

**AMENDMENT TO THE  
NORTH CONVENT STREET BUSINESS DISTRICT  
BUSINESS DISTRICT PLAN**

Village of Bourbonnais, Illinois

September 2, 2022



Economic Development Resources  
St. Louis, Missouri

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## SECTION I

### INTRODUCTION

Amendments to established business districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq., the Business District Development and Redevelopment Law (the “Law”). The Law also sets forth the procedures for such action, and the Village now provides this document (the “Amendment”) in order to amend the North Convent Street Business District Plan (“NCSBDP”).

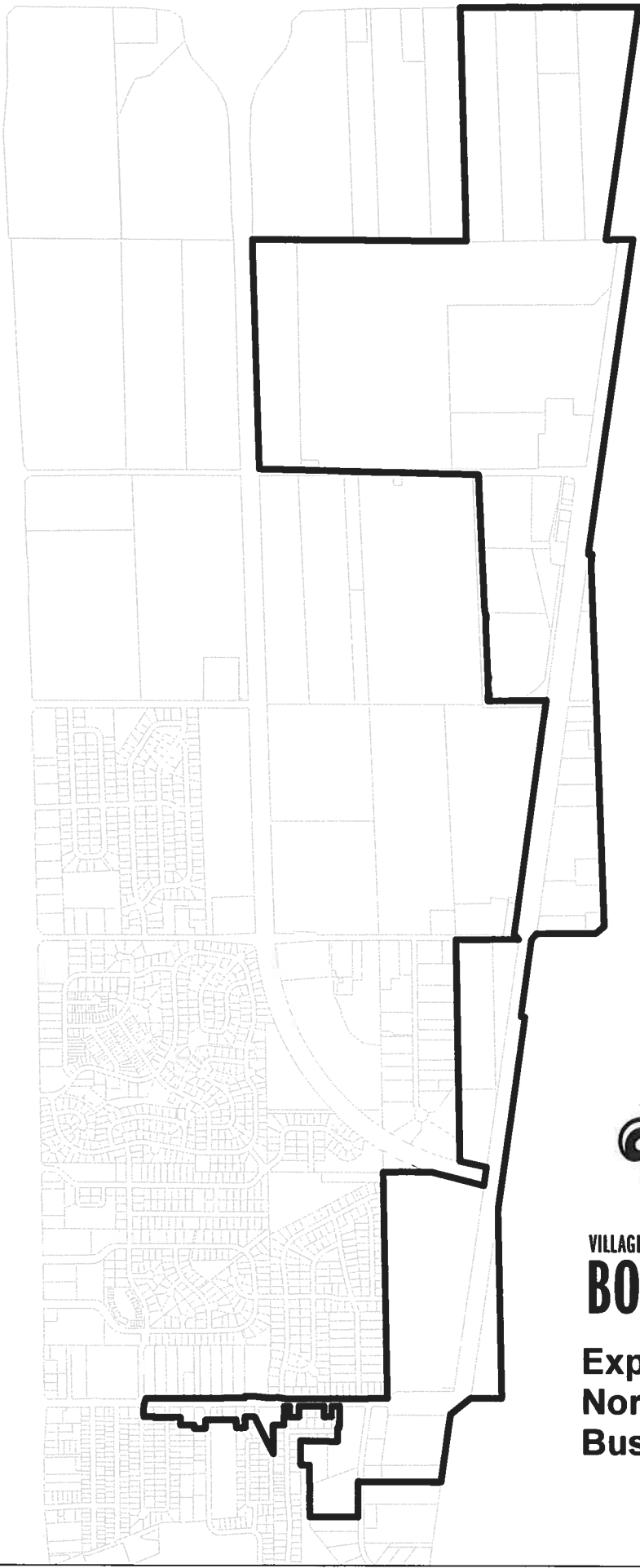
The purposes of this Amendment are to add properties to the North Convent Street Business District (the “Business District”), demonstrate that the portion of the Village to be added to the Business District (the “Expansion” or “Expansion Area”) meets the definition of a “Blighted area” (as that term is defined in the Law), and to address other issues found in the Law. This Amendment also identifies those actions that will help ameliorate and eradicate the blighting conditions, those activities, sources of funds, procedures and other requirements needed to implement this Amendment, and the sales tax and hotel/motel taxes that will be levied within the Expansion Area.

The Expansion Area consists of 66 parcels in the Village of Bourbonnais (the “Village”), generally positioned along Armour Road, between Ashley Ave. and the Illinois Central Rail Road right of way (ICRR), and including Mooney Drive and Washington Avenue; property bounded by Armour Road, ICRR, I-57, and Heather Drive; property bounded by Armour Road, the unnamed street perpendicular to Armour Road, I-57 and ICRR; property bounded by I-57, ICRR, Larry Power Road, and N. 1220E Road; property bounded by Larry Power Road, US 50, McKnight Road, and ICRR; property bounded by McKnight Road, Village municipal boundary, E. 5000N Road, and DiMicco Drive; as well as property bounded by E. 5000N Road, ICRR, E. 6000N Road, and I-57.

The location of this approximately 670 acre Expansion is shown on **Exhibit A – Expansion Area**, and **Exhibit B – Boundary Map**. The legal description of the Expansion Area is attached as **Appendix 1 – Legal Description**.

Given the need to address the costs of remediating the blighting conditions found within the Expansion, and in order to assist in financing development and redevelopment costs within the Business District as expanded of the addition of the Area, the Village of Bourbonnais proposes to add the Expansion Area to the Business District.

