

NORTH CONVENT STREET BUSINESS DISTRICT

BUSINESS DISTRICT PLAN

Village of Bourbonnais, Illinois

August 26, 2020



Economic Development Resources
St. Louis, Missouri

TABLE OF CONTENTS

SECTIONS	PAGE
I. Introduction	1
II. Statutory Basis for Business District Development and Redevelopment	2
III. Business District Plan.....	6
A. Objectives	6
B. Policies.....	6
C. Components of the Business District Plan	7
IV. Basis for Finding as a Blighted Area.....	10
A. Introduction.....	10
B. Statutory Qualifications.....	10
C. Investigation and Analysis of Blighting Conditions.....	10
D. The Area Proposed for the Business District	11
E. Review of Qualifications of the Proposed Business District	11
F. Summary.....	17
V. Findings and Completion of Obligations	18
A. Findings.....	18
B. Completion of Business District Projects and Retirement of Obligations	18
EXHIBITS	FOLLOWING PAGE
A. Boundary Map	1
B. Estimated Business District Project Costs.....	8
C. Ingress/Egress.....	11
APPENDICES	FOLLOWING PAGE
1. Legal Description.....	18
2. Description of any Developer, User or Tenant	18

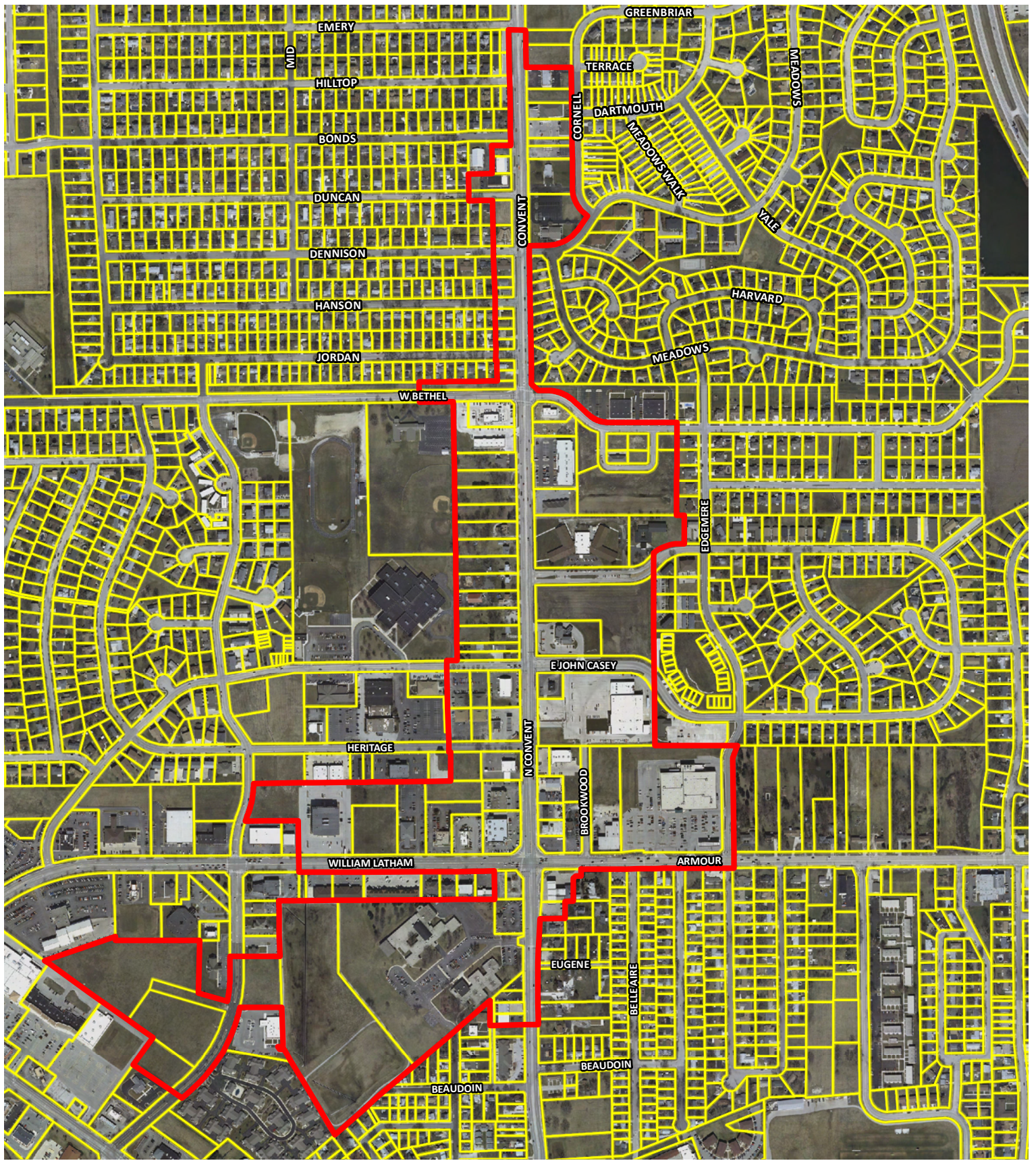
SECTION I

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 (the “Law”). The Law sets forth the requirements and procedures for establishing a business district and a business district plan. The purposes of such a plan are to document that the business district meets the definition of a “Blighted area” (as that term is defined in the Law), and identify those actions and activities to that will eradicate the blighting conditions found in the business district and assist in the development and redevelopment of the business district. The business district plan also identifies those activities, sources of funds, procedures and other requirements needed to implement the plan, and then describes the use of the sales tax and hotel/motel taxes raised within the business district to pay for certain “Business district project costs”, as such costs are defined in the Law.

