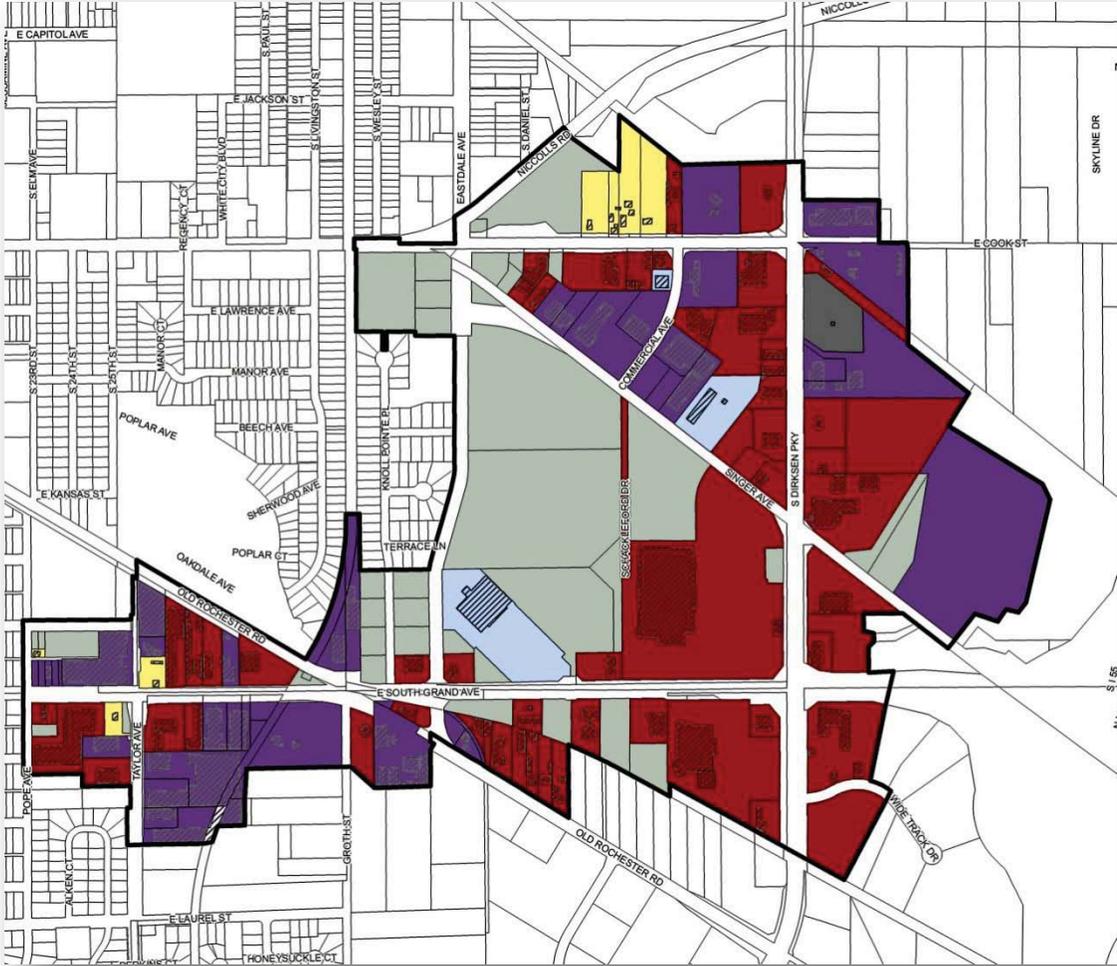


# EAST SPRINGFIELD COMMERCIAL PLAN



Greater Springfield Chamber of Commerce,  
City of Springfield, Illinois, and  
Springfield-Sangamon County Regional Planning  
Commission

NOVEMBER 2011



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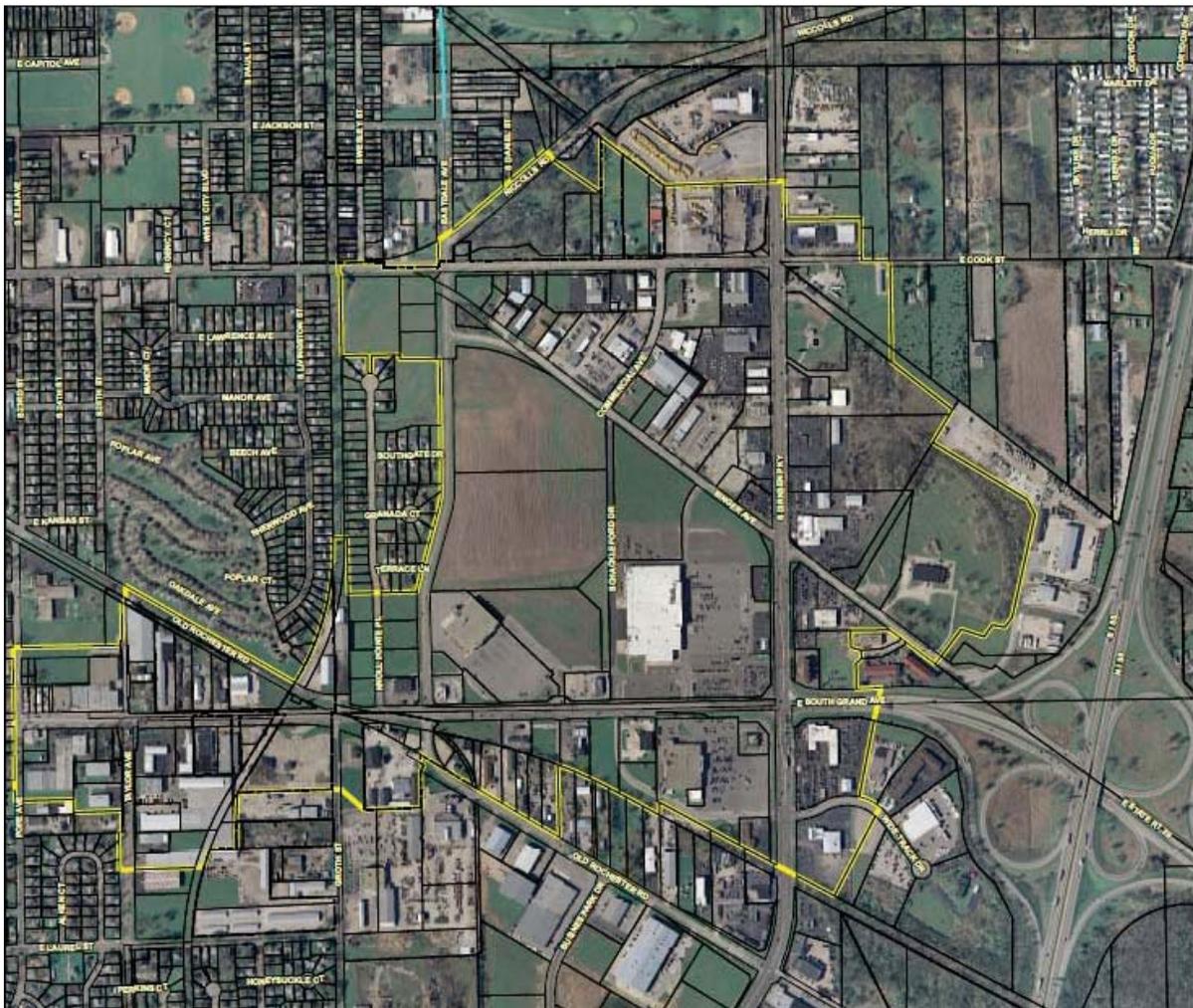
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## SECTION I — INTRODUCTION

The City of Springfield (City or Springfield), the Springfield-Sangamon County Regional Planning Commission (SSCRPC) and the Greater Springfield Chamber of Commerce (Chamber) represent the spearhead in a consortium of public and not-for-profit organizations that was organized for the specific purpose of bringing about the rebirth of an ageing and underutilized commercial area of East Springfield. The precise area of interest and the focus of this study is an irregularly shaped segment of the community consisting of approximately 325 acres that is generally bounded by properties fronting on E. Cook Street on the north, S. Dirksen Parkway on the east, E. South Grand Avenue on the south, and Pope Avenue on the west. The exact Study Area boundaries are illustrated on **Exhibit 1**, below.

**Exhibit 1**  
**Project Area Boundary**



**Legend**

-  Project Area Boundary
-  Springfield Municipal Limits

Portions of this study area were the subject of a larger 2002 Eastside Neighborhood Development Plan. That plan covered approximately 720 acres in an area generally bounded by E. Cook Street on the north, Schackleford Drive on the east, E. South Grand Avenue on the south, and 13<sup>th</sup> Street on the west. The vast majority of property covered by this plan was residential, with some neighborhood retail businesses. Although components and recommendations of that Plan have been in the process of implementation over recent years, many of the recommendations and implementation components outlined in that document are still valid. It is worth noting that the Hope Neighborhood Plan, which is nearing completion for a forty-nine block portion of the larger neighborhood, capitalizes on many of the concepts and recommendations contained in the Eastside Neighborhood Development Plan.

It should also be noted that the Hope Neighborhood Plan focuses on a residential community located four blocks west of the East Springfield Commercial Planning Area and is within the boundaries initially established for the Eastside Neighborhood Development Plan. The Hope Neighborhood is comprised of forty-nine blocks that are bounded by E. Cook Street on the north, S. Martin Luther King, Jr. Drive on the east, E. South Grand Avenue on the south, and 11<sup>th</sup> Street on the west. It is a central city area that has not fared well by the passage of time. Given the relatively close proximity of these two planning areas, the Hope Neighborhood Plan and the East Springfield Commercial Plan are critically important to the rebirth of this portion of East Springfield.

While the terms “rebirth” and “redevelopment” will be used interchangeably throughout this document to describe neighborhood change for the better, the Sponsors of this planning effort recognize the need to retain existing viable businesses. As such, they have expressed strong interest in preserving key businesses throughout the Area while simultaneously attracting new development. It is important to understand, however, that the Sponsors are not interested in growing the Study Area at the expense of other portions of the City or County. Because of the Chamber’s participation in this process, it is expected that a greater emphasis will be placed on attracting new businesses from beyond Sangamon County. And, in the event that an existing business wishes to relocate to the East Springfield Commercial Area, the Sponsors will make special efforts to ensure that the loss of such a business does not negatively affect the original site and environs.

The primary objective of this document is to provide a planning and development strategy that will lead to the rebirth of the East Springfield Commercial Area, expand the tax base of the City and County, create jobs for area residents, and assist in the stabilization of surrounding neighborhoods through collaboration in ongoing planning efforts. The study approach formulated for the preparation of this plan is one which promotes achievement of these objectives, and it has done this through the creation and active participation of a “Project Steering Committee” whose members either are, or represent, local business and community interests, elected officials, minority business and housing representatives, public officials, financial and real estate institutions, and local developers, among others. These individuals met regularly with the consultant to review, comment on and guide the preparation of this plan.

The community engagement program adopted for this planning exercise also furthered the achievement of the planning objectives outlined above. On four occasions the community – area residents, business and property owners – were encouraged to participate and advise in the draft and final planning concepts that were prepared for the subject area. That participation provided clear evidence of the community’s interest in and determination that this area shall once again be a productive segment of the City of Springfield and Sangamon County.

The following sections of this Plan include a detailed review and analysis of the existing conditions within the planning area, an assessment of the retail market, concept planning for selected target or focus areas, and the preparation of preliminary streetscape and building design concepts. This is followed by the Strategic Plan and Implementation Program for the East Springfield Commercial Area.

## SECTION II — EXISTING CONDITIONS ANALYSIS

This section provides an in-depth examination of the state of the planning area, the attitudes and concerns of those who own and operate businesses, the retail market served by the businesses within the planning area, and the socio-economic characteristics of the population residing therein. The information which follows establishes the foundation upon which planning concepts and a final plan is developed.

### EARLIER PLANS AND ONGOING PLANNING EFFORTS

Five planning studies prepared for or by the Study Sponsors between 2002 and 2010 that could directly or indirectly influence development within the Planning Area were examined for the purpose of identifying recommendations that would have some bearing on this Plan. Those studies are:

#### ***Eastside Neighborhood Development Plan***<sup>1</sup>

Prepared for the Office of Planning and Economic Development for the City of Springfield, the focus of this plan covered an area generally bounded by E. Cook Street on the north, Schackleford Drive on the east, E. South Grand Avenue on the south, and 13<sup>th</sup> Street on the west. While mostly residential, two major east-west streets which bordered the area – E. Cook and E. South Grand – were lined with residential and neighborhood commercial properties. The greatest concentrations of commercial uses were found along the eastern ends of those streets, and relatively large concentrations of vacant land were found at the eastern end of the neighborhood. Key development recommendations for this area that continue to have some significance for the East Springfield Commercial Area and Plan include:

- Attempt to attract State or Federal offices, regional corporate offices, or other job generators.
- Promote redevelopment of these properties as a unified whole, seek qualified developers,... and consider a new building for J.C. Penney that is better positioned on site to allow for other retail development.
- Do not support further commercial development along Cook; eliminate those uses which are marginal or inappropriate.<sup>2</sup>
- Develop a streetscape model for the E. Cook Street corridor from 13<sup>th</sup> Street to Dirksen (i.e., improved sidewalks, decorative street lighting, street trees, and directional signage for Downtown and area attractions).
- A streetscape model for the E. South Grand corridor should be established from 13<sup>th</sup> Street to Dirksen Parkway, and commercial development west of Pope Avenue should not be encouraged.
- Continue residential development along Knoll Pointe Place from roughly Terrace Lane to E. South Grand Avenue.

<sup>1</sup>PGAV. *Eastside Neighborhood Development Plan*. (Prepared for the Office of Planning and Economic Development, City of Springfield, IL). December 2002.

<sup>2</sup>This recommendation has been slightly modified in discussion in Section IV of this report.

- ❑ In the area south of E. South Grand Avenue between Pope Avenue and Dirksen Parkway, and an irregularly shaped area north of E. South Grand Avenue between Pope Avenue and Old Rochester Road, retain quality commercial uses, promote expansion of existing commercial and light manufacturing uses, where appropriate, and eliminate incompatible uses.

Although some successes have occurred relative to the pursuit of the recommendations outlined above, a great deal more work remains in re-evaluating those recommendations to make certain that they will be consistent with the current Plan's objectives.

### **Target Industry Analysis<sup>3</sup>**

The objective of this multi-phased project was to determine the best growth industry fits for Sangamon County and to develop a strategy to help these targets locate and expand in the Springfield-Sangamon County Area. The analysis was conducted in a multi-phased approach which included:

- ❑ Primary Target Industry Assessment;
- ❑ Target Match (Strengths and Weaknesses) Analysis;
- ❑ Selection of "Best Fit" Targets; and
- ❑ Recommendations

Although the recommendations that emerged from this analysis focused on the larger Springfield-Sangamon County Area, the pursuit and ultimate achievement of the recommendations set forth in that document will certainly provide positive consequences for the East Springfield Commercial Area. For example, the attraction of new businesses will mean new jobs, increased County and municipal revenues, and increased levels of household and individual spendable income. Greater wealth within the larger community will ultimately result in increasing retail sales for businesses offering the services and retail products that are available through businesses located within the project area.

### **The Springfield Area as a Location for a Retail Products Distribution Center<sup>4</sup>**

This study examines the potential of the Springfield Area as a location for a Retail Products Distribution Center (DC). The study notes that:

- ❑ The warehouse/distribution sector continues to boom in the Midwest; and
- ❑ The Midwest region has been a hot bed of DC activity as retailers strive to serve the burgeoning markets of Chicago, St. Louis, and Indianapolis. The sector had a total of 251 locations/expansions in the region over the last seven quarters. The number is actually much larger, as most manufacturing locations/expansions also include a warehousing function.

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<sup>3</sup>Carter Burgess and Northello and Associates. *Target Industry Analysis*. (Prepared for Greater Springfield, IL Chamber of Commerce & The Quantum Growth Partnership). April 2007.

<sup>4</sup>Carter Burgess and KEOGH. *The Springfield (IL) Area As A Location For A Retail Products Distribution Center*. (Prepared for Greater Springfield, IL Chamber of Commerce & The Quantum Growth Partnership). August 2007. &The Quantum Growth Partnership). 2007.

Given the growth prospects for this industry in this market and the availability of sizable parcels of undeveloped land, product distribution facilities may indeed be appropriate uses to be pursued for the East Springfield Commercial Area.

### ***Economic Impact of the Health Care Industry***<sup>5</sup>

The purpose of this study was to analyze the economic impact of the healthcare industry in the Springfield, Illinois Metropolitan Statistical Area, which consists of Menard and Sangamon counties. As an employment generating industry, job growth in the health-care field can be beneficial for such retail centers as the East Springfield Commercial Area. This study reminds the reader that:

*“Springfield has become a regional healthcare services center with a considerable network of programs and facilities for healthcare delivery, research, and training for doctors and other medical staff. This industry concentration has propelled the Springfield economy forward by attracting substantial human and financial resources from which patients, researchers, the educational system, and the community all derive significant benefits. However, healthcare institutions are often viewed simply as providers of services... Less apparent are the important connections and contributions that these institutions make within the broader regional economy.*

*Springfield has one of the largest concentrations of healthcare facilities and personnel in the Midwest, relative to its size, with 17,000 employees and \$828 million in employee compensation. In 2007, the healthcare industry produced \$1.68 billion dollars in output..., \$1.11 billion in Value-added in terms of employee compensation, rent, interest, taxes, and profits paid or earned, and contributed more than \$31 million in tax revenues to local governments. The annual compensation for healthcare workers in Springfield averaged \$48,706, including fringe benefits, significantly higher than the \$42,133 average for all area workers.*

*One-in-eight jobs in the Springfield area is directly tied to the healthcare industry. When economic multiplier effects are factored in, the total jobs generations attributable to the healthcare industry is 24,769 workers, with \$1.1 billion in wages, salaries and benefits, and output valued at \$2.49 billion.*<sup>6</sup>

This study points out that although healthcare, both nationally and in the Springfield area, is expected to be a primary source of overall employment growth through 2016, healthcare in the Springfield MSA is forecast to grow at a slower rate. Nevertheless, given the size and expected continued growth in the healthcare industry in Springfield, healthcare-oriented businesses should not be ruled out as new businesses are sought for the East Springfield Commercial Area.

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<sup>5</sup>NIU – Center for Governmental Studies. *Economic Impact of the Healthcare Industry - Springfield, Illinois Metropolitan Area*. (Prepared for Greater Springfield, IL Chamber of Commerce & The Quantum Growth Partnership). December 2008.

<sup>6</sup>*Ibid.* 1.

### **Springfield Eastside Neighborhood Development Plan Update: Existing Land Use, Zoning & Property Conditions<sup>7</sup>**

This report provides an update of various sections of the Eastside Neighborhood Development Plan prepared by PGAV in December 2002 and will serve as valuable input into this current planning effort, as well as planning work currently being undertaken for the Hope Neighborhood.

It should also be noted that a plan for the Hope Neighborhood is nearing completion, and though it is focusing on a residential community located four blocks west of the East Springfield Commercial Planning Area, it is within the boundaries initially established for the Eastside Neighborhood Development Plan. The Hope Neighborhood is comprised of forty-nine blocks that are bounded by E. Cook Street on the north, S. Martin Luther King, Jr. Drive on the east, E. South Grand Avenue on the south, and 11<sup>th</sup> Street on the west. It is a central city area that has not fared well with the passage of time. Given the relatively close proximity of these two planning areas, the Hope Neighborhood Plan and the East Springfield Commercial Plan are critically important to the rebirth of this portion of East Springfield.

## **AREA CHARACTERISTICS**

Much of the information regarding the 219 parcels that comprise the East Springfield Commercial Area was obtained using City and County records that were supplemented with the findings of field surveys conducted by the SSCRPC in mid-2010, and again by PGAV staff in November 2010. These public records and independent field surveys provided more than forty separate pieces of information for each parcel (see **Appendix B**). Included among these data items are:

- Parcel location
- Current zoning
- Property condition
- Billing address
- Parcel size
- Land use
- Ownership
- Assessment change from previous year

Although the City/County data used for this study included an eleven-digit parcel identification number, or PIN, the size of the PIN became somewhat cumbersome when searching for specific parcels. This problem was eliminated, or at least significantly reduced, by the creation of a parcel locator numbering system that was applied to each parcel and ranged from 1 to 219. This parcel location system, or **Locator ID**, is shown on **Exhibit A** in **Appendix B**.

### **Existing Land Use**

Upon examination of **Appendix B**, Property Characteristics of the East Springfield Commercial Area, it becomes apparent that the greatest numbers of parcels (59) are used for commercial purposes, which accounts for 105 acres, or 32.5% of the total land area. The second most dominant use in the Area is industrial, with 55 buildings occupying nearly 76 Acres of land, or 23% of the total area. It is noteworthy that, together, commercial and industrial uses account for more than 55% of the land within the Planning Area.

<sup>7</sup> Springfield-Sangamon County Regional Planning Commission, Development & Redevelopment Planning. *Springfield Eastside Neighborhood Development Plan Update: Existing Land Use, Zoning & Property Conditions*. July 2010.

While 39 parcels are classified as vacant, and these are developable sites, together they total nearly 71 acres and represent approximately 22% of the total area. However, vacant land within the Area is not limited to these larger and more easily developed properties. For example, 55 acres of land are in public ownership, land that is typically associated with public right-of-way. Because this land is in or adjacent to public right-of-way, it is typically owned by the City, County, or IDOT; and therefore the likelihood that this property would ever be available for development is not very high.