**EXHIBIT A**



**VILLAGE OF  
BOURBONNAIS**

**Expansion Area  
North Convent Street  
Business District**



VILLAGE OF  
**BOURBONNAIS**

### North Convent Street Business District




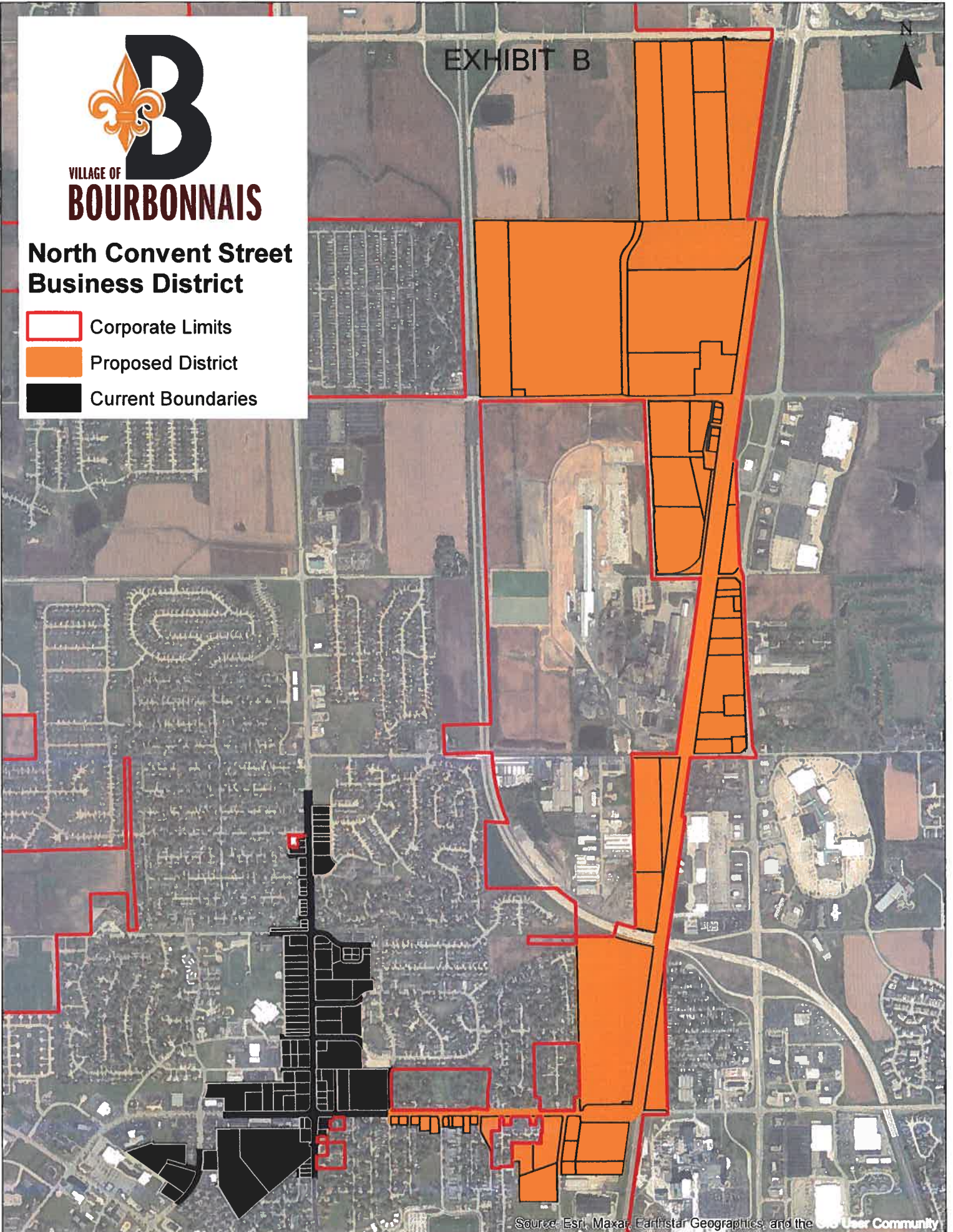
-  Corporate Limits
-  Proposed District
-  Current Boundaries

EXHIBIT B





## SECTION II

### STATUTORY BASIS FOR AMENDMENT OF THE BUSINESS DISTRICT

Business districts may be amended pursuant to Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq., the Business District Development and Redevelopment Law. The Law states that:

- “After a municipality has by ordinance approved a business district plan and designated a business district, the plan may be amended, the boundaries of the business district may be altered, and the taxes provided for in subsections (10) and (11) of Section 11-74.3-3 may be imposed or altered only as provided in this subsection. ... Changes which (i) alter the exterior boundaries of the business district, (ii) substantially affect the general land uses described in the business district plan, (iii) substantially change the nature of any business district project, (iv) change the description of any developer, user, or tenant of any property to be located or improved within the proposed business district, (v) increase the total estimated business district project costs set out in the business district plan by more than 5% after adjustment for inflation from the date the business district plan was approved, (vi) add additional business district costs to the itemized list of estimated business district costs as approved in the business district plan, or (vii) impose or increase the rate of any tax to be imposed pursuant to subsection (10) or (11) of Section 11-74.3-3 may be made by the municipality only after the municipality by ordinance fixes a time and place for, gives notice by publication of, and conducts a public hearing pursuant to the procedures set forth in this Section.

The Expansion Area is subject to the same obligations and responsibilities that were established for the existing North Convent Street Business District (“Business District”). Further, under the Law, powers provided to the corporate authorities with respect to the Expansion Area include, but are not necessarily limited to, the following:

- To make and enter into all contracts necessary or incidental to the implementation and furtherance of the Amendment;
- Within the Expansion, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein;
- To acquire property within the Expansion by eminent domain in accordance with the Eminent Domain Act;
- To clear any area within the Expansion by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land;

- To install, repair, construct, reconstruct or relocate public streets, public utilities, and other public site improvements within or without the Business District, and the Expansion, which are essential to the preparation of the Business District, or the Expansion, for use in accordance with the NCSBDP and this Amendment;
- To renovate, rehabilitate, reconstruct, relocate, repair or remodel any existing buildings, structures, works, utilities, or fixtures within the Expansion;
- To construct public improvements, including, but not limited to, buildings, structures, works, utilities, or fixtures within the Expansion;
- To fix, charge and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within the Expansion;
- To pay or cause to be paid business district project costs within the Expansion. Any payments to be made by the municipality to developers or other nongovernmental person for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs;
- To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project in the Expansion; and,
- If the municipality has by ordinance found and determined that the Expansion is a blighted area under the Law, to impose a retailers' occupation tax, a service occupation tax and a hotel operators' occupation tax in the business district for the planning, execution, and implementation of the business district plan, and to pay for business district project costs as set forth in the business district plan approved by the municipality.

This Amendment also provides the following;

- Specific description of the boundaries of the Expansion Area and a map of these boundaries;
- General description of each project to be undertaken within the Expansion, including a description of the approximate location of each project and a description of any developer, user or tenant within the Expansion;
- The name of the Business District, as expanded by this Amendment, remains "North Convent Street Business District";
- Estimated business district project costs, and the description of such costs;

- Anticipated sources of funds to pay business district project costs;
- Anticipated type and terms of any obligations to be issued; and,
- The current 1.0% retailers' occupation tax, service occupation tax and hotel operators' occupation tax now imposed within the Business District will also be imposed in the Expansion Area, in accordance with the Law as amended by Public Act 102-700. Such taxes will be imposed for up to 23 years from the date of adoption of Ordinance 20-2244.