The proposed North Convent Street Business District (the “District”) consists of 95 parcels in the Village of Bourbonnais (the “Village”), generally positioned along the frontage of US 45/52 (North Convent Street) between Hilltop Drive on the north and William R. Latham Senior Drive/Armour Road on the south. The location of this approximately 158 acre District is shown on **Exhibit A – Boundary Map**. The legal description of the District is attached as **Appendix 1 – Legal Description**.

Given the need to address the costs of remediating the blighting conditions found within this portion of the Village, and in order to assist in financing development and redevelopment costs in this area, the Village of Bourbonnais proposes to create the District.



North Convent Street Business District
 Business District Plan
 Village of Bourbonnais, Illinois



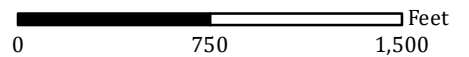
-  District Boundary
-  Parcel

EXHIBIT A Boundary Map



SECTION II

STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq., the Business District Development and Redevelopment Law. The Law finds and determines that:

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

- It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State; and,
- The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.

This Law allows a municipality to assist in accomplishing development and redevelopment activities within its business districts on a locally-controlled basis. Development and redevelopment within a designated business district will generate taxes from sales, services, and/or lodging within the business district and, thus, create tax revenues that will be used to improve the business district. These tax revenues can be used to finance certain “Business district project costs” (“Project Costs”), as such costs are defined in the Law.

The Law allows the corporate authorities to designate an area of the municipality, following a public hearing, as a business district. Under the Law, powers extended to the corporate authorities creating a business district 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 a business district plan;
- Within the business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein;
- To acquire property by eminent domain in accordance with the Eminent Domain Act;
- To clear any area within the business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land;

- To install, repair, construct, reconstruct or relocate public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with a business district plan;
- To renovate, rehabilitate, reconstruct, relocate, repair or remodel any existing buildings, structures, works, utilities, or fixtures within any business district;
- To construct public improvements, including, but not limited to, buildings, structures, works, utilities, or fixtures within any business district;
- To fix, charge and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district;
- To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental 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; and,
- If the municipality has by ordinance found and determined that the business district 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.

The Law also identifies the components of such a business district plan, viz:

- Specific description of the district boundaries and map of the boundaries;
- General description of each project to be undertaken, including a description of the approximate location of each project and a description of any developer, user or tenant within the business district;
- Name of the proposed business district;
- Estimated business district project costs;
- Anticipated sources of funds to pay business district project costs;

- Anticipated type and terms of any obligations to be issued; and,
- The retailers' occupation tax, service occupation tax and/or hotel operators' occupation tax to be imposed (if any), the rate of such taxes and the period of time for which such taxes will be imposed.

SECTION III

BUSINESS DISTRICT PLAN

INTRODUCTION

The Village of Bourbonnais (the “Village”) is creating the North Convent Street Business District (the “District”) and the North Convent Street Business District Plan (the “Plan”) in order to provide an important tool for the development and redevelopment of a blighted area of the community. In looking to achieve this end, the Village will adhere to certain Objectives and Policies.

A. Objectives

The Objectives of the Plan are to:

- Eradicate the blighting conditions within the District;
- Assure opportunities for development and redevelopment, and attract sound and stable commercial 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 within the District in a manner that is compatible with the Village’s Comprehensive Plan; and,
- Encourage and assist private investment and development within the District, in a manner that is compatible with the Village’s Comprehensive Plan.

B. Policies

The Village will follow certain Policies to achieve the Objectives outlined above. These include:

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

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

C. Components of the Business District Plan

1. Boundaries/Location of the District

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

Persons employed by Economic Development Resources L.L.C. (EDR), and experienced in determining the eligibility of areas of communities for business district designation, conducted research of the District and environs in order to ascertain the existence of blighting factors found in the Law. EDR was assisted in its determination by information obtained from Kankakee County and from the Village. Based upon these investigations, the location of blighting factors in the area under study, and the eligibility requirements for imposing business district taxes, the boundary of the District was determined.

The District consists of 95 parcels in the Village. The District is generally positioned along the frontage of US 45/52 (North Convent Street) between Hilltop Drive on the north and William R. Latham Senior Drive/Armour Road on the south.

2. General Description of the Project, Project Location, Developer, User or Tenant

General Description of the Project

The projects proposed to be undertaken (the “Projects”) throughout the District will include privately developed commercial (retail and service-related) 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 District include, but are not limited to:

- Property assembly, including parcel consolidation;
- Site preparation of undeveloped and developed parcels including demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land;
- Extension of private utilities and other private infrastructure to parts of the District not currently served;
- Development of mixed-use buildings and related site improvements;
- Development of commercial buildings and related site improvements;

- Rehabilitation and reconstruction of buildings, ancillary structures and site improvements; and,
- Improvements to (and consolidation of) private driveways, ingress and egress points and parking lots, as well as the addition of new private access roads.

Public Projects will be used to complement private investment and help induce commercial development and redevelopment. Such Projects are anticipated to include, but are not limited to:

- Property assembly, including parcel consolidation;
- Improvements to public infrastructure serving the District, 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 District.

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 District is attached as **Appendix 2 – Description of Any Developer, User or Tenant**.

3. Name of Business District

The name of the Business District 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, as discussed in **5.** below, are presented in **Exhibit B – Estimated Business District Project Costs**. These estimates include the sum total of all Project Costs anticipated to be incurred by the Village, other governmental entities, or nongovernmental persons in furtherance of this Plan. The estimated costs in the Exhibit are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Plan.