It is noteworthy that of the nearly 71 acres of vacant land within the planning area, four relatively large parcels are located in the center of the Planning Area, sharing a common boundary and ranging from 6.2 to 15.2 acres in size. Together, these four parcels comprise more than 40 acres (56% of all vacant land) of flat and easily developable land.



*JC Penney is the dominant retailer within the Planning Area*

Nearly equally as important as the number and size of vacant parcels is the existence of several underdeveloped sites. Included among the properties falling within this category is the nearly 29 acre JC Penney site which seemingly would have sufficient space to accommodate at least two or perhaps three commercial outlots. Other examples of underdeveloped properties can be found along Dirksen Parkway, Singer Avenue, and Cook Avenue.



*Vacant and underdeveloped land in the vicinity of Schackelford and Singer*



It is important to recognize that land that is not developed to its fullest potential (vacant and/or underdeveloped properties) will not pull its weight within the larger community. Such properties fail to generate meaningful revenues for local governmental units and, as such, represent something of a burden to the entire community.

While full and productive development is always the preferred option, the key word in this phrase is “productive”. Failing businesses are not productive. The degree to which a development will indeed be productive is generally best determined on the basis of an independent analysis of local market conditions. Even then, shifting market conditions, changing attitudes, or unforeseen events can suddenly and dramatically alter the circumstances upon which success is ultimately gauged.



Housing typical of the Area

The remaining land within this Area is devoted to single-family residential (eight parcels totaling seven acres) and institutional uses (occupying three parcels on nearly ten acres of land). Land use data showing the various uses within the Planning Area is summarized in **Table II-1. Exhibit 2 – Existing Land Use**, located in **Appendix A**, clearly illustrates the use of each parcel of land within the Planning Area.

**Table II-1**  
**Total Acreage by Land Use Category**

Land Use	Acreage	% Total Area	Parcels
Vacant	70.7	21.9%	39
Single-Family	7.0	2.2%	8
Commercial	105.0	32.5%	59
Institutional	9.8	3.0%	3
Industrial	75.5	23.3%	55
Public R-O-W	55.5	17.2%	55
<b>Total Area</b>	<b>323.5</b>	<b>100.0%</b>	<b>219</b>

**Existing Zoning**

The Planning Area is largely encompassed by the City of Springfield. However, at least 28 parcels fall within the unincorporated portions of Sangamon County, a circumstance that results from the irregularly shaped City boundaries and the presence of unincorporated land within the City’s borders. Nevertheless, almost the entire Planning Area is zoned by the City or Sangamon County for either business or industrial purposes. However, five parcels are zoned by the City for single-family and duplex residential purposes. The various zoning classifications found within the Planning Area include:

**Study Area Zoning Categories**

**City of Springfield**

- R-2, Single-Family and Duplex Residence
- B-1, Highway Business Service
- B-2, General Business Service
- I-1, Light Industrial
- I-2, Heavy Industrial

**Sangamon County**

- I1, Restricted Industrial
- I2, General Industrial

Of the zoning districts noted above and shown on **Exhibit 3, Existing Zoning**, located in **Appendix A**, only the five parcels zoned R-2, Single-Family and Duplex Residence are out of place in what is best described as a “commercial” or “business” use area. It should be noted that, in most instances, the commercial uses listed in both the City and County zoning

ordinances are uses that are generally permitted in the industrial districts for those jurisdictions. As such, it is not uncommon to see commercial activities in industrially zoned districts. Finally, from a planning perspective, the Planning Area is zoned in a manner that is likely to be consistent with any future development that will be recommended in the second phase of this planning document.

### **Traffic Volumes**

Traffic volumes along key streets within a commercial district can often dictate the viability of such areas as commercial or business centers. In that regard, they frequently reflect the general health of such areas – those with higher than typical Average Daily Traffic (ADT) generally having better health than those with declining traffic volumes. **Table II-2** provides comparative ADT volumes for selected locations within the Planning Area and compares those counts to similar data for the years 2000, 2005 and 2009.

**Table II-2**  
**Trends In Average Daily Traffic (ADT)**  
**2000, 2005 & 2009**

Traffic Count Location	2000	2005	2009	% Change 2005 - 2009	% Change 2000 - 2009
I-55 - North of E. South Grand	42,500	54,800	53,100	-3.1%	24.9%
E. South Grand - West of Dirksen Pky.	18,000	17,400	15,400	-11.5%	-14.4%
E. South Grand - between Groth & Taylor	18,200	15,900	15,500	-2.5%	-14.8%
E. South Grand - between Taylor & Pope	16,500	17,500	14,400	-17.7%	-12.7%
Dirksen - North of E. Cook	23,500	21,700	21,500	-0.9%	-8.5%
Dirksen - between E. Cook & Singer	23,600	20,100	20,700	3.0%	-12.3%
Dirksen - South of E. South Grand	20,600	22,000	17,000	-22.7%	-17.5%
E. Cook - between Dirksen & Eastdale	10,300	11,100	7,900	-28.8%	-23.3%
E. Cook - between Eastdale & S. Livingston	12,500	12,800	9,700	-24.2%	-22.4%
Singer - between Dirksen & Schackleford	2,050	1,100	1,400	27.3%	-31.7%
Eastdale - South of E. Cook	500	1,400	NA	NA	NA
Eastdale - North of E. Cook	2,200	NA	2,200	NA	0.0%

Source: IDOT

As illustrated in **Table II-2**, between 2000 and 2009 traffic volumes on the major streets in and around the Planning Area have, with the exception of I-55, all declined, and several of these declines have been significant (in the vicinity of -25%). Nevertheless, it is important to understand that the major businesses within the Area are what may be referred to as “destination” businesses. That is, businesses such as JC Penney, Shop ‘n Save, and various automobile dealerships all draw customers from throughout the City and County. Also, many other businesses within the Area are generally not dependent upon high traffic volumes. In that regard, these businesses are usually immune from declining traffic volumes along local roadways.

While declining traffic volumes may not be an impediment to many of the businesses that currently exist within the Area, these conditions would certainly not be optimum for such businesses as fast food restaurants or chain restaurants, filling stations, motels, etc. As such, it may not be prudent to attempt to attract businesses to this area that rely on local high traffic volumes to support them.

For comparative purposes, two major roadways on the western portion of the City were examined to see what the ADT trends were for those corridors. **Table II-3** shows traffic counts along Veterans Parkway and MacArthur Boulevard for the years 2000, 2005 and 2009. As shown in that table, according to IDOT records traffic volumes have decreased between the years 2000 and 2005, as well as between the years 2000 and 2009.

**Table II-3**  
**ADT Trends On Selected Roadways**  
**2000, 2005 & 2009**

Traffic Count Location	2000	2005	2009	% Change 2005 - 2009	% Change 2000 - 2009
Vetrans Pky. - South of W. Monroe	36,700	34,700	30,200	-13.0%	-17.7%
Vetrans Pky. - North of Wabash (White Oaks Mall)	28,300	29,200	27,000	-7.5%	-4.6%
MacArthur Blvd. - South of W. South Grand	21,400	24,700	18,800	-23.9%	-12.1%
MacArthur Blvd. - North of W. Lenox	24,500	24,600	21,600	-12.2%	-11.8%

Source: IDOT

Given that the City’s population has been increasing since 1990, albeit modestly, one would not anticipate a decrease in traffic along some of the City’s major roadways. As such, the decreasing traffic counts along these roads are likely the result of other roadway improvements that have brought about the dilution of traffic along these streets.

**Infrastructure Conditions and Area Aesthetics**

The public infrastructure within the Planning Area generally consists of such features as streets, curbs and sidewalks; street lighting; street signs; street furniture (benches, trash containers); utility poles; street trees and street lawns (the green area between the curb and the sidewalk). All of these are items that are found within the Planning Area and all, either individually or in combination, have an impact on the aesthetic qualities of the built environment. Private signs and building facades, though not part of the public infrastructure, are also elements of the environment that can influence one’s feelings or thoughts regarding their experiences as they move through a given area.

Unfortunately, the East Springfield Commercial Area is one where these features leave much to be desired, in terms of quality aesthetics. A review of some of these elements clearly demonstrates this conclusion.

The general condition or lack of Area sidewalks and green strips that fall between the sidewalk and curbs is perhaps best illustrated by the photo to the right which shows a typical section of street lawn along Dirksen Parkway. In many instances, the sidewalks are in poor repair, debris is on the sidewalk or street lawn, and frequently there is no separation between sidewalks and adjacent parking lots.





The photograph to the left is illustrative of a typically over-worked/overused utility pole along E. South Grand. In addition to its primary use as a hanger for electric, telephone, and cable television service wires, the pole is also being used to hang electric traffic signals and a mercury vapor street light fixture. While it can be argued that the use of utility poles for such other public purposes is a smart cost-saving measure which also limits clutter from other supports, it is clearly apparent that such arrangements are simply ugly and unappealing. It should also be recalled that at least one of the stakeholders interviewed commented on this very subject, stating that the use of utility poles for similar purposes should be discontinued.

Street furniture within the Planning Area is nearly non-existent. Rarely does one find a trash receptacle, bench, bus stop shelter or, for that matter, even a tree to stand under and escape the sun while waiting for a bus on a hot summer day. The bench in the photograph to the right is the only bench within the Area, and it appears to be rather uninviting.



The streetscape in any area is not simply defined by the quality, level of maintenance, or arrangement of public improvements. Rather, the extent to which area business and property owners advertise their products and present their business – the appearance of their building façade – speaks volumes with regard to the desirability of the place as one in which to conduct business. The two photographs below are characteristic of the streetscapes that line the major roadways within the East Springfield Commercial Area. Obviously, as currently built, this area suffers from considerable clutter.



It should be noted that in spite of the Area's lack of visual appeal, the overall inadequacy of sidewalks, the absence of street furniture, and even the scarcity of any meaningful attempt to provide landscaping; the condition and design of Area street surfaces and cross-sections is generally satisfactory.

**Existing Building and Site Conditions**

The physical conditions of the structures in which people live, work, shop, receive professional services, etc., provide tangible evidence of a community’s overall health. As a group, buildings represent one of the greatest assets of a community and, depending on the overall condition of the building stock, they can have a significant impact in the City’s ability to retain and/or attract businesses and residents. Collectively, individual building conditions coalesce into patterns that can reveal investment and disinvestment, as well as maintenance and upkeep problems and characteristics. Over time, positive circumstances tend to be self-perpetuating. Conversely, adverse conditions usually worsen if left unchecked.

To determine potential problems, PGAV conducted a “windshield” survey of building conditions throughout the Planning Area. This type of survey is oriented to exterior conditions only, and no interiors were evaluated. Nevertheless, experience suggests that there is an actual correlation between interior and exterior conditions. Residents and businesses usually take care of the inside of a structure about as well as its front or street face. The rears of buildings are often in worse condition than their fronts.

Obvious maintenance and repair problems related to siding, windows, roofs, gutters and downspouts, painted surfaces, porches, mortar, etc., form the crux of a windshield survey. However, more aesthetic concerns such as grassy areas and shrubbery care, the presence or absence of trash and debris, driveway and sidewalk pavement conditions, parking lot maintenance, vehicles and equipment parked on unpaved areas, signage, visual “clutter,” etc., are also factors. Overall ratings of Excellent, Good, Fair, Poor or Dilapidated were assigned to each building where such observable conditions exist.

A brief definition of building condition categories based on the 5-scale measurement, with illustrations of buildings from communities other than Springfield, is provided below to assist the reader in better understanding the building conditions evaluations process.

- Excellent:** Building is relatively new or has recently been rehabilitated.



- Good:** Building is not new but has been well maintained.



- ❑ **Fair:** Buildings classified as being in fair condition frequently have such minor deficiencies as peeling paint, minor tuck-pointing may be needed, a few roof shingles may be missing, detached gutters, minor cracks on exterior masonry, etc.



- ❑ **Poor:** Key features of buildings in poor condition include damage to windows & doors, major tuck-pointing needed (step cracking), pot holes in parking area, wood rot, dislodged sidewalk, etc.



- ❑ **Dilapidated:** Significant structural damage is evident. Demolition is a possible option. Key building condition features include bowed roofs and/or, fire damage, etc.



**Table II-4** shows the number and general condition of buildings and property located within the Planning Area. A determination of building conditions was achieved based on a wind-shield survey conducted by PGAV in November 2010.

**Table II-4  
Building Conditions**

Building Type	Excellent	Good	Fair	Poor	Dilapi- dated	<b>Total Bldgs.*</b>
Single-Family	-	3	3	2	-	<b>8</b>
Commercial	4	45	9	1	-	<b>59</b>
Institutional	1	1	1	-	-	<b>3</b>
Industrial	1	27	20	2	-	<b>50</b>
<b>Total</b>	<b>6</b>	<b>76</b>	<b>33</b>	<b>5</b>	-	<b>120</b>

\* All parcels do not have buildings.

That survey, and a review of City/County records, shows that there are 120 primary buildings located within the study area, and that of these, nearly 50% are used for commercial purposes and, of these, 83% were found to be in good to excellent condition. Only one commercial building was found to be in poor condition. Of the fifty (50) buildings located within the Planning Area that are used for industrial purposes, 56% are in excellent to good condition, and 44% were determined to have some type of deficiency and therefore placed in the fair-to-poor condition. However, it should be pointed out that only two (2) buildings were classified as being in poor condition.

Although residential properties constitute the least significant development type within the Planning Area, they do, based strictly on percentages, have the highest concentration of buildings found to be in poor condition. This undoubtedly relates to the fact that these are residential buildings located in commercial or industrial settings. As a result they have lost their desirability for continued residential use.

As noted previously, generalized exterior building conditions were evaluated and recorded using the 5-scale measurement technique described above. That information has been mapped and is available for review on **Exhibit 4 – Existing Conditions**, located in **Appendix A**. As is typical of older communities throughout the country, the vast majority of the Area's building stock (96%) is in excellent, good, or even fair condition, and only about 4% could be characterized as being in poor condition. It is also particularly noteworthy that no buildings within the Planning Area were classified as dilapidated.

However, while this Area and the residential neighborhoods to the west appear to be rather solid in terms of building conditions, the area just a few blocks further to the west is suffering from large scale building neglect and abandonment. Building conditions in an area roughly bounded by Cook Street on the north, Dirksen Parkway on the east, E. South East Grand Avenue on the south, and 13<sup>th</sup> Street on the west were evaluated in the July 2010 study conducted by the SSCRPC regarding Existing Land Use, Zoning & Property Conditions. The **Property Conditions Map (Exhibit 5)** located in **Appendix A** clearly illustrates the physical deterioration which is occurring within that area.

Again, as stated at the outset of this section, the physical condition of the building stock within a specific portion of any community provides clear evidence of a neighborhood or community's overall health. Buildings represent an area's greatest assets and, depending on the condition of those buildings, they can have a major impact in the City's ability to retain and/or attract businesses and residents. Equally important, over time, adverse condi-

tions within neighborhoods usually worsen if left unchecked. The presence and proximity of such conditions to the East Springfield Commercial Area represents an issue that must be addressed and resolved if this Planning Area is to achieve the redevelopment goals that are part of this planning document.

## CRIME

Based on conversations with a select group of business men and women from the area, crime, or the perception of crime, was noted as a concern to these individuals. Recognizing that crime related fears can represent a barrier to the successful redevelopment and/or revitalization of the Planning Area, PGAV requested specific crime data from the Springfield Police Department.

For comparative record keeping purposes and increased efficiency in patrolling, the City of Springfield Police Department has divided the City into eight "Police Beat Areas". Unfortunately, because the "Beat Areas" which include the East Springfield Commercial Area cover a significantly larger territory, the information is really not representative of its smaller geography. More useful, but anecdotal, information was gained from talking with neighborhood police officers. They indicated that, with respect to the East Springfield Commercial Area, the crimes were somewhat typical of those associated with major commercial development areas. These incidents involve predominantly vehicle break-ins and shoplifting. It should be noted that the most recent data for the larger Beat Areas that include the Commercial Area have shown a 26.9% decline in the total number of offenses that have occurred during that period. However, interviews with various business persons within the East Springfield Commercial Area suggest that crime does remain something of a concern for at least some of the business men and women who work within the East Springfield Commercial Area. Therefore, it is reasonable to suggest that a continued and perhaps stepped-up police presence throughout Beat Area 300 (which covers nearly all of the Area) is warranted.

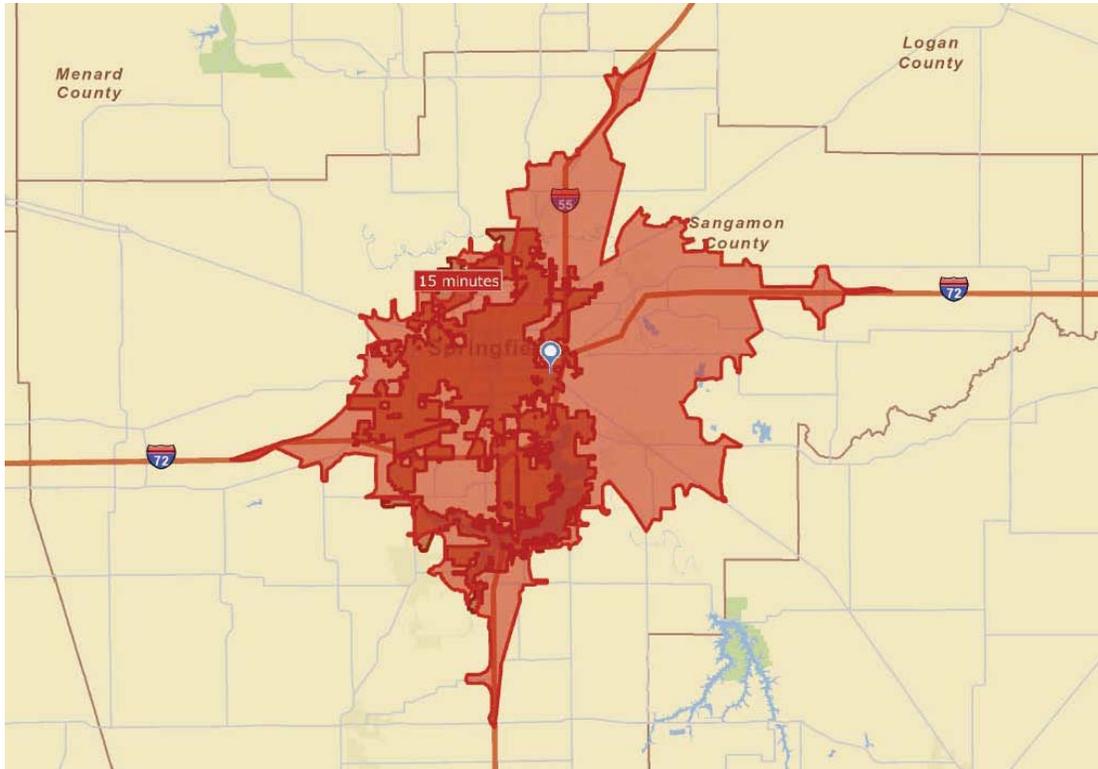
## RETAIL MARKET ANALYSIS

In order to determine a "trade area," PGAV analyzed several different geographies based on drive-times – with the corner of Singer Avenue and South Dirksen Parkway as our center point – and input from local business owners and the East Springfield Commercial Redevelopment Steering Committee regarding consumer tendencies. Based on these considerations, it was determined that the best area for analysis was represented by a geography defined by a 15-minute drive-time from the aforescribed intersection. This "Trade Area" incorporates nearly all of the City of Springfield, a majority of the population of Sangamon County, and a majority of the County's retail demand. The boundaries for this Retail Market Area are illustrated in **Exhibit 6, Retail Market Area** on the following page.

As noted later in this discussion, a drive-time analysis methodology (often preferred by national and regional retailers) can be deceptive in a city like Springfield. Discussions with the two major retailers in the Area, JC Penney and Shop 'N Save, indicated that their customer base is heavily skewed to the east, south, and southeast. Even using the "drive-time" analysis shows this skewing by the shape of the market area on **Exhibit 6**. This area that incorporates the smaller communities to the east and south, and the unincorporated County areas, have represented areas of significant housing and population growth in this part of metro Springfield. Also, IL Route 29 carries significant traffic from Taylorville to the south with commuting traffic to and from Springfield. Therefore, in terms of territory, this eastern segment of the Retail Market Area is nearly as large as the rest of the Market Area to the

west. Therefore, it should be noted as the retail market demand data is discussed in the ensuing paragraphs of this section, that the demand is heavily influenced by this eastern sector of the Retail Market Area.

**Exhibit 6 - Retail Market Area**



**Table II-5** shows selected 2010 demographic characteristics for Sangamon County, the City of Springfield, and the Trade Area. Although not specifically reflected in the Table, the City’s population has grown from 111,454 in 2000 to 116,250 in 2010 (a 4.3% increase), and the population of Sangamon County has increased from 188,951 in 2000 to 197,465 in 2010 (an increase of 4.5%). These increases represent positive figures, from a retail sales perspective.