## **SECTION III**

### **AMENDMENT TO THE BUSINESS DISTRICT PLAN**

#### **INTRODUCTION**

The Village of Bourbonnais (the “Village”) is expanding the Business District and amending the North Convent Street Business District Plan (“NCSBDP”) in order to provide an important tool for the development and redevelopment of the Expansion Area. In looking to achieve this end, the Village will adhere to certain Objectives and Policies within, and for, the Expansion Area, viz;

#### **A. Objectives**

- Eradicate the blighting conditions;
- Assure opportunities for development and redevelopment, and attract sound and stable commercial, industrial and mixed-use growth and employment opportunities;
- Expand, enhance and diversify the tax base of all the underlying taxing districts;
- Facilitate the implementation of public plans, projects and investment in a manner that is compatible with the Village’s Comprehensive Plan; and,
- Encourage and assist private investment and development in a manner that is compatible with the Village’s Comprehensive Plan.

#### **B. Policies**

- Use District-derived revenues to implement the Amendment;
- Utilize Village employees and consultants to undertake those actions and activities necessary to accomplish the public-side projects outlined in the Amendment;
- Provide District revenues, as permitted by the Law, to encourage private developers to complete actions and activities outlined in the Amendment; and,
- Utilize those powers extended in the Law to the corporate authorities in the development and redevelopment of the Expansion Area.

These Objectives and Policies may be amended from time to time as determined by the Village.

## **C. Components of the Amended Business District Plan**

### **1. Boundaries/Location of the Expansion**

The Village worked with Economic Development Resources L.L.C. (EDR) in determining the boundaries of the Expansion Area. This effort was assisted by information obtained from Kankakee County.

The Expansion Area consists of 66 parcels in the Village of Bourbonnais (the “Village”), generally positioned along Armour Road, between Ashley Ave. and the Illinois Central Rail Road right of way (ICRR), and including Mooney Drive and Washington Avenue; property bounded by Armour Road, ICRR, I-57, and Heather Drive; property bounded by Armour Road, the unnamed street perpendicular to Armour Road, I-57 and ICRR; property bounded by I-57, ICRR, Larry Power Road, and N. 1220E Road; property bounded by Larry Power Road, US 50, McKnight Road, and ICRR; property bounded by McKnight Road, Village municipal boundary, E. 5000N Road, and DiMicco Drive; as well as property bounded by E. 5000N Road, ICRR, E. 6000N Road, and I-57.

### **2. General Description of the Project, Project Location, Developer, User or Tenant in the Expansion**

#### *General Description of the Project*

The projects anticipated to be undertaken (the “Projects”) throughout the Expansion Area include privately developed commercial (retail and service-related), industrial, and mixed uses, as well as public investment in infrastructure complementary to such private development. The Projects may be developed in one or more phases.

Private Projects anticipated to be undertaken in the Expansion include, but are not limited to:

- Site preparation of undeveloped and developed property (including but not limited to site acquisition, demolition and removal of existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land, as well as extension of private utilities and other private infrastructure) for commercial and mixed-use activities generally along Armour Road and SR 50;
- Development and redevelopment of commercial and mixed-use buildings and related site improvements (including but not limited to site acquisition, construction of site improvements and buildings, and the rehabilitation of site improvements and buildings) generally along Armour Road and SR 50;
- Site preparation of undeveloped and developed property (including but not limited to site acquisition, demolition and removal of existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land, as well as extension of

private utilities and other private infrastructure) for industrial activities on properties bounded by E. 6000N Road, DiMicco Drive, E. 5000N Road, ICRR, and McKnight Road;

- Development and redevelopment of industrial buildings and related site improvements (including but not limited to site acquisition, construction of site improvements and buildings, and the rehabilitation of site improvements and buildings) activities on properties in bounded by E. 6000N Road, DiMicco Drive, E. 5000N Road, ICRR, and McKnight Road.

Public Projects will be used to complement private investment in these Private Projects, address public infrastructure needs within the Expansion Area, and help induce commercial, mixed-use and industrial development and redevelopment in the Expansion. Such Project are anticipated to include, but are not limited to:

- Property assembly, including parcel consolidation;
- Improvements to public infrastructure serving the Expansion, including but not limited to sanitary sewer lines, manholes and lift stations, storm water sewers and detention areas, water mains and hydrants, sidewalks, trails, traffic control devices, and roadways and intersections (curbs, gutters, curb cuts, turn lanes);
- Construction of public infrastructure, including but not limited to rights of way (including curbs, gutters, curb cuts, turn lanes, traffic control devices, and signage), sanitary sewer lines, manholes and lift stations, storm water sewers and detention areas, water mains and hydrants, sidewalks and trails; and,
- Marketing to prospective businesses, developers and investors, including marketing efforts to attract retail and service-related uses to the Expansion Area.

*Description of Any Developer, User or Tenant*

A description of any developer, user or tenant of any property to be located or improved within the Expansion is attached as **Appendix 2 – Description of Any Developer, User or Tenant**.

**3. Name of Business District**

The name of the Business District, as amended by this Amendment, is the “North Convent Street Business District”.

**4. Estimated Business District Project Costs**

The estimated business district project costs (the “Project Costs”) for the District, including the Expansion, as discussed in 5. below, are presented in **Exhibit C – Estimated Business District Project Costs** and are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Plan.

### EXHIBIT C

#### ESTIMATED BUSINESS DISTRICT PROJECT COSTS

<b><u>Description</u></b>	<b><u>Estimated Costs</u></b>
Costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services	\$400,000
Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person	\$1,600,000
Site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land	\$2,000,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person	\$1,000,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons	\$4,000,000
Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person	\$6,000,000
Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under this Law that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations	\$3,000,000
<b><u>Total Estimated Business District Project Costs</u></b>	<b>\$18,000,000</b>

Note: Expenditures in individual categories may differ from those shown above; however the total amount of the Estimated Business District Project Costs will not exceed \$18,000,000 plus any additional increase in this figure permitted in the Law for any interest and other financing costs as may be required.