Total Estimated Business District Project Costs are anticipated to be \$18,000,000.

EXHIBIT B

ESTIMATED BUSINESS DISTRICT PROJECT COSTS

<u>Description</u>	<u>Estimated Costs</u>
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
<u>Total Estimated Business District Project Costs</u>	\$18,000,000

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") to be imposed within the District. Such Business District Taxes will then be used to pay eligible Project Costs. In addition, the 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 this Plan. 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 District, 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.

SECTION IV

BASIS FOR FINDING 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 report is to provide a document that demonstrates that the area under consideration for designation as a business district is a “Blighted area”, as that term is defined in the Law.

The proposed North Convent Street Business District (the “District”) consists of 95 parcels in the Village of Bourbonnais (the “Village”), generally positioned along the frontage of US 45/52 (North Convent Street) between Hilltop Drive on the north and William R. Latham Senior Drive/Armour Road on the south. The location of this approximately 158 acre District is shown on **Exhibit A – Boundary Map**.

The portion of the Village reviewed for this Study 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 information regarding the Village on file with Kankakee County; and,
- On-site field examinations of conditions within the District were conducted by Economic Development Resources L.L.C. (EDR).

D. The Area Proposed for the Business District

The area proposed for designation of a business district is approximately 158 acres in size, and includes, generally, the frontage properties of US 45/52 (North Convent Street) between Hilltop Drive on the north and William R. Latham Senior Drive/Armour Road on the south. This portion of the Village contains 95 parcels and is shown on **Exhibit A – Boundary Map**. This area has been found to meet the eligibility requirements for a “Blighted area”.

E. Review of Qualifications of the Proposed Business District

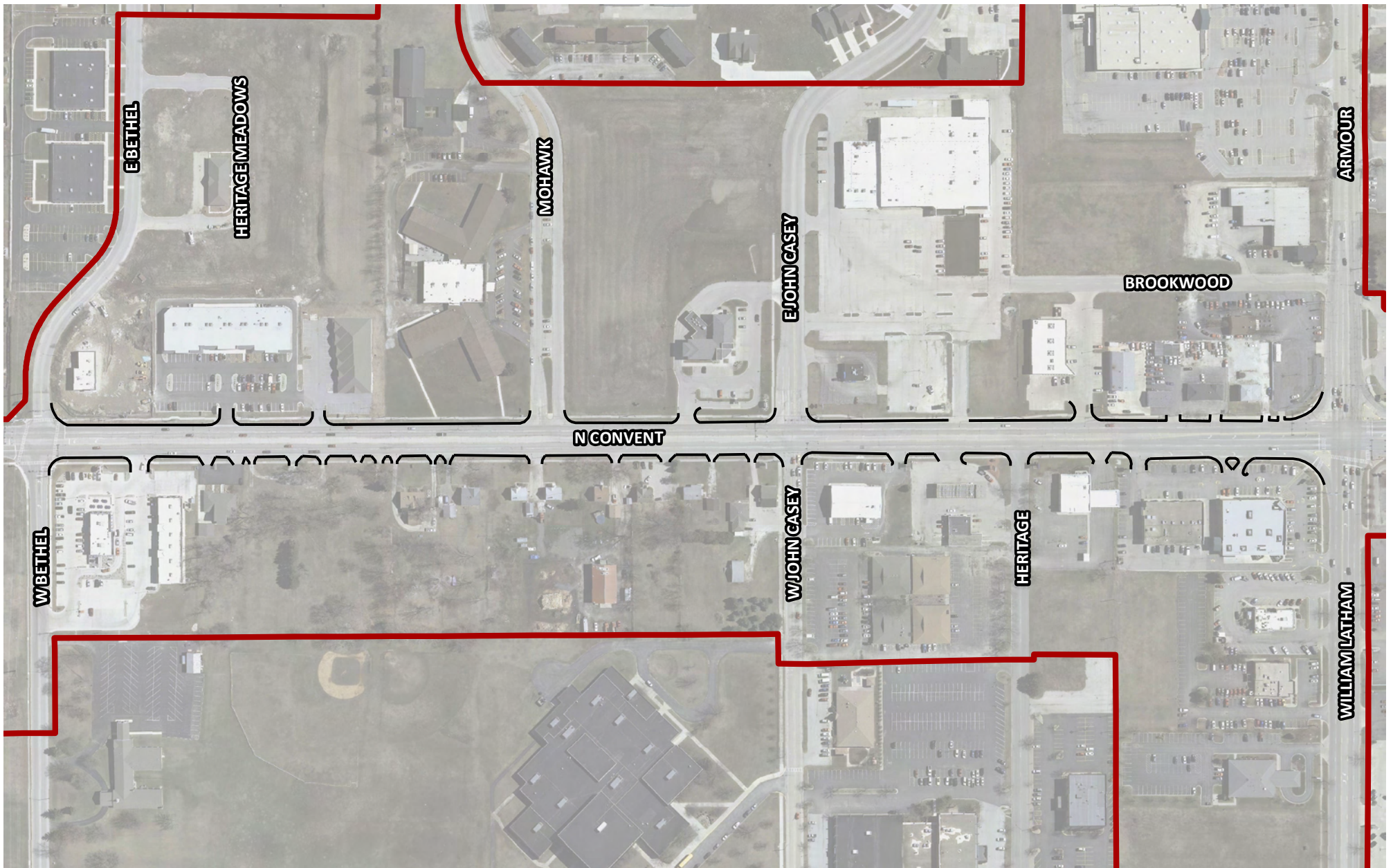
1. Defective, non-existent or inadequate street layout

The street layout in the District is inadequate. The lack of appropriate access control on US Highways 45/52 (North Convent Street, one of the Village’s major arterial roadways), as shown by the excessive number of curb cuts, close proximity of ingress/egress points, and poorly designed driveways, demonstrates the inadequacy of the street layout (see **Exhibit C – Ingress/Egress**). Along a 2,700 foot stretch of US Highways 45/52, between Bethel Drive and William R. Latham Senior Drive, there are 32 private ingress/egress points and three public right-of-way intersections serving 31 businesses on both sides of the road, each such point separated by an average of approximately 76 feet. The Transportation Research Circular No. 456 (Driveway and Street Intersection Spacing, 1996) recommends 300-500 feet spacing between access point along major arterial roads. The positioning of these private ingress/egress points, and public rights-of-way access, create an instance of inadequate street layout.