**Table II-5**

**Socio-Economic Profile for Selected Areas**

Summary Demographics	15 Minute Drive Time	City of Springfield	Sangamon County
2010 Population	151,976	116,250	197,465
2010 Households	65,843	51,438	83,319
Persons Per Household	2.31	2.26	2.37
2010 Median Disposable Income	\$41,514	\$39,763	\$43,296
2010 Per Capita Income	\$28,412	\$27,901	\$28,142

Source: Esri Retail Market Place Profile; April 1, 2011; U.S. Census 2010; PGAV Estimates.

The Trade Area includes a total population greater than that of the City of Springfield, and also includes approximately 77% of the total population of Sangamon County. Similarly, the Trade Area also includes nearly 80% of the total Households of Sangamon County. Fur-

thermore, while the 2010 median disposable income of those residing within the Trade Area was about 96% of that for the entire County; the per capita income for the same period was actually slightly higher for the Trade Area than either the City or the County.

Disposable income is defined as the amount of money that households have available for spending and saving after income taxes have been accounted for. Disposable personal income is often monitored as one of the many key economic indicators used to gauge the overall state of the economy and the ability of area households to support local businesses.

The Trade Area includes not only a majority of the population of Sangamon County, but also a majority of the total retail activity in Sangamon County. **Table II-6**, below, illustrates this point by showing the total retail demand on the part of households in the County, along with the total retail sales which occur in the Trade Area.

**Table II-6**  
**Retail Demand / Retail Sales**

County Retail Demand	Trade Area Retail Sales	Percentage (Retail Demand/Retail Sales)
\$ 1,992,459,317	\$ 1,782,212,660	89.45%

Source: ESRI

As **Table II-6** indicates, the Trade Area captures nearly 90% of all retail demand in Sangamon County. This fact means that the Trade Area analyzed here could be considered the “primary trade area” for the entirety of Sangamon County, as the majority of retail sales activity occurs within this boundary. This fact is a testament to the transportation network around the City of Springfield, which allows for quick and easy travel from one end of the City to another. This ease of travel and access opens up portions of the City to a wider range of retail development possibilities.

Determining the gaps in retail services in the Trade Area helps determine retail sectors to target for development and recruitment. Since the Trade Area accounts for nearly 90% of the County’s retail activity, PGAV can look to countywide gaps in retail services to make recommendations for retail development and/or recruitment.

**Table II-7**, on the following page, shows the “gaps” in retail activity for both Sangamon County and the Trade Area. The gaps are highlighted in green. These gaps indicate the retail goods and services for which consumers’ needs are met outside of Sangamon County, the Trade Area, or both. These “gaps” may be understood as retail opportunities, as these figures indicate the amount of retail demand that is “leaking” from either Area and may be captured by the appropriate retail development. The retail sectors in **Table II-7** are classified according to NAICS (North American Industrial Classification System) Code, which is a standard classification tool for all industries.

**Table II-8**, also on the following page, applies retail sales per square foot of retailers typical of each retail sector shown to the “gap” figure in order to provide a sense of the type and scale of retailers which may be attracted to the Study Area. This table also presents potential retailers that fit the categories for which gaps in retail services have been indicated. The average sales per square foot figures are presented in order to give an “order of magnitude” idea of retail development opportunity; and the retailers shown are listed in order to present an idea of the types of retail entities or activity which may fit or meet unmet retail demand.

**Table II-7  
Retail Gap Analysis**

Industry Group	Sangamon County Gap	Trade Area Gap
Furniture & Home Furnishings Stores (NAICS 442)	\$7,163,956	(\$2,332,838)
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$8,718,645	(\$470,383)
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	(\$11,354,754)	(\$18,931,937)
Food & Beverage Stores (NAICS 445)	\$22,697,652	(\$26,652,025)
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$24,190,452	\$10,219,785
Clothing and Clothing Accessories Stores (NAICS 448)	\$14,430,720	\$101,072
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$9,904,612	\$3,538,568
General Merchandise Stores (NAICS 452)	\$13,886,588	(\$15,708,165)
Miscellaneous Store Retailers (NAICS 453)	\$6,542,951	\$1,338,995
Gasoline Stations (NAICS 447/NAICS 4471)	\$49,969,016	\$54,606,516

Source: ESRI

**Table II-8  
Sangamon County Retail Gap Analysis**

Industry Group	Sangamon County Gap	Average Sales Per Square Foot for Typical Retailer	Retail Supported	Unit	Typical Retailers
Furniture & Home Furnishings Stores (NAICS 442)	\$ 7,163,956	200	35,820	Sq.Ft.	Value City, Weekends Only, Pottery Barn, HomeGoods
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$ 8,718,645	350	24,910	Sq.Ft.	Best Buy
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$ 1,099,363	300	3,665	Sq.Ft.	Ace, TrueValue
Food & Beverage Stores (NAICS 445)	\$22,697,652	250	90,791	Sq.Ft.	Save-A-Lot, Schnucks, Hy-Vee
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$24,190,452	400	60,476	Sq.Ft.	Walgreen's, CVS
Clothing and Clothing Accessories Stores (NAICS 448)	\$14,430,720	200	72,154	Sq.Ft.	T.J. Maxx, Marshall's, Burlington Coat Factory
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$ 9,904,612	150	66,031	Sq.Ft.	Sports Authority, Dick's, Galyan's, Barnes and Noble
General Merchandise Stores (NAICS 452)	\$13,886,588	250	55,546	Sq.Ft.	Walmart, Target, Dollar Tree, Big Lots
Miscellaneous Store Retailers (NAICS 453)	\$ 6,542,951	200	32,715	Sq.Ft.	Michael's, Used Merchandise, etc.
Gasoline Stations (NAICS 447/NAICS 4471)	\$49,969,016	\$2,000,000	25	Store	BP, QT, Philips 66, 7-11

Source: ESRI, PGAV

**Table II-9**, below, shows similar information for the Trade Area. According to information provided by that table, a variety of retail stores may be added to the Study Area, the Trade Area, and the County, as long as they are of the appropriate retail type and scale to meet any retail demand which is not already met by existing retailers. PGAV has made an effort to root out any unmet retail demand where it may exist in order to present recommendations for successful retail development efforts. We would be remiss not to note, however, that success does not depend solely on the attraction of any of the national retailers listed in the two tables above. To any extent possible, local entrepreneurs should be encouraged to develop retail stores which may satisfy unmet retail demand. The information contained in this report may provide guidance to local developers and investors.

**Table II-9  
Trade Area Retail Gap Analysis**

Industry Group	Sangamon County Gap	Average Sales Per Square Foot for Typical Retailer	Retail Supported	Unit	Typical Retailers
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$1,044,816	300	3,483	Sq.Ft.	Ace, TrueValue
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$10,219,785	400	25,549	Sq.Ft.	Walgreens, CVS
Shoe Stores (NAICS 4482)	\$465,045	200	2,325	Sq.Ft.	Famous Footwear, Foot Locker, Payless
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$3,538,568	150	23,590	Sq.Ft.	Sports Authority, Dick's, Galyan's, Barnes and Noble
Other General Merchandise Stores (NAICS 4529)	\$8,435,524	200	42,178	Sq.Ft.	Walmart, Dollar Tree, Big Lots
Miscellaneous Store Retailers (NAICS 453)	\$1,338,995	200	6,695	Sq.Ft.	Michael's, Used Merchandise, etc.
Gasoline Stations (NAICS 447/NAICS 4471)	\$54,606,516	\$2,000,000	27	Store	BP, QT, Philips 66, 7-11

Source: ESRI, PGAV

As noted earlier in this discussion, using typical drive-time measurements to define the trade area and the retailers that might be targeted for the East Springfield Commercial area can, in this case, be somewhat deceptive. While we believe the data accurately reflects the unmet demand as it may presently exist in the overall trade area, we know from past discussions with the two major project area retailers (JC Penney and Shop 'N Save) that the customer base is heavily oriented to the east and south, and to a lesser degree, the north. There are several factors that create this phenomenon. First of all, there are major retail nodes in the western part of the City. These are along Veterans Parkway, at the I-72 /MacArthur interchange, in which we would include the Legacy Pointe development. Virtually, a full range of retailers and restaurants can be found along this corridor and near the interchange. In addition, there has also been a concentration of new retail development in the vicinity of the Dirksen/Sangamon intersection. This area includes a relatively new Wal-Mart and a Menard's, along with other retailers and restaurants.

The data in **Tables II-8** (Sangamon County) and **II-9** (Trade Area) show a demand (or "gap") for various categories of retail that, in some instances, reflect significant square footages. Referring back to **Exhibit 6** shows the Trade Area heavily skewed toward the east of the City. This is because much of the new housing development (and therefore most likely a significant amount of the population increases in the County) have occurred in this area and from communities to the east and south. This was confirmed through discussions with the

SSCRPC staff. Therefore, there is demand for retail goods and services that these numbers reflect. However, as noted previously, the major street and highway system around Springfield allows for easy access to the other shopping areas noted above. Therefore, if the development opportunities represented by these gaps are to be capitalized upon, there will need to be a concerted effort to promote the East Springfield Commercial Area as such an opportunity.

## **INTERVIEWS WITH AREA BUSINESS AND PROPERTY OWNERS**

On January 9<sup>th</sup> and February 16<sup>th</sup>, 2011, PGAV conducted one-on-one interviews with ten (10) business and community leaders who are actively engaged in the East Springfield Commercial Area. The purpose of those meetings was to solicit input relative to the issues and opportunities that these individuals recognize about the Planning Area and, at the same time, to learn more about their individual businesses or projects and the neighborhood based problems they routinely confront as they conduct their business.

Interviews and discussions such as those conducted for the East Springfield Commercial Area planning project inevitably unveiled certain opinions or concerns that were shared by several individuals. The common threads that ran through the interviews conducted for the East Springfield Area included:

- There is a perception, and in certain cases clear evidence, that crime or the threat of crime is an issue that must be addressed.
- While the City has developed plans for the area, there has been little in the way of implementation, or even code enforcement.
- E. South Grand Avenue, South Dirksen Parkway, and East Clark Street are all major roadways that help to define the East Springfield Commercial Area and the adjacent neighborhoods. However, the overall appearance and deteriorating look of these streets presents a negative image that discourages people from coming into this area.
- JC Penney is an anchor for the area that must be kept and made more inviting.
- The area is underdeveloped.
- The City needs to be more proactive in plan implementation and the subsequent revitalization of this area.
- Most of those interviewed felt that the overall accessibility of this area is a plus, and therefore a good place to do business. However, the area needs and deserves more attention from the City.
- Several business owners spoke of their desire and need to expand, but they tend to be restricted by their inability to acquire adjacent properties at a fair market price.
- Several people thought that deterioration in the surrounding areas had a negative influence on their ability to bring customers and other businesses into the area.

### **SECTION III — REDEVELOPMENT GOALS AND PLANNING CONSIDERATIONS**

The overriding objectives of this Section are to:

1. Establish realistic and achievable redevelopment goals for the Planning Area;
2. Identify streetscape and site development concepts that will stimulate thought and interest among City officials and local business and property owners regarding what “could be”; and
3. Identify financial incentive programs that offer the greatest potential for supporting the implementation of Plan recommendations.

#### **PROGRAM GOALS**

The order of listing of the project goals set forth below does not infer priority or preference. With that understanding, the broad planning goals for the East Springfield Commercial Area as defined by the Planning Consultant are:

- To identify and promote opportunities for development and private investment in order to attract sound and stable commercial growth, thereby enhancing the tax base of the City and reducing unemployment;
- To create an environment whereby the success of the revitalization program for the Planning Area creates a positive spin in the redevelopment and rebirth of the residential and neighborhood commercial areas to the immediate west;
- To craft an atmosphere that is inviting, secure and financially successful; and
- To establish a place that all Springfield residents can be proud of.

Other goals for the Area that were identified by the Planning Steering Committee, as well as individuals attending public planning meetings, include:

- To be provided after the public open house.***
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## STREETSCAPE, KEY SITE DEVELOPMENT CONCEPTS, AND LAND USE PLAN

A principal element of the East Springfield Commercial Plan involves addressing several factors that are intended to set the overall direction for future growth and development of the Area. The following text is divided into several areas of discussion as follows:

- **Suggested Site and Streetscape Design Guidelines** – These are intended to provide a basis of consideration and evaluation for the City and property owners to help improved the overall visual image of the corridor.
- **JC Penney Property Concept Site Plan** – One of the largest and most underutilized properties in the Area consists of the property owner by JC Penney at the northwest corner of Dirksen Parkway and E. South Grand. As one of the most prominent and visible properties in the area, it is important that the City work with JC Penney to induce better utilization of this property. This site plan concept, while not endorsed or approved by JC Penney, is intended to demonstrate the degree to which that parcel could be better used to the visual and financial advantage of JC Penney, the City, and the overall area.
- **Concept Façade Treatment, NUDO Warehouse** – This drawing is intended to provide an example of how to develop a more aesthetically appealing façade to an existing building elevation that has virtually no visual appeal. In addition, the goal of this example is to show other property/business owners how to improve the appearance of their buildings with minimal expense.
- **Conceptual Land Use Plan** – The East Springfield Commercial Area is largely comprised of existing land uses that represent various businesses interspersed with some key vacant properties and at least one opportunity to redevelop a combination of parcels. The drawing exhibit associated with this element is intended to provide an overall view of the potential for the Area.

### ***Suggested Site and Streetscape Design Guidelines***

While these preliminary guidelines are written for the East Springfield Commercial Area, the design recommendations provide solid advice that might be applicable elsewhere in East Springfield. It should be understood, however, that these guidelines are preliminary in nature and were written primarily for commercial areas. Also, the main intent of the guidelines is to help improve the visual appearance of the East Springfield Commercial Area.

To the casual observer or visitor to this Area, it quickly becomes clear that this commercial area has virtually no buildings with individual design merit or character. Furthermore, the streetscape throughout the Area is virtually devoid of any meaningful landscaping or pedestrian amenities. More pointedly, from a visual perspective, the East Springfield Commercial Area provides little to be desired.

Though the Area may lack architectural character, it is, nevertheless, a portion of the community where more than 68% of the building stock was determined to be in good to excellent condition, and nearly 28% of the buildings are in fair condition. However, collectively, these buildings and the associated existing public infrastructure combine to define the overall character of the Area.

The following guidelines provide recommendations to improve the stability and desirability of the Area. This portion of the planning document also offers suggestions and methods for improving buildings which have lost their character due to alterations or neglect. Restoration of buildings to the original design is not the goal of these guidelines, unless the building has some special merit. The guidelines focus on improving the public façade and appearance of structures, streets, and public spaces to help create a positive identity for the East Springfield Commercial Area. There are three types of structures which form the collective whole for this Planning Area: those that contribute, those that detract, and those that do neither. The objective is to maximize contributing elements and minimize detracting elements, thus creating a stronger, more attractive commercial area.

The improved identity and appearance of the East Springfield Commercial Area will provide an incentive for more redevelopment and community interest. To successfully support revitalization, property owners, city staff, and other community organizations will need to make long term commitments to the Planning Area. These guidelines are a resource for local leaders who agree to the commitment of improving the collective visual appearance and activity of this important area. The improved appearance and identity will then reflect the investment, vitality, and new civic pride of the East Springfield Commercial Area.

Specific guidelines for the Planning Area should be considered with a set of **Key Objectives** for development and aesthetic improvements to include:

- Establish guidelines that will direct the desired mass, volume and scale of development;
- Provide guidelines to the overall uses that are desired and can be supported by market influences;
- Provide guidelines to foster the compatibility of the varied uses that currently exist or may be developed in the future;
- Incorporate landscaping and streetscape elements to provide a unifying theme throughout the Study Area;
- Identify the location, theme, materials, and scale, of strategically placed and developable entry features that will announce one's arrival in the East Springfield Area; and
- Retain open space to create a visually appealing development pattern (*open space* is defined as areas consisting of non-impervious surfaces that can absorb water. They may include water ponds, grassy, treed, landscaped, floral, sod, and other non-impervious surfaces).

What follows is an outline of the principal site planning and design elements that should be considered during both plan development and plan review. These are design guidelines that PGAV has developed for other communities. They have been applied successfully in many other similar situations and, therefore, we believe have applicability to the East Springfield Commercial Area. While not all of these elements and design factors will or can apply to every situation (especially on developed parcels), they can be used as a sort of "checklist" for developers and plan reviewers in designing new projects, improvements to

existing development, and development of streetscape (lighting, street trees, signage, etc.). The three major categories of this process include Site Layout, Landscape Design, and Site Components. The various planning and design elements which fall under each of these three categories are also provided.

## **I. Site Layout:**

### **A. Physical Features**

1. Berms and landscaping should be used for screening, buffering, and transition of uses and developments.

### **B. Vegetation**

1. Where feasible, preserve existing vegetation. Minimize tree removal.
2. Incorporate landscaping into building design.

### **C. Site Relationships of Design**

1. Size, design, and orient buildings should be in concert with the existing terrain, existing buildings, and the surrounding area. Design outdoor spaces to recognize and incorporate views, climate, solar angles, and the nature of outdoor activities that could occur in conjunction with the project.
2. Design of buildings should not impair or interfere with the development or enjoyment of other properties within the area. Through site planning and design, projects proposed adjacent to dissimilar land uses should carefully address undesirable impacts on existing uses. These impacts may include traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control, and security concerns.
3. Unattractive project elements such as delivery zones, storage areas, trash enclosures, transformers, generators, and similar features should be sited in areas which are generally not visible to the public or must also be screened from view.
4. Sites should be designed to accomplish a transition from the streetscape while providing adequate planting and safe pedestrian movement. Generous yard areas in excess of setback requirements are encouraged to provide for interesting relationships between buildings.
5. Include public plazas, courtyards, landscaping, public art and similar amenities, or public assembly areas that are accessible and visible from the street.
6. Phased projects should have design continuity with the total project.

### **D. Pedestrian and Vehicular Circulation**

1. Circulation patterns should be safe, obvious, and simple. All likely pedestrian routes should be considered in the design phase in order to eliminate "short cuts" which damage landscape areas.

2. Decorative elements (e.g., fences, walls, etc.), wall extensions, plantings or topographic features should be utilized to screen parking and loading areas.
3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas should be safe and convenient, while not detracting from the design of the building and adjacent properties. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. Where pedestrian circulation crosses vehicular routes, materials, textures, or colors should be provided to emphasize the conflict point and improve its visibility and safety.
4. Pedestrian linkages between uses in commercial developments should be emphasized. Distinct pedestrian access from parking areas in large commercial developments is necessary.
5. In order to promote pedestrian movement, each new development is required to address pedestrian circulation within and between all developments. This pedestrian system should be designed in an overall safe, clearly understood plan meeting ADA (American Disabilities Act) requirements. There should be a minimum of five (5) feet wide sidewalks provided along or parallel to the development side of all roads within the Study Area.
6. Provisions should be made for all types of transportation.
7. Bicycle parking should be in highly visible locations and should be lockable.
8. Shared driveways which safely provide vehicular access to more than one site are encouraged.
9. The visual impact and presence of parking should be minimized through the placement of parking areas to the rear and side of the property, rather than along street frontages. Parking areas may be considered in the front of the site in certain retail areas, such as neighborhood shopping centers, provided appropriate landscaping and setbacks are incorporated into the parking design.
10. Where possible, there should be landscaped separation of parking areas and buildings to create a visual landscaped foreground for buildings.

#### E. Pedestrian Orientation

1. High quality, pedestrian scale, and walkable areas are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access, and enjoyment.
2. Continuous pedestrian activity should not be interrupted. Spatial gaps created in the street wall by parking or other non-pedestrian areas should be minimized or eliminated.

3. Blank walls and other “dead” or dull spaces at the street level should be avoided. Pedestrian open spaces, such as covered walkways, courtyards, and plazas, are encouraged, as well as the development of open and attractive passageways between buildings and blocks.
4. Visually interesting activities should be maintained and/or established to engage pedestrian interest. Outdoor seating and dining areas that face onto the street are encouraged.
5. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. Building frontages should be active, with large non-reflective minimally tinted window openings at ground level.
6. The rear façade of existing buildings should be enhanced to improve public access from parking lots and service alleys.

## II. Landscape Design

- A. All landscape plans should exhibit a concept. Landscaping is more than an arrangement of plant materials with irrigation. Spatial organization, incorporation of site elements, and relationship to building and public areas should be considered.
- B. There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces and to strengthen a sense of movement and space, but such themes should be internally consistent.
- C. Setbacks should be landscaped in order to act as a buffer between buildings, between the building and the street, and to create a more pleasing view to and from the building. Landscape plans should provide for screening of unfavorable views and accentuate significant views.
- D. Where landscape materials may be susceptible to damage by pedestrian or motor traffic, they are to be protected by appropriate curbs, tree guards, or other devices.
- E. Parking areas, traffic-ways, and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.
- F. Utilization of works of art, such as sculptures and fountains, should be incorporated into landscape plans.
- G. Landscaped areas should be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points within the site plan.
- H. Landscape plans should incorporate all site elements, such as outdoor lighting, signage, trash receptacles, fencing, etc.