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

The anticipated source of funds to pay Project Costs are those tax revenues generated by the retailers' occupation tax, service occupation tax and hotel operators' occupation tax (collectively, the "Business District Taxes") imposed pursuant to the Law. Such Business District Taxes will then be used to pay eligible Project Costs. In addition, Project Costs, and obligations issued to fund Project Costs, may be paid for, in whole or in part, by revenues from other funding sources. Other funding sources may include, but are not limited to, state and federal programs, municipal sales tax revenue, and revenues from adjacent business districts as provided for in the Law.

**6. Anticipated Type and Terms of Any Obligations to be Issued**

In order to expedite the implementation of the Plan, the Village, pursuant to the authority granted to it under the Law, may issue obligations to pay for Project Costs. These obligations may be secured by future revenues generated by the Business District Taxes to be collected and allocated to the Business District Tax Allocation Fund (the "Fund"), as well as other monies identified in 5. above, allocated to the Fund. Such obligations may take the form of any loan instruments authorized by the Law, such as bonds, loans, debentures, notes, special certificates or other evidence of indebtedness issued by the municipality to carry out a business district project or to refund outstanding obligations. However, the last maturity of the refunding obligations shall not be expressed to mature later than the "Dissolution date", as that term is defined in the Law.

Such loans or obligations may be issued pursuant to the NCSDBP and this Amendment. The Village anticipates that notes, bonds or similar obligations, if issued, will be secured by revenues in the Fund.

When the Project Costs, including all obligations paying or reimbursing such Project Costs have been paid, but in no event later than the "Dissolution date", any surplus funds then remaining in the Fund shall be distributed to the Village treasurer for deposit into the general corporate fund of the Village, as provided for in the Law.

**7. The Rate of Any Tax to be Imposed Pursuant to Subsection (10) or (11) of Section 11-74.3-3 of the Law and the Period of Time for Which the Tax Shall Be Imposed**

Within the Business District, and within the Expansion Area, a rate of tax of 1.0% shall be imposed as a retailers' occupation tax and as a service occupation tax, and a rate of tax of 1.0% shall also be imposed as a hotel operators' occupation tax. Such taxes shall be imposed for up to 23 years from the date of adoption of the ordinance imposing such taxes, Ordinance 20-2244.

## SECTION IV

### BASIS FOR FINDING THE EXPANSION AS A BLIGHTED AREA

#### A. Introduction

Business districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Business District Development and Redevelopment Law” or the “Law”). The Law sets forth the requirements and procedures for establishing a business district, including making a determination that there exists conditions that cause the business district to be classified as a “Blighted area” and therefore enabling a municipality to impose an additional retailers’ occupation tax, service occupation tax and hotel operators’ occupation tax. The purpose of this Section is to provide a document that demonstrates that the Expansion Area is a “Blighted area”, as that term is defined in the Law.

The Expansion Area consists of 66 parcels in the Village of Bourbonnais (the “Village”), generally positioned along Armour Road, between Ashley Ave. and the Illinois Central Rail Road right of way (ICRR), and including Mooney Drive and Washington Avenue; property bounded by Armour Road, ICRR, I-57, and Heather Drive; property bounded by Armour Road, the unnamed street perpendicular to Armour Road, I-57 and ICRR; property bounded by I-57, ICRR, Larry Power Road, and N. 1220E Road; property bounded by Larry Power Road, US 50, McKnight Road, and ICRR; property bounded by McKnight Road, Village municipal boundary, E. 5000N Road, and DiMicco Drive; as well as property bounded by E. 5000N Road, ICRR, E. 6000N Road, and I-57.

The location of this approximately 670 acre District is shown on **Exhibit A – Expansion Area**; this portion of the Village reviewed for this Amendment meets the eligibility requirements as a “Blighted area”, as found in the Law.

#### B. Statutory Qualifications

A “Blighted area”, as defined in the Law, means “an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare”.

### **C. Investigation and Analysis of Blighting Conditions**

In determining whether or not this portion of the Village meets the eligibility requirements of the Law, various methods of research and field surveys were utilized. These included:

- Contacts with individuals knowledgeable as to: conditions and history of this portion of the Village; age of buildings and site improvements; development patterns; real estate matters and related items. Existing information pertaining to public utilities in this portion of the Village was also reviewed, as was other information provided by the Village and the Bourbonnais Fire Protection District, as well as data on file with Kankakee County; and,
- Initial field examinations of conditions within the District were conducted by EDR and representatives of the Village, and follow-up site visits were completed by EDR.

### **D. The Area Proposed for the Expansion of the Business District**

The 670 acre area proposed for addition to the Business District consists of 66 parcels in the Village of Bourbonnais (the "Village"), generally positioned along Armour Road, between Ashley Ave. and the Illinois Central Rail Road right of way (ICRR), and including Mooney Drive and Washington Avenue; property bounded by Armour Road, ICRR, I-57, and Heather Drive; property bounded by Armour Road, the unnamed street perpendicular to Armour Road, I-57 and ICRR; property bounded by I-57, ICRR, Larry Power Road, and N. 1220E Road; property bounded by Larry Power Road, US 50, McKnight Road, and ICRR; property bounded by McKnight Road, Village municipal boundary, E. 5000N Road, and DiMicco Drive; as well as property bounded by E. 5000N Road, ICRR, E. 6000N Road, and I-57.

This portion of the Village contains 66 properties and is shown on **Exhibit A – Expansion Area**, and has been found to meet the eligibility requirements for a "Blighted area".

### **E. Review of Qualifications of the Expansion Area**

#### **1. Defective, non-existent or inadequate street layout**

Research conducted by EDR has identified defective, non-existent or inadequate street layout within the Expansion Area. Such conditions include, but are not limited to, those enumerated below:

- The lack of appropriate access control on Armour Road (one of the Village's major arterial roadways), as shown by the excessive number of curb cuts, close proximity of ingress/egress points and unprotected left-hand turning movements all of which demonstrates the inadequacy of the street layout. Along 2,708 linear feet of the south side of Armour Road between Ashley Avenue and Mooney Drive there are 14 points



of private ingress/egress, and six public right-of-way intersections, each such location separated by an average of approximately 143 feet, with all but one distance between such access points less than 200 feet, including five separated by less than 100 feet. Transportation Research Circular No. 456 (Driveway and Street Intersection Spacing, 1996) recommends 300-500 feet spacing between access point along rights of way such as Armour Road, demonstrating that the positioning of these ingress/egress points, and public rights-of-way, is an instance of defective and inadequate street layout.