Information provided by the Village Police Department shows over 500 traffic accidents between the years 2014 and 2019, further demonstrating the inadequacy of the street layout within the District.

2. Unsanitary or unsafe conditions

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



North Convent Street Business District
 Business District Eligibility Study
 Village of Bourbonnais, Illinois

EDIR
 Economic Development Resources



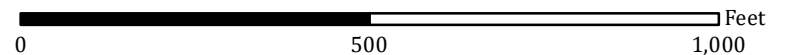
 Proposed District
 Ingress/Egress



EXHIBIT C
Ingress/Egress



- Areas of unenclosed, easily accessed open storage of building materials (cinder blocks, bricks, boards, paint buckets) and miscellaneous debris (barrels, moving dollies, chemical containers, ladders, pallets, storage containers, trailers) are located throughout the District. The open storage of these materials attracts rodents, feral animals and mosquitoes, and may degrade the surface water which runs through the District.
- Information provided by the Village documents nearly 3,000 linear feet of vitrified clay pipe (an antiquated material) carrying sanitary sewage within the District, making this utility system more susceptible to failures and creating an unsafe condition.
- Information provided by the Village on the condition of storm water infrastructure within the District identifies 14 pieces of such infrastructure which are graded “fair to poor”, resulting in three distinct areas of poor drainage and inadequate detention (affecting parcels either side of North Convent St. between Bethel Dr. and John Casey Rd., as well as on the Village-owned parcel (17-09-19-100-101) south of William R. Latham Senior in the District).
- Parking stall lines are lacking (or extremely faded and so, non-functional) in 27 locations in the District, providing 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 20 parking lots in the District, which allows vehicles to pull directly from parking lots onto abutting lawns or storm water drainage areas, and across active pedestrian sidewalks.
- Light standard poles and other obstacles were positioned within parking lots without the benefit of protective bollards, creating an unsafe environment for vehicular traffic.
- The unsafe condition of District is also shown in the more than 500 traffic accidents (between the years 2014 and 2019) reported by the Village Police Department.
- Garbage trash cans and dumpsters without proper enclosures at 23 locations within District, and easily accessed storage of miscellaneous debris and pools of standing water, also attract animals and create breeding grounds for insects.
- 26 parcels have interconnected parking lots that allow vehicles to leave the public roadway and travel across private property to avoid an official traffic control device. (625 ILCS 5/11-305) (from Ch. 95 1/2, par. 11-305) Sec. 11-305 entitled “Obedience to and required traffic-control devices” prohibits this activity in Illinois. This is an illegal activity and is unsafe for pedestrians and patrons of businesses in the District.

- Site visits in December 2019 identified 130 light standards in the District that were not working and significant portions of the District which have little, or no, measurable light (as identified by measuring the light levels throughout the District), resulting in large portions of the District having levels of illumination below that recommended by the Illuminating Engineering Society of North America (IESNA).

3. Deterioration of site improvements

A field survey of building and site conditions found that 57 of the 78 buildings (73%) in the District had major defects in their secondary, and in some instances their primary, building components. The field survey found instances of rotted, cracked missing, and/or broken fascia, soffits, walls, foundations, windows and door frames, and leaking and rusted gutters. Examples of these conditions include, but are not limited to:

- The building located at 133 Mohawk Drive has a sagging roof with missing shingles, and in some areas, the roof is covered in tarps, which themselves are tattered; HVAC rooftop units are rusted and dented; dented gutters and downspouts; cracks are visible on the façade of the building; exterior wiring is exposed; cracks are visible on the building foundation; utility pedestals are leaning over, with one displaying graffiti; and a wooden shed is rotting around its base;
- the building located at 650-670 North Convent Street has rust around lintels of the doors and windows; a cloth awning is ripped and tattered; water damage is present on the southeast corner of the building a near downspout, which is draining onto the building foundation; there are many visible cracks in exterior walls; and a garage door is dented and bent;
- the building located at 1100 North Convent Street has rust on its metal flashing around the roof; a rotting wood façade is present throughout; gutters and downspouts are dented; and some bricks in the exterior walls are cracked and broken;
- the building located at 1200 North Convent Street has damage to the stucco façade, exposing insulation materials underneath; gutters and downspouts are dented; and metal vents on the building exterior are rusting;
- the building located at 1230 North Convent Street has rusted metal vents on the building exterior; holes are present in the building façade; and cracks are visible in the brick façade of the building;
- the building located at 1221 North Convent Street has rotting wood on exterior walls; rusted and dented metal walls; a porch on the rear of the building that is rotting wood; and dented gutters and downspouts that drain onto the building foundation, causing erosion;