- I. The scale and nature of landscape materials should be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.
- J. Existing landscape elements should be incorporated into landscape plans. Mature trees, tree groupings, and other site features should be considered as design determinants.
- K. Irrigation systems should be designed so as not to over-spray buildings, walks, fences, etc.
- L. Berms should be an effective form of screening to separate incompatible land uses.
- M. Trees are required for every fifty (50) lineal feet of landscaped setback area. Street trees (a minimum of 2 ½ -inch caliper) should be planted every 40 feet, on average, along arterial roadways. However, they should not block visibility into the properties or cover signage. Thus, consideration should be made for size at maturity and the height of the understory area for particular species. It may be appropriate to cluster trees into street lengths that avoid these problems. Also, species should be carefully chosen so as to avoid trees that are susceptible to wind damage and those with root structures that are close to the ground surface and likely to damage adjacent paved surfaces.
- N. Open space opportunities exist within the Study Area, especially at key intersections and on underutilized property. Open space can include grass areas, landscaped areas, water features or drainage ditches, sidewalks, and plaza areas or seating, but specifically excludes any portion of a site covered by a building, any paved area for vehicular circulation or parking, and any outdoor storage areas.

### **III. Site Components**

#### **A. Signage**

- 1. All signs should be architecturally integrated and complement their surroundings in terms of size, shape, color, texture, and lighting. They should complement the overall design of the building and should not be in visual competition with other signs in the area.
- 2. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists, there should be an attempt to bring in a unifying element (such as size).
- 3. New construction design should anticipate signage and stipulate a sign program. New building design should provide logical sign areas, allowing flexibility for new users. Designs that provide for convenient and attractive replacement of signs are encouraged.
- 4. Use of individual letters for all signing is preferred and encouraged over cabinet signs or wall-mounted signs.

B. Lighting

1. Illumination should be appropriate to site activities. Exterior lighting of the building and site should be designed so that light is not directed off the site and the light source is shielded from direct off-site viewing.
2. The light source of externally illuminated signs should not be visible or create glare.
3. Exterior lighting should be architecturally integrated with the building style, material, and colors.
4. Fixture mounting height should be appropriate for the project and the setting.
5. Use of low, bollard-type lighting and landscape accent lighting is encouraged.
6. Raised light pole bases should be attractively designed and well detailed to be compatible with the overall project.
7. The use of neon should be limited and/or reviewed separately by the Planning Commission. A written statement from an architect of the intent explaining the use of the lighting and the relationship to the project and its design to the surrounding environment should be submitted in conjunction with any proposed neon.
8. Street Lighting - Street lights should be provided in accordance with the City's requirements, and as part of a coordinated fashion with other streetscape elements.

C. Utilities

1. All new on-site utilities (electric, telephone, cable TV) should be installed underground. Surface transformer switching pads should be located and screened to be unobtrusive.

D. Stormwater Drainage

1. Drainage from rooftops or other impervious surfaces should not be conveyed into planter areas that are surrounded by hard surfaces without a drain inlet.
2. Drainage should not be conveyed or retained within the drip line of any tree on the site.
3. Drainage from landscape areas should be properly conveyed and contained and should not be allowed to drain freely across sidewalks or landscape areas.
4. Detention areas, where required, should be natural in configuration, appropriately landscaped, and contribute to the enhancement of the site.

#### E. Screening (Fences and Walls)

1. All new sound walls, masonry walls, or fences should be designed to minimize visual monotony through changes in plane, height, material or material texture, or significant landscape massing.
2. The design of fencing, sound walls, carports, trash enclosures, and similar site elements should be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, i.e. planter wall, continuation of architectural wall, etc.
4. Chain link fencing is discouraged; additionally, chain link fencing with wood or any type of inserts or lining is not considered suitable.
5. Use of special fencing design or materials should be presented in the Architect's Letter of Intent submitted for review.
6. All exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, transformers, etc., should be screened from view in a manner that is compatible with the building and site design. Screening materials should be substantial, durable, and opaque, and should be well designed. The location of such services should be sited with limited visibility to pedestrians and/or adjacent properties.

#### **JC Penney Property Concept Site Plan**

PGAV selected the JC Penney property at the northwest quadrant of the intersection of E. South Grand Avenue and S. Dirksen Parkway to illustrate how an underdeveloped and visually unappealing site might be transformed into a center of commercial activity. The objective of this concept site plan is to demonstrate how this site might be reinvigorated to the benefit of the property owner, the individual businesses, the East Springfield Neighborhood, and the City as a whole.

It must be emphasized that the Site Development Concept for the JC Penney Property which is shown in **Exhibit 7**, located in **Appendix A**, is entirely the work of PGAV and does not represent any plans or commitment of the JC Penney Company, the City of Springfield, or any other developer. Rather, it is hoped that this concept, which is partially influenced by the findings of the Market Analysis described in **Section II** of this document, might generate interest and discussion relative to how this and other underdeveloped properties within the Planning Area might be modified to make them stronger economic contributors within the Springfield business community.

Several items should be recognized as the concepts presented in **Exhibit 7** are reviewed, and they are:

- Currently the JC Penney site is comprised of three parcels owned by JC Penney Company and totals nearly 29 acres in size. The site is dominated by the JC Penney store, which is about 175,000 square feet in size and provides approximately 1,115

parking spaces. It should be pointed out that until recent years the store operated a ten bay automotive center along the southern side of the main retail building. That automotive center was estimated to occupy about 15,000 square feet of the main building.

- ❑ While the interior of the building has undergone a costly and extensive renovation, telephone discussions with company representatives indicate that the only plans for improving the building's exterior are associated with replacement of the roof.
- ❑ The property currently has virtually no landscaping, and the building's exterior finish is dated and may be original.
- ❑ For obvious reasons, the anchor store on any site expects, and should be provided, excellent visibility from major roadways. Therefore, the placement and massing of buildings on outparcel lots must be done in a manner that does not block the building's visibility. Similarly, large trees or plantings that block the view of the building would be unacceptable.
- ❑ The Site Development Concept presented in **Exhibit 7** incorporates single story buildings that are appropriately spaced to ensure visibility to the JC Penney store. Furthermore, although some larger trees are shown, the majority of the plantings consist of small shrubs and/or small ornamental trees.
- ❑ Although the total number of entry points into the site remains unchanged at eight, in at least one instance the location of the curb cut has shifted.

### **Concept Façade Treatment, NUDO Warehouse**

The NUDO warehouse(s) are located at 2415 E. South Grand Avenue at Taylor Avenue. The building(s) has approximately 385 linear feet of frontage along E. South Grand Avenue and provides approximately 52,000 square feet of warehouse space. An adjoining building to the rear, and fronting on Taylor Avenue, provides an additional ±26,000 square feet of warehouse space.

Although this building was classified as being in "fair" condition, it does require painting, and the concrete surfaces in front of the building require repair. In addition, there is no landscaping on the property and, as it is viewed from the street, the building has no aesthetic appeal.

E. South Grand Avenue, from S. MacArthur Boulevard to S. Dirksen Parkway, presents a very negative visual image, one that likely discourages the movement of people from the western portion of the City to the Planning Area, and, for those who travel, is not deterred by conditions along E. South Grand Avenue as they enter the East Springfield Commercial Area from the west. The visual announcement of entry into the Commercial Area is also less than spectacular or even welcoming. If the façades of buildings fronting on E. South Grand were improved, they would not only announce entry into the Area, but they would begin to present a more positive and inviting image.

**Exhibit 8**, located in **Appendix A**, shows what could be done with a relatively modest investment to improve the appearance of what is a rather stark and unappealing building façade. The photo across the top of the page shows the existing warehouse building.

Clearly the building's length, lack of variety in color, absence of landscaping, and limited architectural features all combine to create a rather nondescript image. On the other hand, the illustration across the bottom of the pages demonstrates how the overpowering length and color of the building can be minimized by different color treatments, the addition of vertical plantings, landscape beds, and a few minor building enhancements, i.e., awnings over each of the man doors.

As with the Site Development Concept for the JC Penney Property which is described above, it should be understood that the illustrations presented in **Exhibit 8** is a product of PGAV and, as such, does not represent any plans or commitment of the building's owner, the City of Springfield, or any developer. Again, it is hoped that this concept will generate interest and discussion as to how this and other buildings within the Planning Area might be changed to make them more appealing to observe and ultimately help to create a stronger economic environment within the Springfield business community.

### ***Conceptual Land Use Plan***

In order to create an overall vision for the future development/redevelopment of the East Springfield Commercial Area, a conceptual land use plan was developed. It is intended that this plan be used in conjunction with the JC Penney Concept Site Plan and the NUDO Warehouse Façade Treatment Concept as references to provide these concept documents a general direction and guide for planning and development decisions within the Area. The Conceptual Land Use Plan is depicted on **Exhibit 9**, located in **Appendix A**. While most of the features of the Plan are self-explanatory, certain properties or property groupings are discussed in the following text based on the Text Reference Number shown on the plan map of **Exhibit 9** and are referred to as "Project Areas".

#### ***Project Area 1***

This is a group of properties located immediately west of the Sangamon County health department facility (the former Cub Food building) on the north side of E. South Grand at Eastdale. While this property has good visibility to E. South Grand, given its proximity to Dirksen, it might be considered a good retail location. However, it backs to a high-quality residential subdivision to the north and is made up of a series of seven smaller parcels. The plan recommends the development of these properties as a small office campus. Such a development would consist of individual smaller buildings, not more than two stories in height, designed to have the look and feel of a residential subdivision. There are several examples of this type of office development on the west side of Springfield along the Veterans Parkway corridor. This land use concept would have the added advantage of being a good neighbor to the single-family residential development to the north. Note that an Advance Auto Parts facility is already located in the southeast corner of this area. A buffer zone or negative screen should be provided along the northern edge of this Project Area to provide a clear separation between the residential area to the north.

#### ***Project Area 2***

This parcel is located between the County health department facility to the east and the JC Penney store to the west. It was originally proposed to be developed for retail purposes possibly as a "strip center" component to the adjacent Cub Foods building

(now the County health department facility). This property has visibility to E. South Grand (although a Burger King restaurant is located on the E. South Grand frontage). With its proximity to the roadway, adjacency to JC Penney, and total area of about 6.4 acres, it is appropriate for this site to be used for retail purposes.

### **Project Area 3**

See the discussion above about the JC Penney site.

### **Project Area 4**

Eight parcels, comprising more than 33 acres, make up Area 4. This largest of these parcels was a former drive-in theater site. This area is grossly underutilized, presently only being occupied by a small number of commercial uses and one industrial use scattered at the southern and eastern peripheries of the Area. The largest use is a small hotel. Its proximity to the I-55 interchange makes it a prime retail site. The Conceptual Land Use Plan recommends the redevelopment of this site for retail purposes. This represents an excellent and significant opportunity for the City to capitalize on the retail trade from the eastern and southeastern growth areas that is already being captured by the JC Penney and Shop 'N Save stores. However, it is recommended that this be a secondary focus to the existing JC Penney site. The City should actively work with the JC Penney corporate organization and promote the development of the JC Penney property as a priority. Once a development plan for that property is established and additional new development starts to occur, the attractiveness of Area 4 will be enhanced and development interest will be expanded. In the interim, the City may want to discuss the potential for a joint marketing effort of Area 4 for retail purposes with the existing property owners. It is likely that the value of all parcels involved will be greatly enhanced if they are marketed as a "development opportunity" location.

### **Project Area 5**

This is a tract of approximately 1.2 acres owned by JC Penney and located north of the existing store at the southeast intersection of Singer Avenue and Schackleford Drive. Because this parcel is relatively small and does not have good visibility to Dirksen Parkway, the Plan suggests that its use be office or light industrial in nature in keeping with the light industrial uses to the north and the pending use of the large adjacent tract to the west for a Pepsi-Cola facility. While this is not a large parcel, it could accommodate a small office building or a small building for commercial service operations (small equipment repair/service, regional repair facility electronics and appliances, etc.).

### **Project Area 6**

Located on the north side of Cook at Eastdale, and bordered on the north by Niccolls Road, Area 6 encompasses approximately 11 acres of land, a small part (0.8 acres) of which is unused IDOT right-of-way. The entire western half of this area is vacant, and the eastern half is occupied by single-family houses. These houses are now surrounded on three sides by commercial or industrial uses and are located on a high-traffic corridor. They now represent obsolete, non-conforming land uses whose

value as single-family residences is now compromised by the adjacent non-residential uses and high-traffic. The fairly sizable parcels they sit on are now most likely worth more than the housing units themselves (from a market standpoint) for business park, industrial, or other commercial uses. The Conceptual Land Use Plan recommends that these units be combined with the vacant property to the west for redevelopment in business park/light industrial type uses. It should be noted that this Plan recommends the principal retail commercial node of the East Springfield Commercial Area be at the Dirksen/E. South Grand intersection. Therefore, retail land uses in Area 6 should be discouraged because such use would only compete with and be a detriment to the retail focus that the Plan intends to foster at the Dirksen/E. South Grand intersection.

### ***Project Area 7***

The high-quality residential setting represented by the subdivision along Knoll Pointe Place is bordered on the north by four parcels containing approximately 6 acres of land. These are a series of parcels that bookend the subdivision on the north and south (the parcels that are part of Area 1 are the south end). Unlike, the parcels of Area 1, these parcels should be developed for residential uses. Because of the closer proximity to Cook Avenue, it may be appropriate to consider higher-density attached single-family or townhouse style residential development of this area. And, to the extent possible, a buffer should be created along Eastdale to separate residential uses from the existing industrial area to the east. As in the case of Area 6 and for the reasons discussed therein, Retail commercial use of this Area should be discouraged.

### ***Project Area 8***

See the previous discussion of the NUDO Warehouse Façade Treatment Concept.

### ***Other Conceptual Land Use Plan Notes***

The Conceptual Land Use Plan provides various other comments and suggestions that are, for the most part, self-explanatory. However, a number of items should be particularly noted, which are discussed in no particular order of importance below.

- The entry to the City from I-55 on E. South Grand is an opportunity to celebrate the entry to the City with an entry signage/monument. This signage should have a consistent, high-quality look and feel and be placed at every entry to the City from the interstate. Another opportunity exists at the Dirksen/E. South Grand intersection to announce entry to the East Springfield Commercial District. This is also the point at which enhanced streetscape elements should begin (i.e. street trees and decorative lighting). One of the first major buildings to be seen is the NUDO facility, and the City should work with this company to encourage and assist in the implementation of the suggested façade improvements discussed earlier.
- The local Pepsi-Cola bottling and distribution operation is planning (as of the date of this document) to relocate to the large vacant tract that abuts the western edge of the JC Penney site and just north of the County health department building. PGAV understands that the plan for this development is under review by the appropriate City and County planning agencies. The Conceptual Land Use Plan suggests a truck routing scheme

that is intended to minimize the impacts of this operation on the single-family housing neighborhood that is adjacent to the west. This would use a street called Schakleford Drive as a primary entry for all trucking, to both Pepsi and Penney, to occur via this roadway.

This is apparently a roadway that is owned by JC Penney as part of their overall ownership of the large tract to the east, which includes their store. It is expected that many of the truck movements will be coming from and going to I-55. Therefore, Schakleford Drive would provide a routing using this roadway when coming from I-55 and returning to the highway via the signalized intersection at Singer Avenue and Dirksen. Our discussions with the real estate division at JC Penney revealed a willingness on JC Penney's part to transfer this road to the City (or alternatively to Pepsi). This roadway will need some upgrade and improvement to serve as a truck access route, but it is important to pursue this potential for the benefit of the residential neighborhood on the west side of Eastdale Avenue.

- Again, related to the Knoll Pointe neighborhood on the west side of Eastdale, it will be important to protect this neighborhood from any impacts from the proposed Pepsi-Cola operation. The Conceptual Land Use Plan suggests buffer zones with vegetative screening along the western boundary of the proposed Pepsi site, as well as between this neighborhood and the proposed small-office campus to the south (discussed in the Area 1 discussion). This issue should be noted during City and County review of the Pepsi site plan. Also, it will be important for any site lighting to be directed down and away from this neighborhood. And, finally, to protect residential areas to the west, deliveries (truck loading/unloading) should be scheduled during normal daytime working hours to avoid infringement of excessive noise during evening and weekend periods.

## POTENTIAL DEVELOPMENT / REDEVELOPMENT INCENTIVES

This section summarizes the basics of a few of the public financing incentives that may be appropriate for use in the East Springfield Commercial Area to encourage redevelopment activity of a scale and type amenable to the City's vision for development within the Planning Area. Included among the most likely financing incentives available for use in the East Springfield Commercial Area are:

### □ **Tax Increment Financing**

Tax Increment Financing (TIF) is not a new concept in the City of Springfield. As a matter of fact, it has been used on eight separate occasions. Those projects and the year of their approval are: Central Area / Downtown (1981), Fiat Allis Complex / Park South (1989), Near North Crossing (1994), Far East Side (1995), Enos Park Neighborhood (1997), SHA / Madison Park Place (1999), Northeast (2003), and Jefferson Crossing (2007). It is important to recognize that the Far East Side TIF covers a portion of the area included in this planning document (see **Exhibit 10**, located in **Appendix A**). This Far East Side TIF District was intended to support redevelopment efforts of the East Springfield Neighborhood, which is located immediately to the west of the Planning Area.

More specifically, TIF is a planning and financing technique used by Illinois municipalities, including the City of Springfield, to carry out development activities on a local basis – as described in the preceding paragraph. TIF allows the City to acquire and

prepare property for development and make needed public improvements. By using TIF, the City will capture the increase or growth in local property taxes resulting from a redevelopment project. This property tax increase or growth (the "tax increment") is captured and used by the City to help pay for certain public costs associated with the redevelopment project.

Through TIF districts, the assessed valuation of real estate within a "blighted", "conservation", or "industrial park" project area is frozen. This base amount (taxes that are normally levied on real estate) continues to be disbursed to the taxing bodies serving the TIF area (e.g. county government, school district, etc.). However, the growth in property tax revenues generated in the TIF, over and above the base (frozen) amount, is diverted to a special tax allocation fund established by the City of Springfield.

TIF funds may be used for demolition or rehabilitation of existing buildings; clearing and grading of the site; construction costs of public infrastructure improvements and capital costs; bond financing costs incurred by the City; interest costs incurred by a redeveloper; planning, architectural, engineering, legal and other services; training costs of business' employees within the redevelopment area; property assembly costs and occupant relocation costs; and costs associated with the implementation and administration of the redevelopment project.

The City can continue to divert the tax increment until all costs related to the redevelopment project are paid, or for 23 years, whichever comes first. TIF districts may also be extended seven years, for a maximum TIF life of 30 years. The municipality can use the tax increment revenue to pay for eligible project costs on a pay-as-received basis or to provide a basis for issuing tax-exempt bonds to pay for the costs. It is also noteworthy that the TIF district boundaries can be expanded, an option that may be appropriate with regard to the Far East Side TIF. Consideration of the expansion of this existing TIF District will be done during Phase II of this planning process.

Tax increment financing is locally initiated and administered. No Federal approval is required. Local units of government must: determine that the proposed TIF area is either "blighted", a "conservation" area, or an "industrial park conservation" area; develop a redevelopment plan for the area; structure a related financing plan for the redevelopment activities; conduct a public hearing on the proposed TIF designation of the area; establish a joint review board comprised of the various taxing bodies; formally enact an ordinance designating the redevelopment project area; approve a redevelopment plan and project; and adopt tax increment financing.

Finally, Eminent Domain, the ability to acquire private property for the greater public good and to remove blighting conditions, is an instrument that is available under the provisions of TIF.

PGAV understands that the Far East Side TIF has not generated significant revenues. One consideration in thinking about the creation of a TIF for the East Side Commercial Area is the potential for a twofold positive impact. One is the ability to use TIF as an inducement to developers (and to JC Penney) to develop the underutilized properties in the Area, to assist existing property owners/businesses with building improvements, and to jump start a streetscape program.

A second consideration would provide a benefit to the Far East TIF. Due to a unique provision of the Illinois TIF Act, it is possible to “port” revenues generated within one TIF district to support development, assist existing property owners with building rehab or expansion, and public improvement goals in an adjacent district so long as at least one of the boundaries of the two districts touch. A TIF encompassing the East Side Commercial Area (assuming that the area can qualify for designation under the TIF Act) could generate significant future incremental property tax revenues from a combination of new development and growth of assessed valuation of existing properties. If the City were judicious in its use of TIF to induce new development and building rehab, the “excess” revenue could be used to assist with the far greater needs in the Far East TIF Area. While establishing a TIF district is not a simple process and needs cooperation from the various taxing districts, the potential benefits for the Area suggest that it should be seriously considered.

#### □ **Business District Development and Redevelopment**

The creation of a Business District in accordance with Illinois State Statutes is another tool that may be appropriate for use in the East Springfield Commercial Area in order to help foster redevelopment of that Area. Illinois state law allows for a Business District to be established for a particular site or series of parcels. Assuming the City determines that establishment of a Business District would be an appropriate tool for use in this Area, the City has two options for its use:

- The City may rebate some or all of the City’s taxes that would be levied as a result of new development or redevelopment in the area (these are typically sales and property taxes, although local utility taxes could also be rebated).
- If the Business District is overlaying an area that has been declared “blighted” under the TIF Act, or if the area can qualify as blighted under the “blighted area” qualifications of the Business District Act, the City may implement an additional retail, service, or hotel motel sales tax to a maximum of 1% in quarter percent increments. The proceeds from this new sales tax are applied to costs of the development of the Area. Eligible costs are similar to those identified for eligible TIF districts. In a business district with mixed uses (i.e. retail establishments and hotels), both taxes may be levied.
- A Business District may overlie some or only parts of other incentive areas (i.e. TIF Districts, Enterprise Zones, and or Special Service Areas).