- Further, the same access issues noted above result in defective and inadequate street layout impacting SR 50 within the Expansion Area. Between Larry Power Road and McKnight Road (2,790 feet) there are 14 ingress/egress points and two intersections, resulting in an average distance between these access points of 168 feet, with only two such distances greater than 300 feet.
- Information provided by the Village Police Department shows over 650 traffic accidents between the years 2012 and 2021 within the Expansion Area, further demonstrating the inadequacy of the street layout within the Expansion.
- Street layout is non-existent throughout most of the undeveloped, and essentially undeveloped portions of the Expansion.

## **2. Unsanitary or unsafe conditions**

Research conducted by EDR has identified unsanitary or unsafe conditions within the Expansion Area. Such conditions include, but are not limited to, those enumerated below:

- Large areas of unenclosed, easily accessed open storage of building materials (cinder blocks, bricks, boards, paint buckets) and miscellaneous debris (barrels, moving dollies, ladders, pallets, automobiles and other vehicles) are located throughout the Expansion. The open storage of these materials, and areas of debris, attract rodents, feral animals and mosquitoes, and may degrade the surface water which runs through the Expansion;
- Information provided by the Village documents 33 individual lines (over 12,500 linear feet) of vitrified clay pipe or ductile iron (antiquated materials) carrying sanitary sewage within the Expansion, making this utility system more susceptible to failures;
- The positioning of eight parcels within the Expansion which have been identified as located within a flood plain;
- Neither parking stall lines, nor directional lines or demarcated vehicular ways, are present in all (or significant portions) of 10 parcels in the developed portion of the

Expansion, and existing parking stall lines are extremely faded (and so, non-functional) on another 11 developed lots; these situations provide no guidance to traffic traversing parking lots and drive lanes, making these areas unsafe for pedestrians and vehicular traffic. Further, parking stops are lacking or loose from their moorings in 10 parking lots in the developed portion of the Expansion, which allows vehicles to pull directly from parking lots onto abutting green spaces or storm water drainage areas, and across active pedestrian paths;

- The street layout is unsafe in the developed portion of the Expansion as shown by the excessive number of curb cuts, close proximity of ingress/egress points and unprotected left-hand turning movements on both Armour Road and SR 50;
- Information provided by the Village Police Department shows over 650 traffic accidents between the years 2012 and 2021 within the Expansion Area;
- Six instances of improperly stored commercial or industrial chemicals;
- 29 commercial or industrial buildings in which it is likely that there are no sprinklers, as identified by the Fire Protection District;
- Dumpsters without proper enclosures were found on 14 of the developed parcels within Expansion, and pools of standing water (some near such dumpsters) were evident throughout the Expansion, all of which attract animals and create breeding grounds for insects, as well as potentially contaminating surface water;
- The proximity of residential, industrial and commuter-parking land uses, and the conflict between their vehicular movements;
- Site visits in August 2022 identified significant portions of the developed acreage within the Expansion which have little, or no, measurable illumination at ground level (as identified by measuring the light levels throughout this portion of the Expansion Area), resulting in large areas of the Expansion having levels of illumination below that recommended by the Illuminating Engineering Society of North America.

### **3. Deterioration of site improvements**

A field survey of building and site conditions found that 32 of the 60 buildings (53%) in the Expansion had major defects in their secondary, and in some instances their primary, building components. The field survey found instances of rotted, cracked, warped, rusted, missing, and/or broken windows, doors, exterior walls, foundations, chimneys and roofs, as well as leaking, rusted and holed gutters and downspouts. Examples of these conditions include, but are not limited to:

- 840 Armour Road., the building's foundation is cracked with the block and mortar materials crumbling and missing, window frames and door frames are rotted, the components of the porch are rotted and bowed, shingles on the roof are missing or warped.
- At 990 Armour Road., the building's window and door frames are rotted with mold evident, gutters are rusted, front steps are not level and have pulled away from their brick supports, mortar is missing from the chimney, there are cracks in the brick wall of the attached garage, and portions of the roof are bowed.
- 1650 Armour Road's office building has rusted metal exterior walls and evident water damage to the stone façade materials below the walls as well as cracking of these materials, the roof and gutter leak, downspouts are rusted and detached; portions of the storage/shipping building's trucking docks have rusted, numerous doors and door framing areas are dented, and there is evident damage to other components of this structure.
- On 1166 E. 6000N Road, the building's siding is rusted, mildewed and holed, window and door frames are rotted, and the roof materials are broken, warped or missing.
- The buildings on 1115 E. 5000N Road show warped, dented, rusted and holed siding, cracked concrete block walls with materials missing or damaged, rusted doors and door frames, damaged truck entrances, roofs which are warped, damaged or missing components, and rusted HVAC.
- Deterioration on the buildings at 1991 North SR 50 is evident in the dents, rust and holes in the walls of the various buildings, rotted door frames and other wooden components including support structures, rusting roofs, vegetation growing from and water pooling at, the base of the buildings;
- 1851 North SR 50 building's deterioration is shown in the buckling and swaying of the roof, the rotted soffit and fascia materials, dents in the door frame and exterior walls, peeling of the surface of the siding, gutters in which vegetation is growing, and rusted utilities.
- At 4887 N. 1220E Road, the building rests on a cracked slab, with its metal siding warped, dented, rusted and holed.
- 4956 N. 1220E Road contains buildings in which window and door frames, exterior walls and other wood components are rotted, roof materials have also rotted, metal caps near the gutters are loose, the gutters and downspouts are damaged and drain rainwater directly onto the ground abutting the buildings.

Deterioration of other site improvements is evident throughout the Expansion as well, as shown in the ubiquitous surface cracking, and crumbling, depressions and potholes in concrete, asphalt and crushed rock materials used for driveways and parking lots.

#### **4. Improper Subdivision or Obsolete Platting**

Improper subdivision or obsolete platting affects 25 parcels within the Expansion, as such parcels are either too small, lack adequate frontage, are too deep relative to their frontage, are oddly shaped or do not have direct access to a public right of way, thus making them difficult to develop (or redevelop) on a planned basis and in a manner compatible with contemporary standards and requirements.