- the ancillary building located at 723 North Convent Street has a rolling roof; is missing gutters and downspouts; and the walls are rotting wood throughout;
- the primary building located at 723 North Convent Street has a rolling roof (failing in multiple locations); detached gutters and non-functional downspouts; rotting wood panels and walls on its exterior; holes and exposed wiring on exterior walls; wooden door and window frames are rotting; and windows are broken (some are boarded);
- the building located at 665 North Convent Street shows holes in the soffits of the building; broken light standards around the exterior of the building; rotting wood doors and door frames; cracks and holes in as well as rotting wood paneling on exterior walls; and downspouts draining onto the building foundation, causing erosion;
- the building located at 263 North Convent Street has rotted wood lintels, door frames, support posts, stairs, and handrails; broken and bent exterior siding; downspouts draining onto building foundation; and rotting wood near the foundation; and,
- the building located at 598 William R. Latham Senior Drive has dented and leaking gutters and downspouts; broken windows on its garage doors; and the garage doors themselves are dented along their lower panels

Deterioration of site improvements is evident throughout the District as well, as shown in the surface cracking, and crumbling, depressions and potholes in the concrete/asphalt paving. Further, metal fences and poles located in the District are rusting and deteriorating.

4. Improper Subdivision or Obsolete Platting

Improper subdivision affects more than 30 parcels throughout the District, as such parcels are too small, lack adequate frontage, are too deep relative to their frontage, or are oddly shaped, thus making them difficult to develop (or redevelop) on a planned basis and in a manner compatible with contemporary standards and requirements.

Two parcels (17-09-19-100-101 and 17-09-18-409-027) are obsoletely platted in that they are “landlocked” without direct access to a public street.

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 District. Such conditions include, but are not limited to, those enumerated below:

- Parking stall lines are lacking (or extremely faded and so, non-functional) in 27 locations in the District, providing 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 20 parking lots in the District, which allows vehicles to pull directly from parking lots onto abutting lawns or storm water drainage areas, and across active pedestrian sidewalks.
- Light standard poles and other obstacles were positioned within parking lots without the benefit of protective bollards, endangering vehicular traffic.
- Areas of unenclosed, easily accessed open storage of building materials (cinder blocks, bricks, boards, paint buckets) and miscellaneous debris (barrels, moving dollies, chemical containers, ladders, pallets, storage containers, trailers) are located throughout the District. The open storage of these materials attracts rodents, feral animals and mosquitoes, and may degrade the surface water which runs through the District.
- The District's inadequate street layout endangers property in the District, as shown in the number (over 500) of reported traffic accidents during the last 5 years.
- Garbage trash cans and dumpsters without proper enclosures at 23 locations within District, and easily accessed storage of miscellaneous debris and pools of standing water, also attract animals and create breeding grounds for insects.
- Information provided by the Village documents nearly 3,000 linear feet of vitrified clay pipe (an antiquated material) carrying sanitary sewage within the District, making this utility system more susceptible to failures and endangering the property served by such system.
- Information provided by the Village on the condition of storm water infrastructure within the District identifies 14 pieces of such infrastructure which are graded "fair to poor", resulting in three distinct areas of poor drainage and inadequate detention (affecting parcels either side of North Convent St. between Bethel Dr. and John Casey Road, as well as on the Village-owned parcel (17-09-19-100-101) south of William R. Latham Senior in the District), a condition which endangers such property.
- 26 parcels have interconnected parking lots that allow vehicles to leave the public roadway and travel across private property to avoid an official traffic control device. (625 ILCS 5/11-305) (from Ch. 95 1/2, par. 11-305) Sec. 11-305 entitled "Obedience to and required traffic-control devices" prohibits this activity in Illinois. This is an illegal activity and endangers pedestrians and patrons of businesses in the District.

- Site visits in December 2019 and August 2020 identified 135 light standards in the District that were not working and significant portions of the District which have little, or no, measurable light (as identified by measuring the light levels throughout the District), resulting in large portions of the District having levels of illumination below that recommended by the Illuminating Engineering Society of North America (IESNA).
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 District, 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 District and as such, constitute an economic liability to the Village, the underlying taxing districts and the owners of property in the District.

Although the District is served by the Village's main commercial roadways (North Convent Street and William R. Latham Senior Drive/Armour Road), and is provided with direct access to I-57, these factors constrain development (and redevelopment) in the District. More than two dozen parcels located within the District are under-developed or developed in a manner not compatible with contemporary standards and requirements, and over 20% of the privately-owned land within the District remains vacant. 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 District 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 development on well-situated property (such as those on the Village's arterial commercial 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 District.

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

Social Liability

The District, 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 Study, 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 District is served by the Village's main commercial roadways (North Convent Street and William R. Latham Senior Drive/Armour Road), and is provided with direct access to I-57, the combination of conditions noted above lessen the amount of land developed in the District (as over 20% of the privately-owned land within the District is vacant), and have resulted in the underutilization of more than two dozen developed parcels within the District.

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 proposed District is found to be a "Blighted area", which, by reason of a combination of the above factors discussed throughout this Study, 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 area to be designated as the North Convent Street Business District (the “District”) is contiguous;
- The District includes only parcels of real property directly and substantially benefited by the Plan;
- The District, in its entirety, is located within the municipal boundaries of Bourbonnais, Illinois;
- The District 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 District on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Plan; and,
- The 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 Project Costs and retirement of all obligations paying or reimbursing the Project Costs, but in no event more than 23 years after the date of adoption of the ordinance imposing taxes pursuant to subsections (10) and (11) of Section 11-74.3-3 of the Law, the Village shall adopt an ordinance immediately rescinding the taxes imposed pursuant to these subsections.