Within a Business District, the City may use the revenues created for a variety of purposes. Eligible costs as stipulated in the Business District Act are similar to those permitted in the TIF act. The City may enter into agreements with other public or private entities to build the planned improvements (either public or private) and to rebate the entity for the costs of those improvements. The City may also issue notes or bonds which pledge the accrued Business District revenues to repayment of such debt.

Other requirements, similar to TIF, are the “but for” provisions, the requirement of a Business District Development Plan, a required budget, required contiguity of parcels in the District, and required agreement between the BD plan and the City’s comprehensive plan. The time period of 23-years is also the same as TIF.

□ **New Markets Development Program**

The Illinois New Markets Development Program provides supplemental funding for investment entities that have been approved for the Federal New Markets Tax Credit (NMTC) program. This program will support small and developing businesses by making capital funds more easily available and will make Illinois more attractive to possible investors.

The NMTC program provides state and federal tax credits to investors that make investments into approved funds which will make investments in eligible projects located in low income census tracts throughout Illinois.

The program provides non-refundable tax credits to investors in qualifying Community Development Entities (CDE's) worth 39% of the equity investment made into the CDE over a 7-year credit allowance period.

□ **Sales Tax Revenue Sharing**

Municipalities may enter into agreement to share or rebate any portion of any retailer's occupation tax that is generated by the development for a finite period of years. The municipality must make findings related to the property and, in general, the sharing/rebate agreement should serve a public purpose, such as creating development in adjacent areas or creating or retaining jobs, enhancing the tax base of the municipality.

## SECTION IV — STRATEGIC ACTIONS FOR PLAN IMPLEMENTATION

Throughout this plan document a number of initiatives are suggested for implementation of the East Springfield Commercial Plan. These are often discussed in conjunction with various elements of the data and findings that resulted from the work of the consultant, PGAV PLANNERS, input received from the Steering Committee established at the outset of the project, along with input from key staff members of the City, the Springfield-Sangamon County Regional Planning Commission, and the Greater Springfield Chamber of Commerce.

For purposes of continuing a program to implement the principal goals and objectives of the Plan, certain key strategies and actions are outlined below. It will be the responsibility of the sponsors of this Plan (the Chamber, the City, and the Regional Planning Commission) to initiate and continue these strategies and actions, although the predominant effort required will be the responsibility of the City and the Chamber. The Steering Committee should periodically monitor these actions and activities, along with the Alderpersons from the Area. The roles of these individuals will be particularly important where action is needed on the part of the Mayor and Aldermen for legislative actions which may be necessary.

The recommended actions and strategies to be pursued are outlined below. These are not set forth in any particular order for undertaking. Rather, these are all items that should begin upon adoption of the Plan and continue in an ongoing fashion until the action/strategy is completed. It should also be noted that these are the principal action/strategy items suggested. Each of these items has sub-set actions that are involved with their implementation.

- **Continue to pursue the development of the JC Penney property.**

- *Maintain established contacts with key corporate individuals and indicate a willingness to participate with City financial incentives (i.e. TIF, Business District, and/or Sale Tax Rebate).*
- *Make any financial assistance contingent on improvement to the exterior improvement of the existing store.*

The achievement of the exterior improvements of the JC Penny store, and the development of the remainder of the property with quality retail uses as described in **Section III** of the Plan and as shown on **Exhibit 7** in **Appendix A**, is a priority of the planning program implementation. This project will be a catalyst to rehab/redevelopment of some of the outparcel uses in Area 8 and the redevelopment of Area 4. The proposed Pepsi project will also act as a catalyst by bringing workers into the core of the East Springfield Commercial Area. The City has taken the lead in the effort to improve the JC Penney site and should continue in that regard.

- **Analyze the potential boundaries and strategy for a TIF district that would encompass key segments of the East Springfield Commercial Area.**

- *PGAV evaluations would suggest boundaries that encompass Areas 1 through 5 as identified in **Appendix A, Exhibit 9, Conceptual Land Use Plan**, plus a portion of the frontage along E. South Grand that includes the NUDO property. As part of an initial TIF Redevelopment Plan strategy, it will be necessary to evaluate the ability to qualify the properties involved to see if statutory qualification factors can be met and*

- a boundary can be created that can link these areas together. The property evaluations associated with this planning program indicated that the suggested area for TIF designation may qualify. However, it will be necessary to conduct a more thorough analysis that concentrates on all the requirements of TIF qualification in order to uncover any issues and determine what properties can or can't be included. In addition, priority should be given to making a connection to the existing TIF district to the west (the Far East TIF). This district has been struggling in terms of revenue generation, and it is possible that revenues generated in the proposed TIF could assist the project and public improvement needs in the Far East District. This is also noted earlier in this report.*
- *Also, consider the timing of TIF establishment. It will be important not to establish a district wherein the TIF "clock" starts ticking before real, revenue generating projects are ready to begin. The "if you TIF it they will come" strategy often does not work, particularly in the current economy. The JC Penney property (discussed previously in this report and below) is the likely trigger for the establishment of a TIF for the area.*

This action item will be primarily the responsibility of the City, but support of the Chamber, the Alderpersons, and the Steering Committee will be important to initiation and adoption of a TIF designation at the right time.

- **Pay careful attention to the traffic flow and access issues associated with the proposed Pepsi development.**
  - *The Conceptual Land Use Plan (**Exhibit 9 in Appendix A**) and related text in **Section III** of this report makes some specific recommendations relative to truck access to the proposed Pepsi development to the west of the JC Penney property. This has some impact on roadway construction and signalization. While the connection point at E. South Grand may need to be shifted from that shown on the exhibit to align with existing signalization, it is important that the residential area to the west not be impacted by this proposed development. The City should work with Pepsi's architect and engineer to be sure that this high quality neighborhood is not negatively impacted. Note that this also relates to the discussions with JC Penney, since they apparently own Schackelford Drive and have indicated to PGAV a willingness to dedicate the right-of-way and associated roadway to the City or to Pepsi. In addition, coordination may also be necessary with the property owner of **Project Area 2**, as shown on **Exhibit 9**, particularly if using Shackelford Drive as a principal entry for the proposed Pepsi development needs to be connected to the signal at E. South Grand that serves the Health Department facility.*

*The Conceptual Land Use Plan recommends retail uses for this property and it can be expected that, once improvements to the JC Penney site are announced, the attractiveness of Area 2 for retail purposes will increase. Although the site is relatively small, it could accommodate a free standing single use or a "strip" building capable of accommodating multiple smaller users. The County's purchase of the adjacent Health Department facility from the same property owner as that of Area 2 included some restrictions on the types of retail uses that could occur on this site. While the exact nature of these restrictions isn't known by PGAV, it is assumed that most retailers capable of using this relatively small site (such as restaurants, coffee shops, cell phone outlets, florists, etc.) are not excluded. It is understood that these restric-*

tions apply to such uses as liquor stores, tobacco shops, etc. However, this may exclude use by some of the drug retailers (i.e. Walgreens or CVS) that sell these products.

This action is the responsibility of the City.

- **Evaluate the potential costs associated with redevelopment of the properties at the northeast corner of the Dirksen/E. South Grand interchange (Area 4 on Exhibit 9) in order to understand what financial support may be required from the City.**
  - *Determine the potential acquisition costs (using assessor data as an initial basis) of the properties*
  - *Determine (generally) what other extraordinary costs may be associated with this redevelopment effort (i.e. grading, drainage, internal roadways, utilities, intersection improvements with Dirksen, etc.).*
  - *After a deal with JC Penney is secured, begin to talk with prospective developers about redevelopment of this area. (Once a deal with Penney can be announced, the development interest in this area should increase significantly). It is important that the JC Penney deal be secured before actively pursuing this opportunity so that it does not become a competing priority for City resources and developer interest. PGAV believes that revitalizing the exterior of the JC Penney building and developing vacant and underutilized portions of that site should be a priority.*
  - *Again, it is likely that any redevelopment of this property will require incentive assistance on the part of the City.*

This action item is primarily the responsibility of the City.

- **Begin discussions with NUDO representatives about the façade improvements that are associated with their property along E. South Grand. This property will provide an example for others and will allow the City to establish a basis for streetscape elements such as types of street lighting fixtures, street trees, etc.**
  - *PGAV prepared a generalized estimate of the costs to implement the building façade, landscaping, and street lighting improvements, arriving at a total cost of approximately \$96,000. This cost represents those costs associated with all façades visible to the street treated, as shown on **Exhibit 8** in **Exhibit A**, and includes the costs associated with actually designing the improvements. The purchase and installation of the decorative street lighting fixtures will represent approximately 21 to 25% of the total cost (\$20,000 - \$24,000).*
  - *The City should recognize that the improvements involved are not integral to NUDO's business and, unlike a retail establishment where the exterior appearance of a property has monetary value, in their case the investment would be largely the equivalent of a "charitable" community benefit. In the current economy, they may not be willing to make such an investment without a way to recoup at least some of the costs.*

- *If a TIF district is ultimately created that includes this portion of the larger East Springfield Commercial Area, the cost of the improvements by NUDO could be repaid via TIF revenues. Even if the improvements do not result in increased valuation of the NUDO property, other revenues generated within the TIF district could be used to support their costs.*
- *Also, the City has other community development funding sources (such as Federal Community Development Block Grant (CDBG) funds) that may represent a source of funding to accomplish this. Because this is intended to be a demonstration project for the E. South Grand and Dirksen corridors, certain Federal Highway Administration funding may be available (typically via IDOT) for a “streetscape” project such as this. Combining such sources of funds may allow for this project to occur without the use of TIF.*

This action item is also primarily the responsibility of the City, although the final design of the improvements will be the responsibility of NUDO.

- **Establish design standards and guidelines for streetscape improvements for the E. South Grand and Dirksen corridors.**

- *As noted above, as a pilot project, the NUDO improvements will provide the example for improving the look and image of this important entrance to the City. Obviously, the City will need to be actively involved in establishing the design standards for any public improvements aspects of the project (i.e. decorative lighting standards, sidewalks, street trees, etc.). It is intended that the street lighting, permitted street tree types, etc., be used throughout the Area.*
- *As noted previously in this report, it is suggested that certain streetscape design standards be established for the overall area, and an example of such guidelines has been provided. It will be important that, as development and/or redevelopment activities occur along these corridors, the standards be applied as part of the planning review process for development. While it may be possible to initiate a project that creates a streetscape concept for these two corridors, such a project may not be appropriate in this instance due to the fact that many separate development and/or redevelopment projects will be involved over time. By establishing a set of standards and guidelines that are applied as projects are planned, the overall appearance of the area will gradually improve and begin to have a coherent look and feel.*

The City will be required to take the lead in this effort, but it will be important that the business community and property owners in the area are behind such an effort. Therefore, consideration might be given to creating a design review committee from the East Springfield area that reviews development proposals.

- **Develop a marketing program for promoting the redevelopment of all key areas within the overall area.**

- *As noted previously, **Exhibit 9** identifies eight areas with development/redevelopment suggestions for each. The City, working in close coordination with the Chamber, should develop a strategy for marketing each of these specific opportunities. This will also require discussion and coordination with the property owners involved in each instance. Making the local and regional development and commercial real estate community aware of the goals and objectives of this plan and the development goals for each area is an excellent way to start such efforts.*

- *If a TIF is established, marketing to the development and real estate communities aware of its establishment will be a key strategy.*
- *Adopt the East Springfield Commercial Plan as a supplement to the City's Comprehensive Plan, publicize its adoption, and put it on the City website.*
- *The City and the Chamber should consider preparing a "development opportunities" information sheet for each of the potential development/redevelopment areas that can be used to promote these areas to the real estate and development communities. These sheets could also be made available as PDF documents on the City's and the Chamber's respective websites. Most of the information required for this marketing tool will be available from various components of this Plan.*

While the City has an ongoing economic development program to promote development and redevelopment of City areas and sites, this needs to be a special marketing effort that should be a joint undertaking of the City and the Chamber.

- **Via the discussions with Pepsi regarding the proposed relocation of their facilities to the site east of JC Penney, determine how the City might influence the redevelopment of their existing properties and adjacent parcels.**
  - *While the current Pepsi properties are not part of the East Springfield Commercial Area boundaries, the relocation of Pepsi will provide an opportunity for reuse/redevelopment of their site and certain adjacent parcels on Cook Avenue between Martin Luther King and McCreery. PGAV does not endorse further proliferation of commercial development along Cook; however, a combination of these properties represents an opportunity to locate a grocery store that could serve a large residential area of the community to the north and south of Cook Avenue. The concept is that the combination of these properties could provide a "neighborhood" commercial node, as opposed to the retail targets discussed above and previously discussed in this report (the JC Penney site and Area 4) that are intended to serve a larger market area that is to the east, southeast, and south of the City.*
  - *A Wal-Mart Express represents an example of the type of smaller food store that might be appropriate for this location. Using the local development community and/or one of the managers of the existing Wal-Mart stores in the City as a resource, the City should initiate contact with the appropriate corporate Wal-Mart representatives to see if this concept can be pursued. Other food retailers should also be contacted since many of the larger companies now have similar smaller store concepts.*

This should also be a joint effort of the City and the Chamber.

- **Actively promote the other smaller development opportunities within the overall area (See Section III and Exhibit 9 in Appendix A).**
  - *Areas 1 and 7 bookend a high-quality residential neighborhood on the south and the north. The recommended development scenarios (higher density residential on the north and an office campus for small users on the south) are discussed in **Section III** of this report.*

- *Areas 5 and 6 provide an opportunity to encourage some smaller light-industrial or business-part-type uses.*
- *Area 8 includes the Shop 'n Save store which is a successful retail operation. However, there are adjacent buildings that represent opportunities for better reuse or complete redevelopment.*

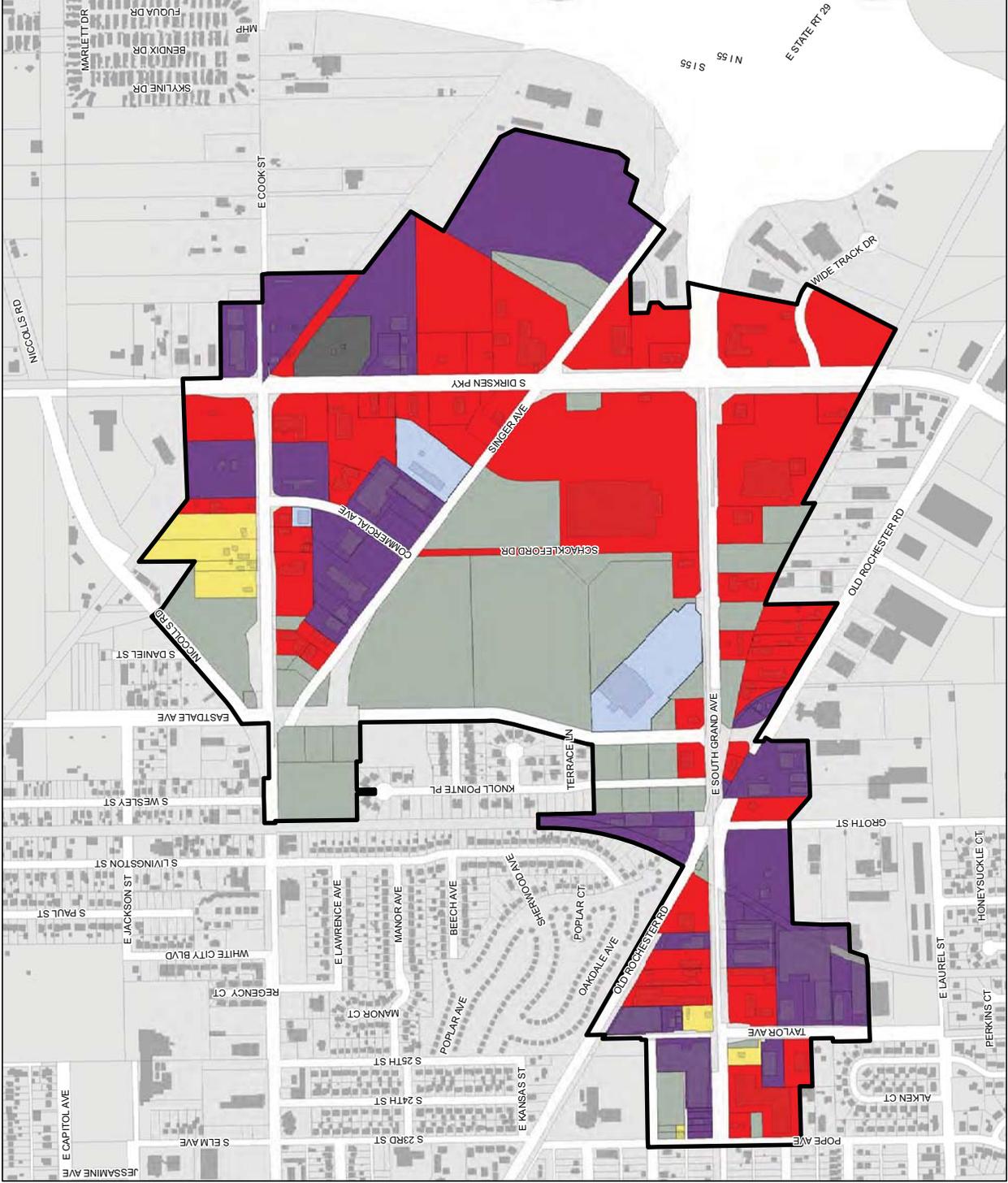
The City and the Chamber should work together to promote these opportunities.

**APPENDIX A**  
**MAPPING**

# Exhibit 2

## Existing Land Use

### East Springfield Commercial Plan



#### Legend

- Project Area Boundary
- Single-Family
- Commercial
- Industrial
- Institutional
- Utility
- Vacant

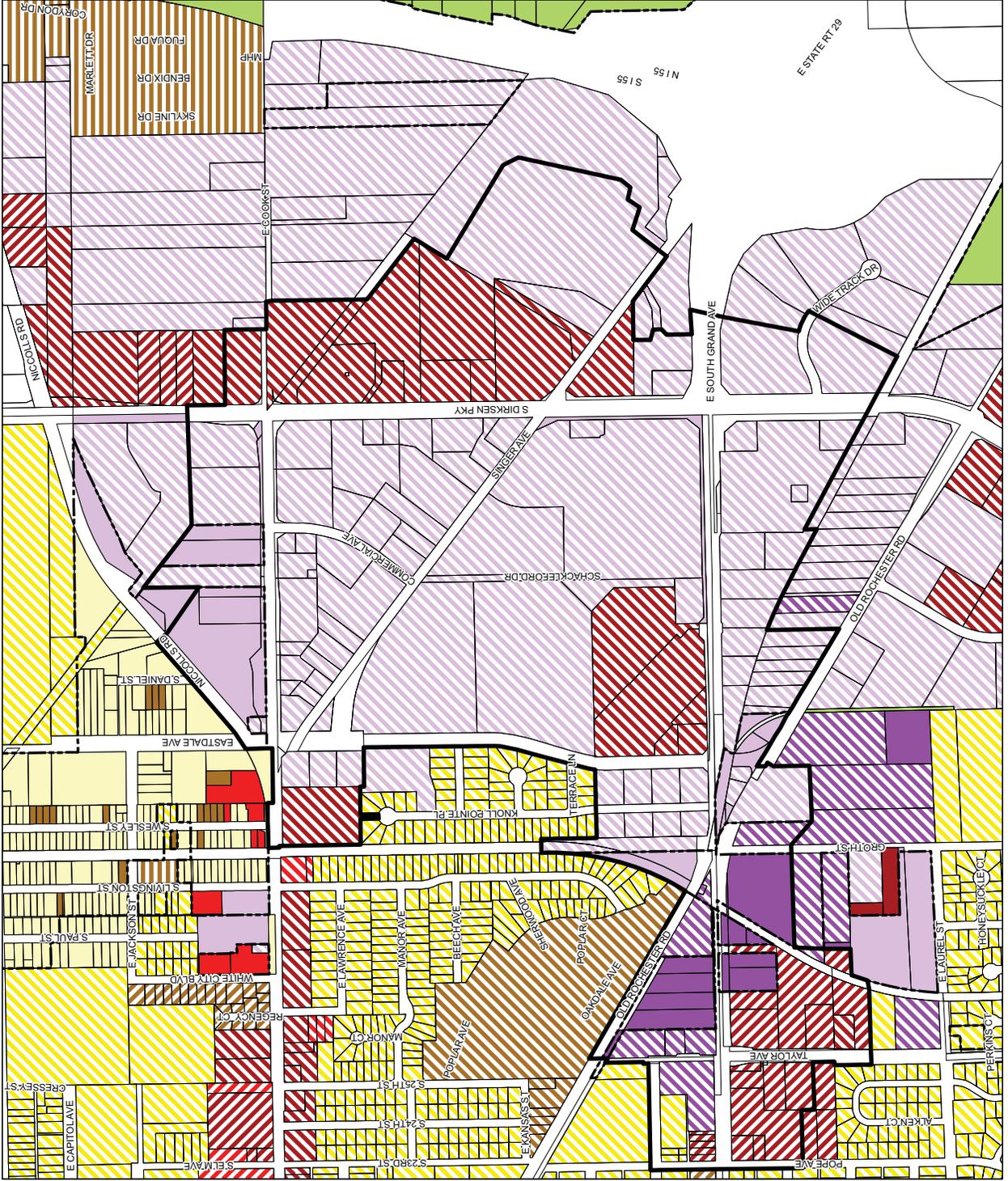


May 2011

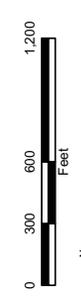


# Exhibit 3 Existing Zoning

## East Springfield Commercial Plan



- Legend**
- Project Area Boundary
  - City of Springfield**
    - R-2 (Single-Family and Duplex Residence )
    - R-3 (General Residence)
    - R-3b (General Residence)
    - R-5 (Office / Residential)
    - OFF (Office)
    - B-1 (Highway Business Service)
    - B-2 (General Business Service)
    - S-2 (Community Shopping and Office)
    - I-1 (Light Industrial)
    - I-2 (Heavy Industrial)
  - Sangamon County**
    - A (Agricultural District)
    - R2 (Single & Two-Family Residential)
    - R3 (General Residential)
    - RM4 (Manufactured Home)
    - B2 (Retail Business)
    - B3 (General Business)
    - I1 (Restricted Industrial)
    - I2 (General Industrial)



