby conclude that it is in the best interest of the Village and that the citizens of Dwight will benefit by the adoption of this Dwight Business Development District No. 1 Plan, Projects, and Area.

VILLAGE OF DWIGHT, ILLINOIS

By: _____ Date ____ / ____ / 2025
President

Attest: _____ Date ____ / ____ / 2025
Village Clerk

**DWIGHT BDD NO.1 BOUNDARY MAP
AND CURRENT PROPERTY IDENTIFICATION NUMBERS**



	Parcel No.
1	05-05-03-100-002
2	05-05-03-100-007
3	05-05-03-100-012
4	05-05-03-100-013
5	05-05-03-100-015
6	05-05-03-100-017
7	05-05-03-100-018
8	05-05-03-100-019
9	05-05-03-100-020
10	05-05-03-100-021
11	05-05-03-100-022
12	05-05-03-200-002
13	05-05-04-200-004
14	05-05-04-200-005
15	05-05-04-200-006
16	05-05-04-200-007
17	05-05-04-200-008
18	05-05-04-401-001
19	05-05-04-401-005
20	05-05-04-505-002
21	11-33-400-005
22	11-33-400-006
23	11-33-400-008
24	11-33-400-011
25	11-33-400-012
26	11-34-300-003
27	11-34-300-006
28	11-34-300-007
29	11-34-300-008
30	11-34-300-019
31	11-34-300-020
32	11-34-300-022
33	11-34-300-032
34	11-34-300-033
35	11-34-300-034
36	11-34-301-001
37	11-34-301-002
38	11-34-301-003
39	11-34-301-004
40	11-34-301-005
41	11-34-301-006
42	11-34-301-007

EXHIBIT 2

DWIGHT BDD NO. 1 BOUNDARY DESCRIPTION

THAT PART OF SECTION 3 AND OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LIVINGSTON COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTH HALF OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 4 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 4 AND SECTION 3 TO THE SOUTHWEST CORNER OF PARCEL 1 IN DEED RECORDED OCTOBER 28, 2009 AS DOCUMENT NO. 505458; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 1 TO THE NORTHWEST CORNER OF SAID PARCEL 1, WHICH IS THE SOUTHERLY RIGHT OF WAY OF ROUTE 55; THENCE EAST, SOUTHEASTERLY, AND NORTHEASTERLY ALONG THE SAID RIGHT OF WAY OF ROUTE 55 TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 34; THENCE EAST ALONG THE SAID NORTH LINE TO THE NORTHWEST CORNER OF AN EXCEPTION; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF AN EXCEPTION TO THE NORTH RIGHT OF WAY OF ROUTE 66; THENCE SOUTHWESTERLY ALONG THE SAID NORTH RIGHT OF WAY TO THE NORTH LINE OF SAID SECTION 3; THENCE EAST ALONG THE SAID NORTH LINE TO THE WEST RIGHT OF WAY OF STATE BOND ISSUE ROUTE 4; THENCE SOUTHWESTERLY ALONG THE SAID WEST RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF STATE ROUTE 47; THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY TO THE SOUTH LINE OF THE ILLINOIS, INDIANA, IOWA (NOW PENN CENTRAL) RAILROAD; THENCE WEST ALONG THE SAID SOUTH LINE TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 350369; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF RENFREW AVENUE EXTENDED WESTERLY; THENCE EAST ALONG THE SAID NORTH LINE TO THE WEST LINE OF FRANKLIN STREET; THENCE SOUTH ALONG THE SAID WEST LINE TO THE NORTH LINE OF NORTH STREET; THENCE WEST TO THE POINT OF BEGINNING.

(This page is intentionally blank.)

EXHIBIT 3

DWIGHT BDD NO. 1 AREA SITE ADDRESSES

	Site Address
1	1 ALDI DR
2	10 E NORTHBROOK DR
3	11 E NORTHBROOK DR
4	11 W NORTHBROOK DR
5	11970 S ROUTE 47
6	900 N UNION ST
7	12 W NORTHBROOK DR
8	13 E NORTHBROOK DR
9	14 E NORTHBROOK DR
10	15 E NORTHBROOK DR
11	600 BREWSTER RD
12	600 MORRIS RD
13	800 N UNION ST
14	801 N UNION ST