#### **5. Existence of conditions which endanger life or property by fire or other causes**

Research conducted by EDR has identified conditions which endanger life or property by fire or other causes within the Expansion. Such conditions include, but are not limited to, those enumerated below:

- A lack of fire suppression, and lack of safe and adequate access to fire suppression, on and for properties throughout the Expansion Area. Examples of this situation include but are not limited to: eight properties where the Fire District has specifically noted that there no hydrants on the property; 12 parcels not having water readily available for fire suppression; at least 16 parcels which are served only from lines on the other side of their respective abutting rights-of-way (these being major roadway in the Village or adjacent municipality) and other instances where existing hydrants on-site are insufficient in number or subject to low water flow, or hydrants are located too far off-site (in a number of instances, distances over 1,000 feet) to adequately provide fire suppression;
- Direct vehicular and pedestrian access to industrial property, buildings and site improvements, as well as to unguarded railroad crossings;
- 29 commercial or industrial buildings in which it is likely that there are no sprinklers, as identified by the Fire Protection District;
- Storage of combustible materials both inside and outside commercial, industrial and residential structures, as well as on undeveloped properties;
- The lack of appropriate access control on Armour Road (one of the Village's major arterial roadways), as shown by the excessive number of curb cuts, close proximity of ingress/egress points and unprotected left-hand turning movements. Along 2,708 linear feet of the south side of Armour Road between Ashley Avenue and Mooney Drive there are 14 points of private ingress/egress, and six public right-of-way

intersections, each such location separated by an average of approximately 143 feet, with all but one distance between such access points less than 200 feet, including five separated by less than 100 feet; the lack of appropriate access control on SR 50, where between Larry Power Road and McKnight Road (2,790 feet) there are 14 ingress/egress points and two intersections, resulting in an average distance between these access points of 168 feet, with only two such distances greater than 300 feet.

- Neither parking stall lines, nor directional lines or demarcated vehicular ways, are present in all (or significant portions) of 10 parcels in the developed portion of the Expansion, and existing parking stall lines are extremely faded (and so, non-functional) on another 11 developed lots; these situations provide no guidance to traffic traversing parking lots and drive lanes, making these areas unsafe for pedestrians and vehicular traffic. Further, parking stops are lacking or loose from their moorings in 10 parking lots in the developed portion of the Expansion, which allows vehicles to pull directly from parking lots onto abutting lawns or storm water drainage areas, and across active pedestrian paths.
  - Six instances where commercial or industrial liquids were improperly stored on developed lots within the Expansion.
  - Site visits in August 2022 identified significant portions of the developed area of the Expansion which have little, or no, measurable illumination (as identified by measuring the light levels throughout the Expansion), resulting in large portions of the Expansion having levels of illumination below that recommended by the Illuminating Engineering Society of North America.
- 6. By reason of the predominance of, or any combination of, the abovementioned factors, the area proposed as a business district retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.**

#### Economic Liability

The factors in the Expansion Area, which, as shown above, are a combination of: defective, non-existent, or inadequate street layout; unsanitary or unsafe conditions; deterioration of site improvements; improper subdivision and obsolete platting; and the existence of conditions which endanger life or property by fire or other causes are disadvantageous to the economic well-being of the Expansion and as such, constitute an economic liability to the Village, the underlying taxing districts and the owners of property in the Expansion.

Although the Expansion is directly served by a number of the Village's (and Kankakee-Bradley metro area's) main roadways (6000N Road, Larry Power Road, Armour Road and

SR 50), and is easily accessed via two major I-57 interchanges, the factors noted above lessen the attractiveness of the Expansion for private investment, and constrain development (and redevelopment) in the Expansion Area. More than 25 parcels of privately-owned land located within the Expansion are undeveloped or essentially undeveloped, and these parcels account for more than 75% of all privately-owned acreage within the Expansion.

These factors then create an economic liability for the Village as it receives less tax revenue than it would reasonably anticipate being available from the Expansion to support the public services, and investment in public improvements and utilities, that it must provide to its citizens and property owners.

In the same manner, the combination of these factors constitutes an economic liability for underlying taxing jurisdictions. These jurisdictions – which rely, in large part, on commercial and industrial development on well-situated properties (such as those within the Expansion positioned on major regional roadways) to create taxable value that in turn generates the revenues these taxing bodies require to provide adequate services and make capital investments – receive less property tax revenue than would reasonably be expected to be produced from the Expansion.

The existence of these factors also constitutes an economic liability for the owners of the properties within the Expansion. Such conditions are an impediment to the sale and redevelopment of the developed properties in the area, as well as for the Expansion Area's privately-owned undeveloped, and essentially undeveloped acreage.

#### Social Liability

The Expansion, through the combination of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire or other causes, as presented in detail in this Plan, is hazardous to the health, safety or welfare of the public and therefore constitutes a social liability.

#### Economic Underutilization

The combination of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision and obsolete platting, and the existence of conditions which endanger life or property by fire or other causes also cause the economic underutilization of this portion of the community.

Although the Expansion is directly served by a number of the Village's (and Kankakee-Bradley metro area's) main roadways (6000N Road, Larry Power Road, Armour Road and SR 50), and is easily accessed via two major I-57 interchanges, the factors noted above lessen the attractiveness of the Expansion for private investment, and constrain

development (and redevelopment) in the Expansion Area. More than 25 parcels of privately-owned land located within the Expansion are undeveloped or essentially undeveloped, and these parcels account for more than 75% of all privately-owned acreage within the Expansion. Further, within this 670 acre Expansion only five permits for new private building construction have been issued within the last 10 years (July 2012 – June 30, 2022).

Menace to the Public Health, Safety, Morals or Welfare

Such factors noted above, and others discussed previously, specifically those concerning unsanitary and unsafe conditions, and conditions which endanger life or property by fire or other causes, are also likely to cause harm to the public health, safety and welfare; as such, they represent a menace to the public health, safety or welfare.

**F. Summary**

The Expansion Area is found to be a “Blighted area”, which, by reason of a combination of the above factors discussed throughout this document, constitutes an economic liability, a social liability, an economic underutilization of the area, and a menace to the public health, safety and welfare.



## SECTION V

### FINDINGS AND COMPLETION OF OBLIGATIONS

#### A. Findings

The Village of Bourbonnais makes the following findings with respect to establishing the North Convent Street Business District:

- The Expansion Area itself is a contiguous area, and the addition of Expansion Area to the District results in a contiguous area designated as the North Convent Street Business District.
- The Expansion includes only parcels of real property directly and substantially benefited by the Plan;
- The Expansion, in its entirety, is located within the municipal boundaries of Bourbonnais, Illinois;
- The Expansion is a “Blighted area” as it is an area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare;
- The Expansion on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Plan; and,
- This Amended Plan conforms to the comprehensive plan for the development of the municipality as a whole.