May 2011



**PC&V PLANNERS**

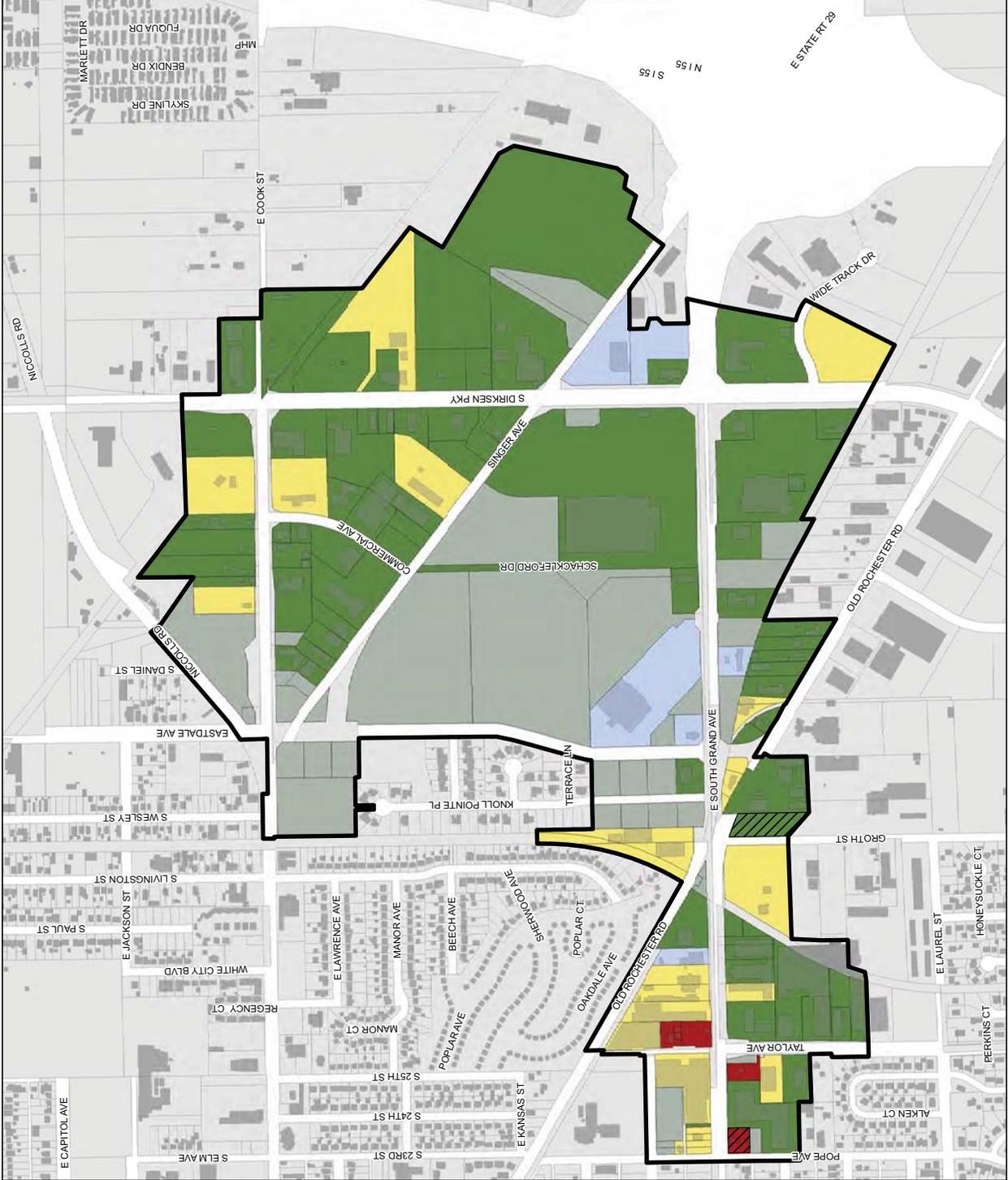
# Exhibit 4

## Existing Conditions

East Springfield Commercial Plan

### Legend

-  Project Area Boundary
-  Vacant Building
-  Building Footprint
-  Excellent Exterior Condition
-  Good Exterior Condition
-  Fair Exterior Condition
-  Poor Exterior Condition
-  Vacant Land

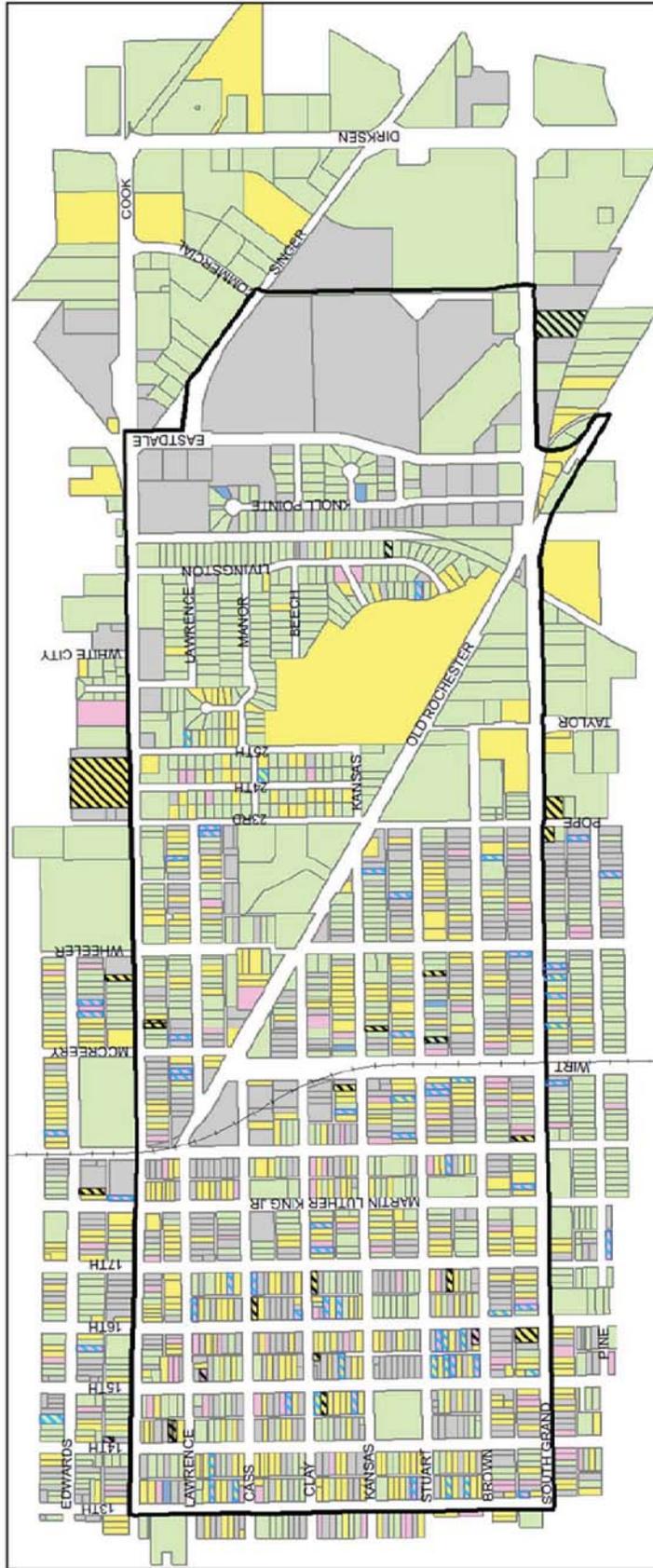


May 2011



**PCAV** PLANNERS

MAP B-1



- Eastside Study Area
- Moderate Deterioration
- Vacant Building
- Newly Constructed
- Advanced Deterioration
- Vacant Board - Up
- Good Exterior Conditions
- Vacant Land

Property Conditions Map  
 (2010 Update)  
 Eastside Neighborhood  
 City of Springfield, Illinois



Data Source:  
 Sangamon County GIS  
 JZ 6/14/10



0 350 700 Feet



# Exhibit 7 Site Development Concept JC Penny Property

East Springfield Commercial Plan

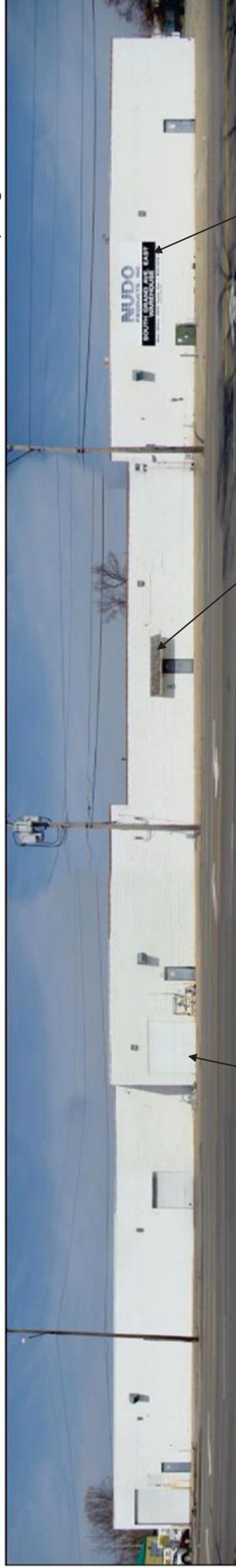


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**PG&V**PLANNERS

# Exhibit 8 Building Façade Treatment Concept

Existing Façade — NUDO Building on East Grand



The building's length and *monochromatic coloring* combines to create an imposing structure that offers neither visual appeal nor interest.

Entries are poorly defined.

The absence of landscaping creates an unappealing building façade.

Single, shed type awning provides no continuity.

The overall appearance of this building fails to speak to the quality of the products produced by the manufacturer.

Concept for Building Façade Treatment



Divide the façade into smaller segments to break the imposing length of the building into a rhythm of comprehensible faces.

Plantings of pyramidal evergreens, shrubs, vine-covered trellises, and ground cover to provide color contrast and depth to the façade.

A simple, earth-toned, color palette was selected to create depth and interest.

Use the corresponding colors to more clearly identify entrances.

Create planting beds adjacent to the building façades.

Replace shake awnings with smaller, color-coordinated fabric or metal awnings over entrances.



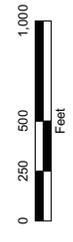
May 2011

# Exhibit 9 Conceptual Land Use Plan

East Springfield Commercial Plan

## Legend

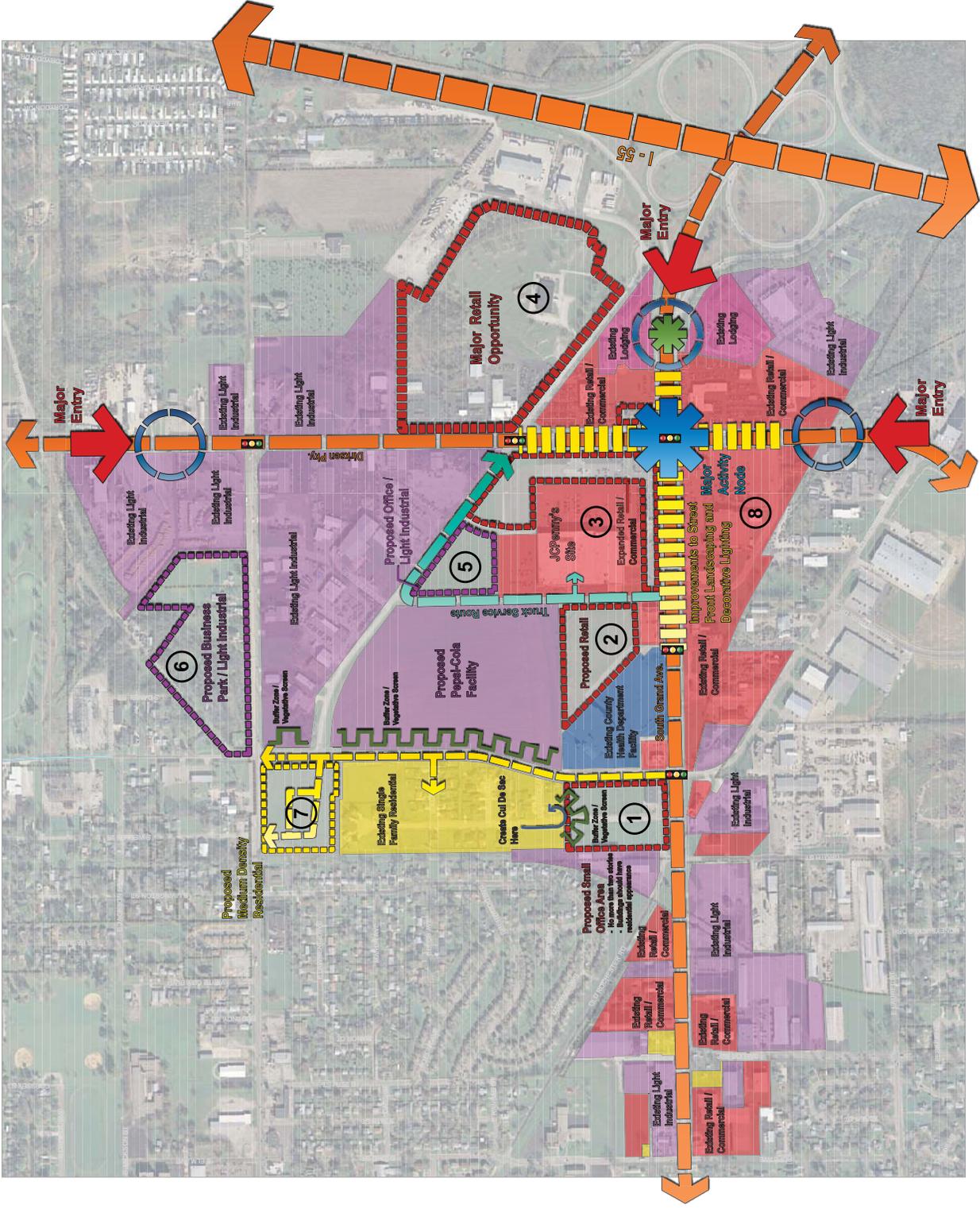
-  Major Entry Area
-  Major Activity Node
-  Entry Signage
-  Existing Stoplight Intersection
-  Major Entry Way
-  Major Vehicular Circulation
-  Buffer Zone / Vegetative Screen
-  Proposed Commercial Land Use
-  Proposed Industrial Land Use
-  Proposed Residential Land Use
-  Text Reference Number



May 2011



**PC&V PLANNERS**





**APPENDIX B**

**PARCEL LOCATOR MAP  
AND  
PROPERTY CHARACTERISTICS TABLE**

APPENDIX B

PROPERTY CHARACTERISTICS - EAST SPRINGFIELD COMMERCIAL PLANNING AREA

Parcel ID	PN	Owner Name	Property Address	Direction	Property Street	City	State	Zip Code	Owner Address	Owner Address	Owner City	Owner State	Owner Zip Code	Assessment Change	Square Feet	Acres	Land Use	Condition	Vacant Buildings	
1	14350456001	WITTHROW ELEM SPFLD PUBLIC SCHOOL DIST	0		SPRINGFIELD	IL	00000	OPERATIONS & MAINT	530 W REYNOLDS ST	SPRINGFIELD	IL	62702	62702	\$0	4,200.7	0.1	Vacant	Vacant		
2	14350456002	WITTHROW ELEM SPFLD PUBLIC SCHOOL DIST	0		SPRINGFIELD	IL	00000	OPERATIONS & MAINT	530 W REYNOLDS ST	SPRINGFIELD	IL	62702	62702	\$0	4,205.0	0.1	Vacant	Vacant		
3	14350456009	WILLIAMS LEWIS W & DORIE M	1212		POPE	SPRINGFIELD	IL	62703	3749 N OAK HILL RD	ROCHESTER	IL	62563	62563	\$5,568	1,987.1	0.0	Single-Family	Fair		
4	14350456010	WILLIAMS LEWIS W & DORIE M	0		SPRINGFIELD	IL	00000	OPERATIONS & MAINT	530 W REYNOLDS ST	ROCHESTER	IL	62563	62563	\$258	1,984.4	0.0	Single-Family	Fair		
5	14350456003	WITTHROW ELEM SPFLD PUBLIC SCHOOL DIST	0		SPRINGFIELD	IL	00000	OPERATIONS & MAINT	530 W REYNOLDS ST	SPRINGFIELD	IL	62702	62702	\$0	49,558.5	1.1	Vacant	Vacant		
6	14350456011	WILLIAMS LEWIS W & DORIE M	2401	E	SOUTH GRAND	SPRINGFIELD	IL	62703	3749 N OAK HILL RD	ROCHESTER	IL	62563	62563	\$2,182	6,206.4	0.1	Industrial	Fair		
7	14350456012	WILLIAMS LEWIS W & DORIE M	2401	E	SOUTH GRAND	SPRINGFIELD	IL	62703	3749 N OAK HILL RD	ROCHESTER	IL	62563	62563	\$2,182	6,205.5	0.1	Industrial	Fair		
8	14350456013	WILLIAMS LEWIS W & DORIE M	2403	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2403 SOUTH GRAND AVE E	SPRINGFIELD	IL	62703	62703	\$23,401	6,207.1	0.1	Industrial	Fair		
9	14350456014	WILLIAMS LEWIS W & DORIE M	2403	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2403 S GRAND AVE E	SPRINGFIELD	IL	62703	62703	\$2,182	6,207.1	0.1	Industrial	Fair		
10	14350456015	WILLIAMS LEWIS W & DORIE M	2403	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2403 S GRAND AVE E	SPRINGFIELD	IL	62703	62703	\$1,091	3,103.8	0.1	Industrial	Good		
11	14350456029	PST PROPERTIES INC % PATRICK R NUDDO	2415	E	SOUTH GRAND	SPRINGFIELD	IL	62703	1520 W LAKE SHORE DR	SPRINGFIELD	IL	62712	62712	\$383,041	101,479.0	2.3	Industrial	Fair		
12	14350460021	CITY OF SPRINGFIELD	0		SPRINGFIELD	IL	00000	RM 201 MCW	300 S 7TH ST	SPRINGFIELD	IL	62701	62701	\$0	962.9	0.0	Public ROW			
13	14350460021	CITY OF SPRINGFIELD	0		SPRINGFIELD	IL	00000	RM 201 MCW	300 S 7TH ST	SPRINGFIELD	IL	62701	62701	\$0	5,308.8	0.1	Public ROW			
14	14350460010	STATE OF ILLINOIS	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	62704	\$0	31,419.5	0.7	Public ROW			
15	22020201020	AHMED SHAHZAD	2400	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2400 S GRAND AVE E	SPRINGFIELD	IL	62703	62703	\$22,396	19,499.8	0.4	Commercial	Poor	Yes	
16	22020201019	SEDMAN BARRY W TRUSTEE	0		SPRINGFIELD	IL	00000	1231 W VINE ST		SPRINGFIELD	IL	62704	62704	\$1,845	10,500.0	0.2	Vacant	Vacant		
17	22020201029	SEDMAN BARRY W TRUSTEE	2410	E	SOUTH GRAND	SPRINGFIELD	IL	62703	1231 W VINE ST	SPRINGFIELD	IL	62704	62704	\$544,200	124,011.6	2.8	Commercial	Good		
18	22020201013	VAN PELT WILLIAM HARVEY	2430	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2204 BOYSENBERRY LN APT 1	SPRINGFIELD	IL	62711	62711	\$9,839	21,254.7	0.5	Single-Family	Poor		
19	22020201015	VAN PELT WILLIAM HARVEY	2432	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2204 BOYSENBERRY LN APT 1	SPRINGFIELD	IL	62711	62711	\$2,824	7,577.4	0.2	Vacant	Vacant		
20	22020201027	NUCO ENTERPRISE INC	1451		TAYLOR AVE	SPRINGFIELD	IL	62703	% PATRICK R NUDDO	1520 W LAKE SHORE DR	SPRINGFIELD	IL	62712	62712	\$120,477	36,776.0	0.8	Industrial	Fair	
21	22020201028	PST PROPERTIES INC % PATRICK R NUDDO	1475		TAYLOR AVE	SPRINGFIELD	IL	62703	1520 W LAKE SHORE DR	SPRINGFIELD	IL	62712	62712	\$100,467	46,370.8	1.1	Commercial	Good		
22	22020201016	SANGAMON COUNTY HIGHWAY DEPT	0		SPRINGFIELD	IL	00000	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	62707	\$0	3,278.5	0.1	Public ROW			
23	22020201014	SANGAMON COUNTY HIGHWAY DEPT	0		SPRINGFIELD	IL	00000	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	62707	\$0	145.2	0.0	Public ROW			
24	22020201011	AMEREN SERVICES CO % SUJVSRI LADVAJ	0		SPRINGFIELD	IL	00000	PO BOX 66149		SAINT LOUIS	MO	63166	63166	\$168	378.1	0.0	Public ROW			
25	22020201012	SANGAMON COUNTY HIGHWAY DEPT	0		SPRINGFIELD	IL	00000	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	62707	\$0	250.7	0.0	Public ROW			
26	22020201025	SANGAMON COUNTY HIGHWAY DEPT	0		SPRINGFIELD	IL	00000	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	62707	\$0	1,049.8	0.0	Public ROW			
27	22020201026	SANGAMON COUNTY HIGHWAY DEPT	0		SPRINGFIELD	IL	00000	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	62707	\$0	1,676.0	0.0	Public ROW			
28	22020201024	SANGAMON COUNTY HIGHWAY DEPT	0		SPRINGFIELD	IL	00000	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	62707	\$0	1,300.6	0.0	Public ROW			
29	14350460023	PST PROPERTIES INC % PATRICK R NUDDO	0		SPRINGFIELD	IL	00000	1520 W LAKE SHORE DR		SPRINGFIELD	IL	62712	62712	\$3,501	5,848.9	0.1	Industrial	Good		
30	14350460024	TRUSTEE	0		SPRINGFIELD	IL	00000	PO BOX 96		EDWARDSVILLE	IL	62025	62025	\$1,771	15,239.0	0.3	Public ROW			
31	14350460002	PST PROPERTIES INC % PATRICK R NUDDO	1250		TAYLOR AVE	SPRINGFIELD	IL	62703	1520 W LAKE SHORE DR	SPRINGFIELD	IL	62712	62712	\$199,201	46,348.5	1.1	Industrial	Fair		
32	14350460019	MOE MICHAEL T	1330		TAYLOR AVE	SPRINGFIELD	IL	62703	1330 TAYLOR AVE	SPRINGFIELD	IL	62703	62703	\$31,863	18,370.8	0.4	Industrial	Poor		
33	14350460020	GAY MARY E TABORN BLANCHIE E & HAZEL M	2501	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2501 S GRAND AVE E	SPRINGFIELD	IL	62703	62703	\$10,344	28,475.6	0.7	Single-Family	Poor		
34	14350460011	BOND ANDREW J & URA L	2505	E	SOUTH GRAND	SPRINGFIELD	IL	62704	1 CHIMNEY VIEW LN	SPRINGFIELD	IL	62707	62707	\$164,048	61,413.2	1.4	Commercial	Fair		
35	14350460012	SCHLEY-HAHN ROGER & MICHELLE	2511	E	SOUTH GRAND	SPRINGFIELD	IL	62703	1224 MOSSMAN AVE	SPRINGFIELD	IL	62702	62702	\$64,943	44,084.8	1.0	Commercial	Fair		