APPENDICES

APPENDIX 1

LEGAL DESCRIPTION

NORTH CONVENT STREET BUSINESS DISTRICT LEGAL DESCRIPTION

A tract of land being a part of Sections 17, 18, 19, 20 & of the Mesheketeno Reservation, all in Township 31 North, Range 12 East of the Third Principal Meridian, in the Village of Bourbonnais, in Kankakee County, Illinois, more particularly described as follows: Commencing at the Northeast corner of Lot 126B of Belle Aire Subdivision, Eleventh Addition, being a Resubdivision of Lots 62 and 125 of Belle Aire Subdivision Fifth Addition, and Lots 126, 190, 191 and 254 of Belle Aire Subdivision Sixth Addition, all being a part of the Northeast Quarter of Section 18, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois, said point to be known as the point of beginning. From said point of beginning, North 89 degrees 20 minutes 26" East along the extension of the North line of said Lot 126B extending East a distance of 100.01 feet to a point on the East right of way line of U.S. Route 45 & 52; thence South 01 degree 18 minutes 12" East along said right of way line a distance of 219.28 feet to the Northwest corner of Lot 1 Abson Subdivision, being a Subdivision of part of the Northwest Quarter of Section 17, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 89 degrees 22 minutes 02 seconds East along the North line of said Lot 1 a distance of 256.26 feet to the Northeast corner of said Lot 1 on the West right of way line of Cornell Drive; thence South 00 degrees 37 minutes 31 seconds East along said West right of way line a distance of 706.00 feet to the point of curvature of a curve having a radius of 188.59 feet, a chord bearing of South 28 degrees 11 minutes 35 seconds East and a chord distance of 174.59 feet; thence Southeasterly along said curve to the left along the East line of Lot 1 in Village Meadows Subdivision First Addition, being a Subdivision of part of the Northwest Quarter of Section 17, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois, a distance of 181.52 feet to a point on the Northerly right of way line of Meadows Road North; thence South 34 degrees 14 minutes 53 seconds West along said right of way line a distance of 100.00 feet to the point of curvature of a curve having a radius of 200.00 feet, a chord bearing of South 61 degrees 47 minutes 48 seconds West and a chord distance of 185.00 feet; thence Southwesterly along said curve to the right along said North right of way line a distance of 192.33 feet to a point; thence South 89 degrees 20 minutes 43 seconds West along said North right of way line a distance of 110.00 feet to the Southwest corner of said Village Meadows First Addition on the East right of way line of U.S. Route 45 & 52; thence South 00 degrees 37 minutes 17 seconds East along said East right of way line of U.S. Route 45 & 52 a distance of 803.78 feet to the Southwest corner of Lot 11 Block 1 of Village Meadows Subdivision, being a Subdivision of part of the Northwest Quarter of Section 17, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 44 degrees 44 minutes 02 seconds East along the Northerly right of way line of East Bethel Drive, also being the Southerly line of Lot 3 of Heritage Meadows Subdivision, being a Subdivision of part of the Southwest Quarter and part of the South 90 feet of the Northwest Quarter of Section 17, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois, a distance of 50.17 feet; thence South 89 degrees 44 minutes 02 seconds East along said Southerly line a distance of 48.62 feet to the point of curvature of a curve having a radius of 233.00 feet, a chord bearing of South 68 degrees 19 minutes 56 seconds East and a chord distance of 170.05 feet; thence Southeasterly along said curve to the right along said South line a distance of 174.07 feet to a point; thence South 46 degrees 55 minutes 48 seconds East along said South line a distance of 114.78 feet to the point of curvature of a curve having a radius of 167.00 feet, a chord bearing of South 68 degrees 19 minutes 55 seconds East and a chord distance of 121.88 feet; thence Southeasterly along said curve to the left along said South line a distance of 124.76 feet to a point; thence South 89 degrees 44 minutes 02 seconds East along said South line a distance of 396.96 feet to the Southeast corner of said Lot 3; thence South 00 degrees 15 minutes 58 seconds West along the West line of Lots 14, 15, 16, 17 and 18 of said Heritage Meadows Subdivision a distance of 537.55 feet to the Southwest corner of said Lot 18; thence South 89 degrees 51 minutes 15 seconds East along the South line of said Lot 18 a distance of 43.61 feet to the Northwest corner of Lot 3 of The Reservation, being a Subdivision of part of the South Half of the North Half of the Southwest Quarter of Section 17, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 00 degrees 08 minutes 45 seconds West along the West line of said Lot 3 a