#### B. Completion of Business District Projects and Retirement of Obligations

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

# APPENDICES

**APPENDIX 1**

**EXPANSION AREA  
LEGAL DESCRIPTION**

THAT PART OF SECTIONS 4, 5, 9, 16, 17, AND 20, ALL IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 5 IN JOSEPH DIDIER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 363795 IN BOOK E ON PAGE 95 ALSO BEING THE EAST RIGHT OF WAY LINE OF EDGEMERE DRIVE WITH THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD PER PLAT RECORDED IN BOOK 881 PAGE 125-126; THENCE EASTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 301.8 FEET OF LOT 13 IN SAID JOSEPH DIDIER SUBDIVISION; THENCE NORTHERLY ALONG LAST SAID WEST LINE 20.0 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD PER PLAT RECORDED IN BOOK 881 PAGE 125-126; THENCE EASTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE TO THE WEST LINE OF LOT 3 BLOCK 2 IN NORTHFIELD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F PAGE 383;  
THENCE CONTINUING EASTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 200905925; THENCE NORTHEASTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE AS DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 200905925 TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF EDWIN DRIVE; THENCE EASTERLY 60.0 FEET TO THE WEST LINE OF LOT 11 IN BLOCK 1 IN SAID NORTHFIELD SUBDIVISION AND THE NORTHWEST CORNER OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 200906422; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD AS DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 200906422 TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 200906422; THENCE EASTERLY ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD TO THE SOUTHEAST CORNER OF LOT 14 BLOCK 1 IN SAID NORTHFIELD SUBDIVISION;  
THENCE SOUTHERLY 10.0 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD; THENCE EASTERLY ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD TO THE SOUTHEAST CORNER OF LOT 3 IN JOSEPH DIDIER SUBDIVISION FIRST ADDITION RECORDED IN BOOK F ON PAGE 139; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 3, 10.0 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD; THENCE EASTERLY ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD PER PLAT RECORDED IN BOOK 881 PAGE 125-126 TO THE EAST LINE OF LOT 24 IN SAID JOSEPH DIDIER SUBDIVISION FIRST ADDITION; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE TO F.A.I.57 (INTERSTATE 57); THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 17 IN INTERSTATE BUSINESS CENTER SUBDIVISION 2ND ADDITION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 9711328;  
THENCE NORTHERLY ALONG THE EAST LINE OF SAID INTERSTATE BUSINESS CENTER SUBDIVISION 2<sup>ND</sup> ADDITION, THE EAST LINE OF INTERSTATE BUSINESS CENTER SUBDIVISION FIRST ADDITION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 92-621036, AND THE EAST LINE INTERSTATE BUSINESS CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 91-12768 TO THE EXISTING SOUTH RIGHT OF WAY LINE OF LARRY POWER ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE TO A LINE PARALLEL WITH AND 50 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF VACATED DIMICCO ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND SAID EAST RIGHT OF WAY LINE EXTENDED TO THE EXISTING NORTH RIGHT OF WAY LINE OF 5000 NORTH ROAD;  
THENCE WESTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE NORTHERLY ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST

LINE OF SAID NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO A LINE PARALLEL WITH AND 50 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 5 IN JVJ SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 201412933; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5, 50.00 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF MASON DRIVE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF SAID JVJ SUBDIVISION; THENCE SOUTHERLY ALONG THE EXISTING WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE CONTINUING SOUTHERLY ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF LARRY POWER ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 AND THE NORTHWEST CORNER OF LAND DESCRIBED IN, DEED IN TRUST RECORDED AS DOCUMENT NUMBER 94-13189; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 94-13189 TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 94-13189; THENCE EAST ALONG THE SOUTH LINE OF LAND DESCRIBED SAID DOCUMENT NUMBER 94-13189 TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE EXISTING NORTH RIGHT OF WAY LINE OF ARMOUR ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF ARMOUR ROAD; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD TO THE NORTH LINE OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 202000553; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EXISTING WEST RIGHT OF WAY LINE OF MOONEY DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 2 IN BOURBONNAIS INDUSTRIAL PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 9818180; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTHERLY ALONG A WEST LINE OF BOURBONNAIS INDUSTRIAL PARK SUBDIVISION 597.44 FEET; THENCE WESTERLY ALONG A SOUTH LINE OF LOT 1 IN SAID BOURBONNAIS INDUSTRIAL PARK SUBDIVISION 100.0 FEET TO A WEST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID WEST LINE 277.12 FEET TO THE SOUTHWEST CORNER OF LOT 31 IN SUN VALLEY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 585592 IN BOOK H OF RECORDS ON PAGE 5; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUN VALLEY SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 33 IN SAID SUN VALLEY SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 33 AND SAID EAST LINE EXTENDED TO THE SOUTH LINE OF LOT 21 IN SAID SUN VALLEY SUBDIVISION;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 21 AND THE EAST LINE OF LOT 12 IN SAID SUN VALLEY SUBDIVISION TO THE EXISTING SOUTH RIGHT OF WAY LINE OF ARMOUR ROAD; THENCE WESTERLY ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 11 IN SAID SUN VALLEY SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 11 AND THE SOUTH LINE OF LOT 10 IN SAID SUN VALLEY SUBDIVISION TO THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 10;