Parcel ID	PIN	Owner Name	Property Address	Direction	Property Street	City	State	Zip Code	Owner Address	Owner Address	Owner City	Owner State	Owner Zip Code	Assessment Change	Square Feet	Acres	Land Use	Condition	Vacant Buildings
36	14350480013	GAMBLE KEVIN	2519 E SOUTH GRAND		SPRINGFIELD	IL	62703	2800 ADLAI STEVENSON DR		SPRINGFIELD	IL	62703	\$33,184	43,839.4	1.0	Commercial	Fair		
37	14350480015	MILLER JOSEPH C	2525 S GRAND AVE E		SPRINGFIELD	IL	62703	2525 S GRAND AVE E		SPRINGFIELD	IL	62703	\$48,384	31,093.5	0.7	Industrial	Excellent		
38	14350480025	O'REILLY AUTOMOTIVE INC % THOMSON REUTERS PT'S	2535 E SOUTH GRAND		SPRINGFIELD	IL	62703	PO BOX 08116		CHICAGO	IL	60606	\$330,654	71,280.5	1.6	Commercial	Good		
39	14350481008	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	254.5	0.0	Public ROW			
40	14350481001	STOWERS DAVID B	0		SPRINGFIELD	IL	00000	% STOWERS HARRY & GLENDA	1285 MAURICE WERNER DR	SPRINGFIELD	IL	62707	\$316	1,938.0	0.0	Vacant	Vacant		
41	14350481006	STOWERS HARRY E	0		SPRINGFIELD	IL	00000	1285 MAURICE WERNER DR		SPRINGFIELD	IL	62707	\$704	8,899.4	0.2	Vacant	Vacant		
42	14350480014	IDOT	1823 E GLENN		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	2,138.7	0.0	Public ROW			
43	14350480017	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	3,519.4	0.1	Public ROW			
44	14350481008	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	12,824.4	0.3	Public ROW			
45	22020205015	CITY OF SPRINGFIELD	0		SPRINGFIELD	IL	62701	300 S 7TH ST		SPRINGFIELD	IL	62701	\$0	5,365.7	0.1	Public ROW			
46	22020205019	COUNTY OF SANGAMON	0		SPRINGFIELD	IL	62707	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	\$0	1,684.2	0.0	Public ROW			
47	22020205020	SANGAMON COUNTY HIGHWAY DEPT	0		SPRINGFIELD	IL	62707	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	\$0	1,781.9	0.0	Public ROW			
48	22020205019	COUNTY OF SANGAMON	0		SPRINGFIELD	IL	62707	3003 TERMINAL AVE		SPRINGFIELD	IL	62707	\$0	1,427.0	0.0	Public ROW			
49	22020205032	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	14,718.6	0.3	Public ROW			
50	22020205036	IDOT	1823 E GLENN		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	9,782.3	0.2	Public ROW			
51	22020205039	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	2,095.9	0.0	Public ROW			
52	22020205037	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	7,586.8	0.2	Public ROW			
53	22020205030	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	596.7	0.0	Public ROW			
54	22020206024	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	1,519.1	0.0	Public ROW			
55	22020205046	YOSHEL FAMILY TRUST	2500 E SOUTH GRAND		SPRINGFIELD	IL	62702	3286 HILLTOP RD		SPRINGFIELD	IL	62712	\$102,849	66,972.8	1.5	Commercial	Good		
56	22020205047	YOSHEL FAMILY TRUST	0		SPRINGFIELD	IL	3286	HILLTOP RD		SPRINGFIELD	IL	62712	\$60,403	31,087.9	0.7	Commercial	Fair		
57	22020205033	MAIOCCO RICHARD V & MCENTEE LINDA M	2516 E SOUTH GRAND		SPRINGFIELD	IL	62708	2520 S GRAND AVE EAST	PO BOX 3483	SPRINGFIELD	IL	62708	\$129,273	40,930.0	0.9	Industrial	Good		
58	22020205034	C-G WHITLOCK PROCESS CO	2520 E SOUTH GRAND		SPRINGFIELD	IL	62703	2520 S GRAND AVE EAST	PO BOX 3483	SPRINGFIELD	IL	62708	\$76,027	24,977.2	0.6	Industrial	Good		
59	22020205038	MAIOCCO RICHARD V & MCENTEE LINDA M	0		SPRINGFIELD	IL	00000	2520 S GRAND AVE EAST	PO BOX 3483	SPRINGFIELD	IL	62708	\$2,446	14,254.8	0.3	Industrial	Good		
60	22020205035	MAIOCCO RICHARD V & MCENTEE LINDA M	0		SPRINGFIELD	IL	00000	2520 S GRAND AVE EAST	PO BOX 3483	SPRINGFIELD	IL	62708	\$2,167	14,800.7	0.3	Industrial	Good		
61	22020205006	MAIOCCO RICHARD V & MCENTEE LINDA M	0		SPRINGFIELD	IL	00000	2520 S GRAND AVE EAST	PO BOX 3483	SPRINGFIELD	IL	62708	\$2,611	8,282.2	0.2	Industrial	Good		
62	22020205042	NUDO PRODUCTS INC % PATRICK R NUNO	1500 TAYLOR AVE		SPRINGFIELD	IL	62703	1520 W LAKE SHORE DR		SPRINGFIELD	IL	62712	\$979,187	127,003.9	2.9	Industrial	Good		
63	22020205041	PST PROPERTIES INC % PATRICK R NUNO	1530 TAYLOR AVE		SPRINGFIELD	IL	62703	3286 HILLTOP RD		SPRINGFIELD	IL	62712	\$158,495	45,072.1	1.0	Industrial	Good		
64	22020205044	TRUS FIRST HOLDING OF IL LLC	1800 TAYLOR AVE		SPRINGFIELD	IL	62703	1600 TAYLOR AVE		SPRINGFIELD	IL	62703	\$91,726	24,699.6	0.6	Industrial	Good		
65	22020205045	NUCO ENTERPRISES INC % PST PROPERTIES INC	1620 TAYLOR AVE		SPRINGFIELD	IL	62703	1520 W LAKE SHORE DR		SPRINGFIELD	IL	62712	\$264,744	61,276.7	1.4	Industrial	Good		
66	22020205029	NUDO PRODUCTS INC % PATRICK R NUNO	1500 TAYLOR AVE		SPRINGFIELD	IL	62703	1520 W LAKE SHORE DR		SPRINGFIELD	IL	62712	\$7,534	35,896.4	0.8	Industrial			
67	22020206023	SOUTH GRAND INVESTMENTS LLC	2600 E SOUTH GRAND		SPRINGFIELD	IL	62703	3200 COUGAR RDG		SPRINGFIELD	IL	62711	\$26,269	170,612.1	3.9	Industrial	Fair		
68	22020206022	PST PROPERTIES INC % PATRICK R NUNO	0		SPRINGFIELD	IL	62704	1520 W LAKE SHORE DR		SPRINGFIELD	IL	62712	\$1,379	6,302.8	0.2	Industrial			
69	22020206027	PST PROPERTIES INC % PATRICK R NUNO	1500 TAYLOR AVE		SPRINGFIELD	IL	62702	1520 W LAKE SHORE DR		SPRINGFIELD	IL	62712	\$3,446	20,104.8	0.5	Industrial			
70	14350479002	PRAIRIE WHOLESAL SUPPLY CO	0		SPRINGFIELD	IL	00000	2605 SOUTH GRAND AVE E		SPRINGFIELD	IL	62703	\$3,166	37,177.5	0.9	Industrial	Fair		
71	14360351018	PRAIRIE WHOLESAL SUPPLY CO	0		SPRINGFIELD	IL	00000	2605 S GRAND AVE E		SPRINGFIELD	IL	62703	\$1,355	23,768.7	0.5	Industrial	Fair		
72	14360351002	PRAIRIE WHOLESAL SUPPLY CO	0		SPRINGFIELD	IL	00000	2605 S GRAND AVE E		SPRINGFIELD	IL	62703	\$65,460	57,529.5	1.3	Industrial	Fair		
73	14350479001	PRAIRIE WHOLESAL SUPPLY CO	0		SPRINGFIELD	IL	00000	2605 S GRAND AVE E		SPRINGFIELD	IL	62703	\$85,318	36,621.8	0.8	Industrial	Fair		
74	14360354004	TR 95-119 % UNITED COMMUNITY BANK	1119 KNOLL POINTE		SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11		SPRINGFIELD	IL	62704	\$167	24,792.3	0.6	Vacant	Vacant		

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75	14360354003	TR 95-119% UNITED COMMUNITY BANK	1201		KNOLL POINTE I	SPRINGFIELD	IL	62703	250 S DURKIN DR STE 11		SPRINGFIELD	IL	62704	\$167	24,989.0	0.6	Vacant	Vacant	
76	14360354002	TR 95-119% UNITED COMMUNITY BANK	1221		KNOLL POINTE I	SPRINGFIELD	IL	62703	250 S DURKIN DR STE 11		SPRINGFIELD	IL	62704	\$167	25,187.5	0.6	Vacant	Vacant	
77	14360354001	TR 95-119% UNITED COMMUNITY BANK	1241		KNOLL POINTE I	SPRINGFIELD	IL	62703	250 S DURKIN DR STE 11		SPRINGFIELD	IL	62704	\$167	25,031.2	0.6	Vacant	Vacant	
78	14360352004	TR 95-119% UNITED COMMUNITY BANK	1118		KNOLL POINTE I	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11		SPRINGFIELD	IL	62704	\$167	35,570.1	0.8	Vacant	Vacant	
79	14360352003	TR 95-119% UNITED COMMUNITY BANK	1200		KNOLL POINTE I	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11		SPRINGFIELD	IL	62704	\$167	35,462.8	0.8	Vacant	Vacant	
80	14360352002	TR 95-119% UNITED COMMUNITY BANK	1222		KNOLL POINTE I	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11		SPRINGFIELD	IL	62704	\$167	35,462.1	0.8	Vacant	Vacant	
81	14360352001	OPRENSKI LIVING TRUST % JAMES OPRENSKI TRUSTEE	2721	E	SOUTH GRAND	SPRINGFIELD	IL	62703	W190 S 7402 BAYSHORE DR	PO BOX 563	MUSKEGO	WI	53150	\$285,470	35,224.0	0.8	Commercial	Good	
82	14360351006	STATE AID RD	0		SPRINGFIELD	IL	62703	3003 TERMINAL AVE			SPRINGFIELD	IL	62707	\$0	92,102.8	2.1	Public ROW	Public ROW	
83	14360351015	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	6,004.2	0.1	Public ROW	Public ROW	
84	22020228019	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	28,723.0	0.7	Public ROW	Public ROW	
85	22020228018	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	3,040.0	0.1	Public ROW	Public ROW	
86	22020228023	CASEY MICHAEL J & BONNIE S	2702		OLD ROCHESTE	SPRINGFIELD	IL	62707	2706 OLD ROCHESTER RD		SPRINGFIELD	IL	62703	\$974	3,190.3	0.1	Industrial	Fair	
87	22020228022	CASEY MICHAEL J & BONNIE S	2702		OLD ROCHESTE	SPRINGFIELD	IL	62703	2706 OLD ROCHESTER RD		SPRINGFIELD	IL	62703	\$17,624	12,503.9	0.3	Commercial	Fair	
88	22020228021	CASEY MICHAEL J & BONNIE S	2702		OLD ROCHESTE	SPRINGFIELD	IL	62703	2706 OLD ROCHESTER RD		SPRINGFIELD	IL	62703	\$3,345	10,547.1	0.2	Commercial	Fair	
89	22020278001	CITY OF SPRINGFIELD	1600		GROTH ST	SPRINGFIELD	IL	62703	ATTN UTILITY PROPERTY MGR	200 ELAKE SHORE DR	SPRINGFIELD	IL	62712	\$0	54,340.3	1.2	Commercial	Good	Yes
90	22020278002	CASEY MICHAEL J & BONNIE SUE	2712		OLD ROCHESTE	SPRINGFIELD	IL	62703	33 FOREST RDG		SPRINGFIELD	IL	62712	\$259,883	137,596.0	3.2	Industrial	Good	
91	22020228018	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	17,839.7	0.4	Public ROW	Public ROW	
92	14360301001	TR 530020 MARINE BANK TRUSTEE	2800	E	COOK	SPRINGFIELD	IL	62703	ATTN MORTGAGE SERVICES	3050 WABASH AVE	SPRINGFIELD	IL	62704	\$167	166,748.0	3.8	Vacant	Vacant	
93	14360301002	TR 95-119% UNITED COMMUNITY BANK	701		EASTDALE AVE	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11		SPRINGFIELD	IL	62704	\$167	35,391.8	0.8	Vacant	Vacant	
94	14360301003	TR 95-119% UNITED COMMUNITY BANK	721		EASTDALE AVE	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11		SPRINGFIELD	IL	62704	\$167	35,169.3	0.8	Vacant	Vacant	
95	14360301004	TR 95-119% UNITED COMMUNITY BANK	741		EASTDALE AVE	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11		SPRINGFIELD	IL	62704	\$167	35,168.7	0.8	Vacant	Vacant	
96	14360177029	SPRINGFIELD METRO SANITARY DISTRICT	0		SPRINGFIELD	IL	62703	3017 N 8TH STREET RD			SPRINGFIELD	IL	62707	\$0	7,231.6	0.2	Vacant	Vacant	
97	14360177043	CANCO INC	2812		NICCOLLS RD	SPRINGFIELD	IL	62707	6 NW HAZEL DELL		SPRINGFIELD	IL	62703	\$8,577	206,780.2	4.7	Vacant	Vacant	
98	14360177016	CANCO INC	2829	E	COOK STREET F	SPRINGFIELD	IL	62707	6 NW HAZEL DELL		SPRINGFIELD	IL	62703	\$6,412	59,136.7	1.4	Single-Family	Fair	
99	14360177014	TUCKER WILLIAM J&WANDA JOAN	2833	E	COOK	SPRINGFIELD	IL	62703	2833 E COOK ST		SPRINGFIELD	IL	62703	\$19,908	22,396.5	0.5	Single-Family	Good	
100	14360177038	PHILLIPS ELAM H SR & MARYANN	2901	E	COOK	SPRINGFIELD	IL	62703	2901 E COOK ST		SPRINGFIELD	IL	62703	\$22,173	84,125.2	1.9	Single-Family	Good	
101	14360177042	PHILLIPS ELAM H JR & MARYANN	2905	E	COOK	SPRINGFIELD	IL	62703	2905 E COOK ST		SPRINGFIELD	IL	62703	\$24,744	85,533.4	1.9	Single-Family	Good	
102	14360177018	SICILIANO FRANK & PATRICIA % SCHLOSSERS TRANS	2911	E	COOK	SPRINGFIELD	IL	62703	2911 E COOK ST		SPRINGFIELD	IL	62703	\$84,848	40,857.0	0.9	Commercial	Good	
103	14360176017	DEFEND-A-BULL MOTORS INC I	2820	E	COOK	SPRINGFIELD	IL	62703	PO BOX 4391		SPRINGFIELD	IL	62708	\$82,746	143,662.5	3.3	Industrial	Fair	
104	14360176018	DEFEND-A-BULL MOTORS INC I	601	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	PO BOX 4391		SPRINGFIELD	IL	62708	\$119,161	107,330.4	2.5	Commercial	Good	
105	14360177030	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	3,544.2	0.1	Public ROW	Public ROW	
106	14360177032	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	34,121.2	0.8	Public ROW	Public ROW	
107	14360177017	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	4,022.3	0.1	Public ROW	Public ROW	
108	14360177015	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	1,200.1	0.0	Public ROW	Public ROW	
109	14360177024	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	1,237.8	0.0	Public ROW	Public ROW	
110	14360177026	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	1,336.0	0.0	Public ROW	Public ROW	
111	14360177021	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	3,087.9	0.1	Public ROW	Public ROW	
112	14360177019	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	17,154.4	0.0	Public ROW	Public ROW	
113	14360177033	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	10,562.3	0.2	Public ROW	Public ROW	
114	14360177028	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	3,526.9	0.1	Public ROW	Public ROW	
115	14360176013	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	6,075.8	0.1	Public ROW	Public ROW	
116	14360326028	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	16,287.0	0.4	Public ROW	Public ROW	
117	14360326022	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	3,289.1	0.1	Public ROW	Public ROW	
118	14360326030	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	17,699.0	0.0	Public ROW	Public ROW	
119	14360326024	IDOT	0		SPRINGFIELD	IL	62703	126 E ASH ST			SPRINGFIELD	IL	62704	\$0	6,985.3	0.2	Public ROW	Public ROW	