distance of 165.00 feet to the Southwest corner of said Lot 3 on a curve having a radius of 350.00 feet, a chord bearing of South 74 degrees 44 minutes 48 seconds West and a chord distance of 185.88 feet; thence Southwesterly along said curve to the left along the South line of Lots 1 and 2 of said The Reservation a distance of 188.14 feet to a point of intersection of the Northerly extended West line of The Reservation First Addition, being a Subdivision of part of the South Half of the North Half of the Southwest Quarter of Section 17, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 00 degrees 04 minutes 08 seconds East along said West line extended Southerly a distance of 1,121.43 feet to a point on the North line of Kroger Plaza, being a Resubdivision of Lots 1, 2, 3, 4 and part of Lot 5 of Joseph Didier Subdivision and a part of Lot 82 of Brookwood Subdivision First Addition and a part of the South Half of the South Half of the Southwest Quarter all in Section 17, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 89 degrees 53 minutes 47 seconds East along the North line of said Kroger Plaza extended East a distance of 476.23 feet to a point on the East right of way line of Edgemere Drive; thence South 22 degrees 07 minutes 47 seconds West along said East right of way line a distance of 75.61 feet to a point; thence South 01 degrees 14 minutes 33 seconds East continuing along said East right of way line a distance of 641.80 feet to a point on the South right of way line of Armour Road at Bon Aire Subdivision, being a Subdivision of part of the Northwest Quarter of Section 20, Township 31 North, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois, as dedicated per document recorded in Book 881, Page 125-126, extended East; thence South 89 degrees 45 minutes 47 seconds West along said South right of way line extended a distance of 720.75 feet to a point; thence South 88 degrees 38 minutes 00 seconds West continuing along said South right of way line a distance of 159.10 feet to a point; thence South 00 degrees 30 minutes 18 seconds East a distance of 50.00 feet to a point; thence South 89 degrees 29 minutes 42 seconds West a distance of 30.00 feet to a point; thence South 44 degrees 29 minutes 42 seconds West a distance of 21.21 feet to a point; thence South 00 degrees 30 minutes 18 seconds East a distance of 111.62 feet to a point; thence South 89 degrees 49 minutes 29 seconds West a distance of 203.60 feet to a point on the Easterly right of way line of U.S. Route 45 & 52; thence South 00 degrees 17 minutes 13 seconds East along said right of way line a distance of 43.43 feet to a point; thence South 03 degrees 44 minutes 39 seconds West along said right of way line a distance of 21.76 feet to a point; thence South 56 degrees 30 minutes 22 seconds East along said right of way line a distance of 17.48 feet to a point; thence South 00 degrees 17 minutes 13 seconds East along said right of way line a distance of 45.00 feet to a point; thence South 62 degrees 30 minutes 55 seconds West along said right of way line a distance of 21.46 feet to a point; thence South 03 degrees 44 minutes 45 seconds West along said right of way line a distance of 65.12 feet to a point; thence South 03 degrees 45 minutes 35 seconds West along said right of way line a distance of 18.85 feet to a point; thence South 00 degrees 17 minutes 13 seconds East along said right of way line a distance of 118.02 feet to a point; thence South 62 degrees 53 minutes 05 seconds East along said right of way line a distance of 28.16 feet to a point; thence South 00 degrees 17 minutes 13 seconds East along said right of way line a distance of 45.00 feet to a point; thence South 58 degrees 12 minutes 05 seconds West along said right of way line a distance of 30.50 feet to a point; thence South 00 degrees 17 minutes 13 seconds East along said right of way line a distance of 309.22 feet to the point of intersection of said East right of way line with the South line of Lot 4 Block 1 of Mitchell Lavalles Subdivision being a Subdivision of Blocks 1, 2, and 3 of Martins Subdivision of the South Half of Lot 1 of the Original Subdivision of the Me-she-ke-teno Reservation; thence South 89 degrees 47 minutes 29 seconds West along said South line of Lot 4 extended West a distance of 277.53 feet to the Southeast corner of Lot 5 Block 1 of said Mitchell Lavalles Subdivision; thence North 00 degrees 12 minutes 31 seconds West along the East line of said Lot 5, a distance of 138.95 feet to the Northeast corner of said Lot 5; thence South 49 degrees 10 minutes 18 seconds West along the Northerly line of said Mitchell Lavalles Subdivision, also being the South line of the North Half of said Original Lot 1, a distance of 1,193.90 feet to the Southeasterly corner of Lot 2 of Bourbonnais Towne Centre Subdivision, being a part of the North Half of Original Lot 1 and part of Original Lots 4, 5 and 6 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 29 degrees 39 minutes 42 seconds West along the Easterly line of said Lot 2 a distance of 557.29 feet to a point; thence North 84 degrees 52 minutes 42 seconds West a distance of 28.80 feet to a point; thence North 31 degrees 53 minutes 12 seconds West a