THENCE NORTHERLY ALONG SAID WEST LINE TO THE EXISTING SOUTH RIGHT OF WAY LINE OF ARMOUR ROAD;  
THENCE WESTERLY ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF ARMOUR ROAD TO THE NORTHWEST  
CORNER OF LOT 8 IN SAID SUN VALLEY SUBDIVISION;  
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 8 TO THE NORTH LINE OF LOT 25 IN  
SAID SUN VALLEY SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 25 AND THE NORTH LINE  
OF LOT 26 IN SAID SUN VALLEY SUBDIVISION AND SAID NORTH LINE EXTENDED TO THE WEST RIGHT OF WAY LINE  
OF TOMAGENE DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER  
OF LOT 6 IN SAID SUN VALLEY SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE  
EAST LINE OF LOT 1 IN CRITES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT  
NUMBER 490422 IN BOOK F OF RECORDS ON PAGE 337; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1  
TO THE SOUTHERN MOST CORNER OF SAID LOT 1;  
THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST COUNTRY COURT TO A BEND  
POINT; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST COUNTRY COURT TO THE  
INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE SOUTH LINE OF LOT 2 IN SAID CRITES  
SUBDIVISION EXTENDED EAST; THENCE WESTERLY ALONG SAID EXTENDED SOUTH LINE AND THE SOUTH LINE OF  
SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 3  
AND 4 IN SAID CRITES SUBDIVISION TO THE NORTH LINE OF LOT 6 IN SAID CRITES SUBDIVISION; THENCE WESTERLY  
ALONG THE NORTH LINE OF LOTS 6 AND 7 IN SAID CRITES SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT  
7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID CRITES  
SUBDIVISION TO THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER  
200728427; THENCE WESTERLY ALONG THE NORTH LINE OF LAND DESCRIBED DOCUMENT NUMBER 200728427  
AND SAID NORTH LINE EXTENDED TO THE WEST RIGHT OF WAY LINE OF STADIUM DRIVE; THENCE SOUTHERLY  
ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTH 294 FEET OF THE NORTHWEST  
QUARTER OF SAID SECTION 20; THENCE WESTERLY ALONG SAID SOUTH LINE 145 FEET; THENCE NORTHERLY  
ALONG A LINE PARALLEL WITH THE WEST LINE OF NORTHWEST QUARTER OF SAID SECTION 20 TO THE SOUTHEAST  
CORNER OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 200412610; THENCE  
WESTERLY ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 200412610 TO THE EAST  
LINE OF THE ARMOUR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER  
463957 IN BOOK F ON PAGE 249; THENCE NORTHERLY ALONG SAID EAST TO THE SOUTHEAST CORNER OF LOT 42  
IN BLOCK 1 IN SAID THE ARMOUR SUBDIVISION; THENCE WESTERLY TO THE SOUTHWEST CORNER OF LOT 32 IN  
BLOCK 2 IN SAID THE ARMOUR SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 32 TO THE  
SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 IN SAID THE ARMOUR SUBDIVISION; THENCE WESTERLY ALONG THE  
SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST  
LINE OF SAID LOT 1 TO THE EXISTING SOUTH RIGHT OF WAY LINE OF ARMOUR ROAD PER PLAT RECORDED IN  
BOOK 881 PAGE 125-126; THENCE EASTERLY ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT  
OF WAY LINE OF EDGEMERE DRIVE EXTENDED SOUTH; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY  
LINE EXTENDED TO THE POINT OF BEGINNING.

## **APPENDIX 2**

### **DESCRIPTION OF ANY DEVELOPER, USER OR TENANT WITHIN THE EXPANSION AREA**

*“...a description of any developer, user, or tenant of any property to be located or improved within the proposed business district” (65 ILCS 5/11-74.3-5)*



<b>Developer, User or Tenant</b>	<b>Description</b>
ABART INVESTMENT CORPORATION	Developer
AZZARELLI DEVELOPMENT CORP	Developer
BADE VERNON L	Developer
BANK OF BOURBONNAIS TR#251183	Developer
BELL FINANCIAL COMM CREDIT UNION	Developer
BLANCHETTE BARBARA A	Developer
BOURBONNAIS FIRE PROTECTION DIST	Developer
BOURBONNAIS TOWNSHIP	Developer
BROOKS RICHARD A JR	Developer
CHAPEL STEEL CORP	Developer
CHICAGO BRIDGE & IRON INC	Developer
COMMONWEALTH EDISON COMPANY	Developer
DAVCO MANAGEMENT LLC	Developer
EASTERN GRAIN MARKETING LLC	Developer
EDISON THOMAS	Developer
FAFORD NORMA P	Developer
FAITH BAPTIST CHURCH	Developer
FCA KANKAKEE LLC	Developer
GALLAGHER ASPHALT CORP	Developer
HOMESTAR BANK TR#1399	Developer
HOMESTAR BK & FNCL SERV TR#1600	Developer
HRRE INVESTORS LLC	Developer
I M STEEL INC	Developer
LEONARD W & BARBARA J WETTERGREN REVOC TRUST	Developer
LPR RENTALS LLC	Developer
MACS CONVENIENCE STORES LLC	Developer

<b>Developer, User or Tenant</b>	<b>Description</b>
MIDLAND STATES BANK TR#816	Developer
MUNICIPAL TRUST & SVGS BK TR#1862	Developer
NICOR GAS REAL ESTATE	Developer
NKIDS GROUP LLC	Developer
NUCOR STEEL KANKAKEE INC	Developer
NUCOR STEEL KANKAKEE INC	Developer
OLIVET NAZARENE UNIVERSITY	Developer
PANOZZO ROMEO	Developer
PATRICIA JANE KELTNER TRUST	Developer
PROVOST WENDELL D	Developer
R P LUMBER CO INC	Developer
RIVER VALLEY METRO MASS TRANSIT	Developer
VILLAGE OF BOURBONNAIS	Developer
VJR ENTERPRISES LLC	Developer
WOODSTOCK FARM	Developer
WOODSTOCK FARM & FLEET INC	Developer
1200 BLUE LOTUS	User/Tenant
AFFORDABLE MINI STORAGE	User/Tenant
AMICO	User/Tenant
BLAIN'S FARM & FLEET	User/Tenant
BOURBONNAIS FIRE PROTECTION DISTRICT	User/Tenant
BOURBONNAIS TOWNSHIP	User/Tenant
CB & I	User/Tenant
CIRCLE K	User/Tenant
FAITH BAPTIST CHURCH	User/Tenant

North Convent Street Business District  
Amendment to the Business District Plan  
Village of Bourbonnais, Illinois

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<b>Developer, User or Tenant</b>	<b>Description</b>
FCA	User/Tenant
FS GRAIN	User/Tenant
GALLAGHER ASPHALT	User/Tenant
ILLIANA FINANCIAL	User/Tenant
KEVIN NUGENT	User/Tenant
METRO CENTRE	User/Tenant
MR. TRANSMISSION	User/Tenant
NUCOR HARRIS REBAR	User/Tenant
PANOZZO'S AMISH FURNITURE	User/Tenant
PLATINUM AUTO SPA	User/Tenant
R.P. LUMBER	User/Tenant
TOWN & COUNTY MOTORS II INC	User/Tenant
VAN DEHEY CHIROPRACTIC	User/Tenant
VILLAGE OF BOURBONNAIS	User/Tenant



Economic Development Resources  
St. Louis, Missouri