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120	14360326026	IDOT	0		SPRINGFIELD	SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	2,556.6	0.1	Public ROW		
121	14360326020	IDOT	0		SPRINGFIELD	SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	2,888.4	0.1	Public ROW		
122	14360326037	K & J PROPERTY MANAGEMENT LLC PARTNERSHIP	0		SPRINGFIELD	SPRINGFIELD	IL	00000	2837 SINGER AVE		SPRINGFIELD	IL	62703	\$25,044	32,305.5	0.7	Vacant		Vacant
123	14360326038	PATTERSON PRICE MANAGEMENT LLC	0		SPRINGFIELD	SPRINGFIELD	IL	00000	18 LAMBERT LN		SPRINGFIELD	IL	62704	\$6,293	8,098.0	0.2	Vacant		Vacant
124	14360326039	K & J PROPERTY MANAGEMENT LLC	0		SPRINGFIELD	SPRINGFIELD	IL	00000	2837 SINGER AVE		SPRINGFIELD	IL	62703	\$10,403	13,478.1	0.3	Vacant		Vacant
125	14360326033	PATTERSON STANLEY & PRICE JEREMY L	2840	E	COOK	SPRINGFIELD	IL	62703	PO BOX 2878		SPRINGFIELD	IL	62708	\$108,468	25,447.1	0.6	Commercial		Good
126	14360326034	K & J PROPERTY MANAGEMENT LLC	2837		SPRINGFIELD	SPRINGFIELD	IL	62703	2837 SINGER AVE		SPRINGFIELD	IL	62703	\$89,660	14,261.4	0.3	Commercial		Good
127	14360326029	PLUMBERS & REF SUTHERLAND PETERS LOCAL UNION # 137	2840	E	COOK	SPRINGFIELD	IL	62703	2880 E COOK ST		SPRINGFIELD	IL	62703	\$10,054	12,711.5	0.3	Vacant		Vacant
128	14360326012	LANDGREBE MICHAEL L	2847		SPRINGFIELD	SPRINGFIELD	IL	62703	2847 SINGER AVE		SPRINGFIELD	IL	62703	\$74,512	21,434.1	0.5	Commercial		Good
129	14360326023	PLUMBERS LOCAL #137 AFL-CIO	2880	E	COOK	SPRINGFIELD	IL	62703	2880 E COOK ST		SPRINGFIELD	IL	62703	\$306,225	85,760.8	2.0	Commercial		Good
130	14360326013	LANDGREBE MICHAEL	2855		SPRINGFIELD	SPRINGFIELD	IL	00000	2855 SINGER AVE		SPRINGFIELD	IL	62703	\$77,744	31,817.2	0.7	Industrial		Good
131	14360326014	SHEPARD WAYNE A & CHERYL J	2863		SPRINGFIELD	SPRINGFIELD	IL	62703	322 E CAPITOL AVE		SPRINGFIELD	IL	62701	\$93,857	31,345.6	0.7	Industrial		Good
132	14360326008	IRON WORKERS LOCAL #46 % SIDENS DONALD	2888	E	COOK	SPRINGFIELD	IL	00000	2888 E COOK ST		SPRINGFIELD	IL	62703	\$23,456	2,760.2	0.1	Commercial		Good
133	14360326025	IRON WORKER LOCAL 46 HOPKINS IV	2888	E	COOK	SPRINGFIELD	IL	00000	2888 E COOK ST		SPRINGFIELD	IL	62703	\$75,448	32,285.1	0.7	Commercial		Good
134	14360326015	HOPKINS PROPERTIES OF SPFLD % M JOHN	2881		SPRINGFIELD	SPRINGFIELD	IL	62703	2280 FORMOSA RD	PO BOX 150	TROY	IL	62294	\$328,155	141,575.2	3.3	Industrial		Good
135	14360326035	UPTOWN INC	2896	E	COOK	SPRINGFIELD	IL	62703	PO BOX 13453		SPRINGFIELD	IL	62791	\$47,952	12,135.5	0.3	Commercial		Good
136	14360326036	RENFROW R TODD	809		COMMERCIAL A	SPRINGFIELD	IL	62703	5008 BLACKWOLF RD		SPRINGFIELD	IL	62711	\$50,359	14,660.7	0.3	Industrial		Good
137	14360326011	HOPKINS PROPERTIES OF SPFLD % M JOHN	833		COMMERCIAL A	SPRINGFIELD	IL	62703	2280 FORMOSA RD	PO BOX 150	TROY	IL	62294	\$135,797	63,071.2	1.4	Industrial		Good
138	14360327028	IDOT	0		SPRINGFIELD	SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	6,109.0	0.1	Public ROW		
139	14360327026	IDOT	0		SPRINGFIELD	SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	7,130.2	0.2	Public ROW		
140	14360327027	CURTIS DONALD E & JOETTE R	800		COMMERCIAL A	SPRINGFIELD	IL	62703	PO BOX 50		EDINBURG	IL	62531	\$60,601	110,329.5	2.5	Industrial		Fair
141	14360327040	WEIHEIMER FAMILY LTD PARTSHIP % CHRISTOPHER K WEIHEIMER	701	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	80 E HAZEL DELL LN		SPRINGFIELD	IL	62712	\$515,654	94,887.7	2.2	Commercial		Good
142	14360327023	QUINCY AUTOMOTIVE SUPPLY	824		COMMERCIAL A	SPRINGFIELD	IL	00000	824 COMMERCIAL AVE		SPRINGFIELD	IL	62703	\$128,758	42,456.8	1.0	Commercial		Good
143	14360327039	WEIHEIMER FAMILY LTD PARTSHIP % CHRISTOPHER K WEIHEIMER	711	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	80 E HAZEL DELL LN		SPRINGFIELD	IL	62712	\$327,287	142,102.2	3.3	Commercial		Good
144	14360327047	SHAHEN ENTERPRISES LLC	803	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	803 S DIRKSEN PKWY		SPRINGFIELD	IL	62703	\$58,526	18,119.3	0.4	Commercial		Good
145	14360327046	LECTORS INC % ROBERT FLOYD	805	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	4721 N WALNUT AVE		OKLAHOMA CITY	OK	73105	\$59,444	14,300.8	0.3	Commercial		Good
146	14360327003	NEAL BURNHAM E	840		COMMERCIAL A	SPRINGFIELD	IL	62703	% NEAL TIRE PO BOX 158		TOLEDO	IL	62468	\$37,343	51,889.7	1.2	Industrial		Good
147	14360327008	NEAL BURNHAM E	2885		SINGER AVE	SPRINGFIELD	IL	62703	% NEAL TIRE PO BOX 158		TOLEDO	IL	62468	\$26,695	33,753.6	0.8	Industrial		Good
148	14360327009	NEAL BURNHAM E	2893		SINGER AVE	SPRINGFIELD	IL	62703	% NEAL TIRE PO BOX 158		TOLEDO	IL	62468	\$20,407	25,159.2	0.6	Industrial		Good
149	14360327037	NEAL BURNHAM E	3001		SINGER AVE	SPRINGFIELD	IL	00000	PO BOX 158		TOLEDO	IL	62468	\$412,816	56,648.7	1.3	Industrial		Good
150	14360327044	CITY OF SPRINGFIELD	3009		SINGER AVE	SPRINGFIELD	IL	62703	RM 201 MCW		SPRINGFIELD	IL	62701	\$0	126,886.3	2.9	Institutional		Fair
151	14360327045	S K SINGH PERSHING PROPERTIES LLC	817	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	521 E HICKORY ST		WATSEKA	IL	60970	\$43,605	37,063.2	0.9	Commercial		Good
152	14360327041	PERSHING PROPERTIES LLC	0		SPRINGFIELD	SPRINGFIELD	IL	00000	2190 E PERSHING RD		DECATUR	IL	62526	\$28,933	45,721.6	1.0	Commercial		Good
153	14360327042	PERSHING PROPERTIES LLC	0		SPRINGFIELD	SPRINGFIELD	IL	00000	2190 E PERSHING RD		DECATUR	IL	62526	\$152,383	56,896.2	1.3	Commercial		Good
154	14360327033	PERSHING PROPERTIES LLC	0		SPRINGFIELD	SPRINGFIELD	IL	00000	2190 E PERSHING RD		DECATUR	IL	62526	\$31,355	31,733.9	0.7	Commercial		Good
155	14360327034	BAGY BROTHERS REAL ESTATE COMPANY LLC	1031	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	5524 ROLLING MEADOWS CT		SAINT LOUIS	MO	63129	\$79,929	33,932.9	0.8	Commercial		Good

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156	14360351030	TR 95-119	0		SPRINGFIELD	IL	62033	% LN SERV DEPT JANE PARTRID/PO BOX 148	GILLESPIE	IL	62033	\$2,863	13,538.9	0.3	Vacant	Vacant		
157	14360351014	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST	SPRINGFIELD	IL	62704	\$0	87,157.9	2.0	Public ROW	Vacant		
158	14360351030	TR 95-119	0		SPRINGFIELD	IL	62033	% LN SERV DEPT JANE PARTRID/PO BOX 148	GILLESPIE	IL	62033	\$2,863	545,215.0	12.5	Vacant	Vacant		
159	14360351031	TR 95-119 % UNITED COMMUNITY BANK	0		SPRINGFIELD	IL	62704	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$5,127	661,965.7	15.2	Vacant	Vacant		
160	14360351024	ILLINOIS EQUITY ASSET INVESTORS LLC	2833	E	SOUTH GRAND	SPRINGFIELD	IL	62703	1999 WABASH AVE	SPRINGFIELD	IL	62704	\$333,259	285,032.5	6.5	Institutional	Excellent	
161	14360351028	TR 95-119 % UNITED COMMUNITY BANK	2821	E	SOUTH GRAND	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$184	19,404.5	0.4	Vacant	Vacant	
162	14360351027	SPRINGFEST COMPANY WALIMOHAMMAD	2801	E	SOUTH GRAND	SPRINGFIELD	IL	62703	2801 S GRAND AVE E	SPRINGFIELD	IL	62703	\$203,379	31,563.1	0.7	Commercial	Excellent	
163	14360351026	WANLESS FRED W LLC	2815	E	SOUTH GRAND	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$43,166	24,960.9	0.6	Vacant	Vacant	
164	14360351023	TR 95-119 % UNITED COMMUNITY BANK	2875	E	SOUTH GRAND	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$2,586	271,022.2	6.2	Vacant	Vacant	
165	14360351022	TR 95-119	0		SHACKLEFORD	SPRINGFIELD	IL	62033	% LN SERV DEPT JANE PARTRID/PO BOX 148	GILLESPIE	IL	62033	\$1	52,487.1	1.2	Vacant	Vacant	
166	14360351025	SPIRIT MASTER FUNDING I LLC % GREG SEIBERT	2901	E	SOUTH GRAND	SPRINGFIELD	IL	62703	14631 N SCOTTSDALE RD SUITE 200	SCOTTSDALE	AZ	85254	\$309,040	45,106.6	1.0	Commercial	Good	
167	14360351007	J C PENNEY CO INC	1201	S	DIRKSEN PARK	SPRINGFIELD	IL	00000	PO BOX 10001	DALLAS	TX	75301	\$126,094	279,591.5	6.4	Vacant	Vacant	
168	14360351008	J C PENNEY CORP INC ATTN TAX SERVICES	1201	S	DIRKSEN PARK	SPRINGFIELD	IL	62702	PO BOX 10001	DALLAS	TX	75301	\$1,749,608	954,191.6	21.9	Commercial	Good	
169	14360351007	J C PENNEY CO INC PROPERTY TAX OFFICE	1201	S	DIRKSEN PARK	SPRINGFIELD	IL	00000	PO BOX 10001	DALLAS	TX	75301	\$126,094	21,702.1	0.5	Vacant	Vacant	
170	14360351017	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST	SPRINGFIELD	IL	62704	\$0	16,719.9	0.4	Public ROW	Vacant		
171	14360351005	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST	SPRINGFIELD	IL	62704	\$0	48,659.9	1.1	Public ROW	Vacant		
172	22010102704	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST	SPRINGFIELD	IL	62704	\$0	19,672.7	0.5	Public ROW	Vacant		
173	22010101003	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST	SPRINGFIELD	IL	62704	\$0	63,653.1	1.5	Public ROW	Vacant		
174	22010101024	IDOT	0		SPRINGFIELD	IL	62704	126 E ASH ST	SPRINGFIELD	IL	62704	\$0	4,518.1	0.1	Public ROW	Vacant		
175	22010101044	WANLESS FRED W LLC	2800	E	SOUTH GRAND	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$427	43,296.6	1.0	Vacant	Vacant	
176	22010101045	MOUSHON JOHN	2828	E	SOUTH GRAND	SPRINGFIELD	IL	62703	5151 OAKCREST RD	SPRINGFIELD	IL	62707	\$200,134	32,554.6	0.7	Commercial	Excellent	
177	22010101046	WANLESS FRED W LLC	2842	E	SOUTH GRAND	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$343	41,780.2	1.0	Vacant	Vacant	
178	22020229004	CASEY MICHAEL J II	2729	0	OLD ROCHESTE	SPRINGFIELD	IL	62703	2706 OLD ROCHESTER RD	SPRINGFIELD	IL	62703	\$4,321	13,432.5	0.3	Industrial	Good	
179	22020229005	CASEY MICHAEL J II	2729	0	OLD ROCHESTE	SPRINGFIELD	IL	62703	2706 OLD ROCHESTER RD	SPRINGFIELD	IL	62703	\$18,361	15,275.9	0.4	Industrial	Good	
180	22010151040	TR 130411900000 % WILSON GEORGE L & DARAJ	0		OLD ROCHESTE	SPRINGFIELD	IL	62703	500 N HILL ST	EDINBURG	IL	62531	\$435	8,101.9	0.2	Industrial	Vacant	
181	22010151040	WILSON GEORGE L & DARAJ	2801		OLD ROCHESTE	SPRINGFIELD	IL	62703	500 N HILL ST	SPRINGFIELD	IL	62702	\$34,323	15,335.7	0.4	Commercial	Fair	
182	22010102035	DARAJ	0		SPRINGFIELD	IL	62703	500 N HILL ST	SPRINGFIELD	IL	62702	\$4,134	11,473.6	0.3	Commercial	Fair		
183	22010102034	DIDONATO MICHAEL D & BARBARA	2803		OLD ROCHESTE	SPRINGFIELD	IL	62703	120 MANOR HILL DR	CHATHAM	IL	62629	\$71,773	39,857.3	0.9	Commercial	Good	
184	22010102033	NUJO PATRICK R TRUSTEE	2805		OLD ROCHESTE	SPRINGFIELD	IL	62703	1520 W LAKE SHORE DR	SPRINGFIELD	IL	62712	\$50,916	29,631.5	0.7	Commercial	Good	
185	22010102004	RENFRU NICHOLAS R & LOIS M	2807		OLD ROCHESTE	SPRINGFIELD	IL	62703	2807 ROCHESTER RD	SPRINGFIELD	IL	62703	\$18,208	26,518.5	0.6	Commercial	Good	
186	22010102006	CATALANO CARLO & GENOVEVA P TRUSTEES	2817		OLD ROCHESTE	SPRINGFIELD	IL	62703	102 GOLF RD	SPRINGFIELD	IL	62704	\$28,600	31,977.0	0.7	Commercial	Good	
187	22010102007	CATALANO CARLO & GENOVEVA P TRUSTEES	2825		OLD ROCHESTE	SPRINGFIELD	IL	62703	102 GOLF RD	SPRINGFIELD	IL	62704	\$44,169	42,171.4	1.0	Commercial	Good	
188	22010101047	COMMERCIAL NET LEASE REALTY LP % RD RANGER LLC	2900	E	SOUTH GRAND	SPRINGFIELD	IL	62703	4930 E STATE ST	ROCKFORD	IL	61108	\$259,469	55,075.3	1.3	Commercial	Good	
189	22010101048	WANLESS FRED W LLC	2920	E	SOUTH GRAND	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$688	70,662.6	1.6	Vacant	Vacant	
190	22010101043	AUTOTZONE INC % PROP MGMT DEPT 8700	3000	E	SOUTH GRAND	SPRINGFIELD	IL	62704	PO BOX 2198	MEMPHIS	TN	38101	\$349,112	59,677.9	1.4	Commercial	Good	
191	22010101049	WANLESS FRED W LLC	3040	E	SOUTH GRAND	SPRINGFIELD	IL	62703	250 S DURKIN DR APT 11	SPRINGFIELD	IL	62704	\$355	55,477.9	1.3	Vacant	Vacant	
192	22010101021	CANAL CORP % SHOP N SAVE WAREHOUSE	1501	S	DIRKSEN PARK	SPRINGFIELD	IL	62703	ATTN ACCOUNTING MGR PO BOX 220088	KIRKWOOD	MO	63122	\$707,467	364,584.2	8.4	Commercial	Good	
193	22010101011	SANGAMON DIRKSEN LLC DIRKSEN PARKWAY SERIES	1549	S	DIRKSEN PARK	SPRINGFIELD	IL	62702	41 JAMISON DR	CLIFTON PARK	NY	12085	\$101,607	10,000.3	0.2	Commercial	Good	

Parcel ID	PIN	Owner Name	Property Address	Direction	City	State	Zip Code	Owner Address	Owner Address	Owner City	Owner State	Owner Zip Code	Assessment Change	Square Feet	Acres	Land Use	Condition	Vacant Buildings
194	22010101014	CRAIG MICHAEL T & CHRISTINA	1401 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	2651 PIPER LN		SPRINGFIELD	IL	62707	\$131,681	32,737.1	0.8	Commercial	Good	
195	22010101013	CURTIS DONALD E & JOETTE R	1801 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	PO BOX 50		EDINBURG	IL	62531	\$49,960	36,227.5	0.9	Commercial	Good	
196	14360451022	CDS OFFICE SYSTEMS	612 S DIRKSEN PARK	S	SPRINGFIELD	IL	00000	612 S DIRKSEN PKWY		SPRINGFIELD	IL	62703	\$404,959	97,976.2	2.2	Industrial	Good	
197	14360451023	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	834.9	0.0	Public ROW		
198	14360426020	CHAPMAN WALTER J JR ETAL	3100 E COOK	E	SPRINGFIELD	IL	62703	PO BOX 3172		SPRINGFIELD	IL	62708	\$97,446	170,651.0	3.9	Industrial	Good	
199	14360426021	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	395.6	0.0	Public ROW		
200	14360426023	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	728.5	0.0	Public ROW		
201	14360426028	STASUKINAS JOSEPH G	704 S DIRKSEN PARK	S	SPRINGFIELD	IL	00000	44 MELODY LN		SPRINGFIELD	IL	62702	\$40,692	54,718.2	1.3	Commercial	Good	
202	14360451042	SAGA COMMUNICATIONS OF ILLINOIS INC	712 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	73 KERCHEVAL AVE		GROSSE POINTE FAF	MI	48236	\$86,569	131,901.2	3.0	Utility	Good	
203	14360451041	SAGA COMMUNICATIONS OF ILLINOIS INC	716 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	73 KERCHEVAL AVE		GROSSE POINTE FAF	MI	48236	\$25,210	400.0	0.0	Utility	Good	
204	14360451040	CAPITOL STORAGE LLC	818 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	2225 J DAVID JONES PKWY		SPRINGFIELD	IL	62707	\$314,720	237,284.4	5.4	Industrial	Fair	
205	14360451002	BUSHNELL BENJAMIN L & AGNES M	812 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	812 S DIRKSEN PKWY		SPRINGFIELD	IL	62703	\$82,368	36,646.7	0.9	Industrial	Good	
206	14360451004	DIRKSEN STREET PARTNERSHIP % DAVID MYERS	912 S DIRKSEN PARK	S	SPRINGFIELD	IL	5811	OLD JACKSONVILLE RD		SPRINGFIELD	IL	62711	\$190,076	75,000.6	1.7	Commercial	Good	
207	14360451028	GGG ENTERPRISES LLC	920 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	2309 SYLVAN RD		SPRINGFIELD	IL	62704	\$43,091	37,654.1	0.9	Commercial	Good	
208	14360451009	DIRKSEN STREET PARTNERSHIP % DAVID MYERS	0		SPRINGFIELD	IL	5611	OLD JACKSONVILLE RD		SPRINGFIELD	IL	62711	\$38,203	257,459.1	5.9	Commercial	Good	
209	14360451031	GST EXEMPTION MARITAL QTIP TRUST & ETAL	1030 S DIRKSEN PARK	S	SPRINGFIELD	IL	62702	%SABLES GENANNE G	2309 SYLVAN RD	SPRINGFIELD	IL	62704	\$306,108	229,673.0	5.3	Commercial	Good	
210	14360451032	GST EXEMPTION MARITAL QTIP TRUST & ETAL	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	1,074.9	0.0	Public ROW		
211	14360451034	GST EXEMPTION MARITAL QTIP TRUST & ETAL	3133 SINGER AVE	S	SPRINGFIELD	IL	62702	%SABLES GENANNE G	2309 SYLVAN RD	SPRINGFIELD	IL	62704	\$12,864	44,420.1	1.0	Vacant	Vacant	
212	14360451037	GST EXEMPTION MARITAL QTIP TRUST & ETAL	3133 SINGER AVE	S	SPRINGFIELD	IL	62702	%SABLES GENANNE G	2309 SYLVAN RD	SPRINGFIELD	IL	62704	\$21,136	86,539.3	2.0	Vacant	Vacant	
213	14360451036	KLUCKMAN DONNA J	3135 SINGER AVE	S	SPRINGFIELD	IL	00000	815 INDEPENDENCE RDG		SPRINGFIELD	IL	62702	\$263,290	723,739.9	16.6	Industrial	Good	
214	14360452001	IDOT	0		SPRINGFIELD	IL	00000	126 E ASH ST		SPRINGFIELD	IL	62704	\$0	15,231.8	0.3	Public ROW		
215	14360452002	TR #146 BANK OF GREEN HOLDING CPO	1200 S DIRKSEN PARK	S	SPRINGFIELD	IL	62704	1700 W MORTON AVE		JACKSONVILLE	IL	62650	\$334,100	123,234.2	2.8	Commercial	Excellent	
216	14360452011	GREEN BEVERLY J & RAMON J TRUSTEES	0		SPRINGFIELD	IL	00000	10 BOOK LN		JACKSONVILLE	IL	62650	\$47,825	91,679.1	2.1	Commercial	Excellent	
217	14360452003	ATMIYA INC	1330 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	1330 S DIRKSEN PKWY		SPRINGFIELD	IL	62703	\$537,954	33,186.0	0.8	Commercial	Good	
218	22010126001	KALLISTER SULLIVAN LLC % KEVIN KALLISTER	1400 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	1400 S DIRKSEN PKWY		SPRINGFIELD	IL	62703	\$530,838	205,544.6	4.7	Commercial	Good	
219	22010127005	TR #TA 122	1600 S DIRKSEN PARK	S	SPRINGFIELD	IL	62703	% REBMAN WARREN E	709 S 7TH ST	SPRINGFIELD	IL	62703	\$209,610	163,577.1	3.8	Commercial	Fair	
Misc.	NA	Various Public Entities	NA		NA								NA	NA	40.5	ROW		
													<b>Total Area</b>	<b>323.5</b>				





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