distance of 18.80 feet to a point; thence South 84 degrees 52 minutes 42 seconds East a distance of 27.96 feet to a point; thence North 29 degrees 39 minutes 42 seconds West a distance of 3.08 feet to a point; thence North 02 degrees 07 minutes 12 seconds West a distance of 241.19 feet to the Southeast corner of Lot 2 of Pita Subdivision, being a part of Lot 2 of Bourbonnais Towne Centre Subdivision, being a part of the North Half of Original Lot 1 and part of Original Lots 4, 5 and 6 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 89 degrees 46 minutes 18 seconds West along the South line of said Lot 2 a distance of 242.39 feet to the Southwest corner of said Lot 2 on a curve having a radius of 885.00 feet, a chord bearing of South 30 degrees 54 minutes 31 seconds West and a chord distance of 557.30 feet; thence Southwesterly along said curve to the right along the Westerly line of Lot 2 of said Bourbonnais Towne Centre Subdivision a distance of 566.94 feet to the point of intersection of said Westerly line with the Southerly line extended of Lot 1 of Brown Boulevard Business Park, being a Subdivision of part of Lot 9 of Bourbonnais Towne Centre Subdivision, being a part of the North Half of Original Lot 1 and part of Original Lots 4, 5 and 6 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 54 degrees 18 minutes 42 seconds West along the Southerly line of said Lot 1 a distance of 341.96 feet to the Southwest corner of said Lot 1; thence North 35 degrees 49 minutes 22 seconds East along the Westerly line of said Lot 1 a distance of 184.41 feet to the Northwest corner of said Lot 1; thence North 54 degrees 10 minutes 43 seconds West along the Southerly line of Lots 2 and 3 of said Brown Boulevard Business Park a distance of 774.50 feet to the Northwest corner of said Lot 3; thence North 71 degrees 57 minutes 49 seconds East along the Northerly line of Lot 3 of said Brown Boulevard Business Park a distance of 450.77 feet to a point; thence South 00 degrees 13 minutes 42 seconds East along the Northerly line of said Lot 3 a distance of 27.00 feet to a point; thence North 89 degrees 46 minutes 18 seconds East along the Northerly line of said Lot 3 a distance of 468.38 feet to the Northwest corner of Lot 1 of Sunflower Subdivision, being a Resubdivision of part of Lot 9 of Bourbonnais Towne Centre Subdivision, being a part of the North Half of Original Lot 1 and part of Original Lots 4, 5 and 6 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 01 degrees 04 minutes 58 seconds West a distance of 302.53 feet the Southwest corner of said Lot 1; thence South 73 degrees 42 minutes 21 seconds East a distance of 174.19 feet to the Southeast corner of said Lot 1 on a curve having a radius of 800.00 feet, a chord bearing of North 05 degrees 18 minutes 46 seconds East and a chord distance of 154.53 feet; thence Northeasterly along said curve to the left along the Easterly line of Lot said 1 a distance of 154.77 feet to a point; thence North 00 degrees 13 minutes 42 seconds West along the East line of said Lot 1 a distance of 100.73 feet to the point of intersection of said East line with the North line extended of Lot 2 of Pita Subdivision; thence North 89 degrees 46 minutes 18 seconds East along said North line a distance of 295.65 feet to the Northeast corner of said Lot 2; thence North 02 degrees 07 minutes 12 seconds West along the East line of Lot 2 of Bourbonnais Towne Centre Subdivision a distance of 322.64 feet to the Northeast corner of said Lot 2; thence North 89 degrees 46 minutes 18 seconds East along the South line of Lots 3, 4, 5 and 6 of Bourbonnais Towne Centre Subdivision a distance of 1,144.16 feet to the Southeast corner of said Lot 6; thence North 00 degrees 47 minutes 40 seconds West along the East line of said Lot 6 a distance of 165.00 feet to the Northeast corner of said Lot 6; thence South 89 degrees 46 minutes 18 seconds West along the North line of Lots 3, 4, 5 and 6 of Bourbonnais Towne Centre Subdivision a distance of 1,027.65 feet to the intersection of said North line with the extended East line of Lot 1 of Giardini Subdivision; thence North 00 degrees 13 minutes 42 seconds West along the East line of said Lot a distance of 300 feet to the Northeast corner of said Lot 1; thence South 89 degrees 46 minutes 18 seconds West along the extended North line of said Lot 1 a distance of 296.41 feet to a curve having a radius of 425.32 feet, a chord bearing of North 21 degrees 17 minutes 29 seconds East and a chord distance of 18.82 feet; thence Northeasterly along said curve to the right along the Easterly line of Lot 1 of Saleema Subdivision, being a Resubdivision of Lot 1 Hargrave Centre and a part of Lot 7 of Bourbonnais Towne Centre Subdivision, being a part of the North Half of Original Lot 1 and part of Original Lots 4, 5 and 6 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, in the Village of Bourbonnais, Illinois, a distance of 18.82 feet to a curve having a radius of 495.32 feet, a chord bearing of

North 10 degrees 57 minutes 03 seconds East and a chord distance of 199.34 feet; thence Northeasterly along said curve to the left along the Easterly line of said Lot 1 a distance of 200.71 feet to the Northwest corner of said Lot 1 of Saleema Subdivision; thence North 89 degrees 22 minutes 18 seconds East along the North line of Lot 7 of Bourbonnais Towne Centre Subdivision a distance of 1,139.25 feet to a point at the Southeast corner of a tract of land described in Document #200311513; thence North 00 degrees 39 minutes 48 seconds West along the East line of said tract a distance of 170.00 feet to the Northeast corner of said tract; thence South 89 degrees 22 minutes 18 seconds West along the North line of said tract a distance of 14.31 feet to the intersection of said North line with the extended West line of a tract of land described as Tract II in Document #200716804; thence North 00 degrees 49 minutes 42 seconds West along said West line extending North a distance of 531.39 feet to the intersection of said West line extended North with the North right of way line of John Casey Road; thence North 89 degrees 10 minutes 18 seconds East along said North right of way line a distance of 61.17 feet to the Southwest corner of North Acres Subdivision, being a Subdivision of part of the Fractional Southeast Quarter of Section 18, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 00 degrees 39 minutes 06 seconds West along the West line of said Subdivision a distance of 1,499.89 feet to the Northwest corner of Lot 2 of Culver's Subdivision being a Resubdivision of part of Lots 13, 14, and 15 North Acres Subdivision, being a Subdivision of part of the Fractional Southeast Quarter of Section 18, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 89 degrees 20 minutes 26 seconds West along the South right of way line of Bethel Road a distance of 196.05 feet to the intersection of said South right of way line with the extended West line of a tract of land owned by the Commonwealth Edison Company with a Parcel Identification Number of 17-09-18-209-044; thence North 00 degrees 39 minutes 48 seconds West along said West line a distance of 113.00 feet to a point on the South line of Belle Aire Subdivision, being a part of the Northeast Quarter of Section 18, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 89 degrees 20 minutes 26 seconds East along said South line a distance of 451.00 feet to the Southeast corner of Lot 3 of said Belle Aire Subdivision; thence North 00 degrees 39 minutes 48 seconds West along the West line of said Lot 3 extending North a distance of 1,042.00 feet to the Northeast corner of Lot 1 of Belle Aire Subdivision, Third Addition, being a Subdivision of part of the Northeast Quarter of Section 18, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 89 degrees 20 minutes 26 seconds West along the north line of said Lot 1 extending West a distance of 150.00 feet to the Northwest corner of Lot 2 of said Belle Aire Subdivision Third Addition; thence North 00 degrees 39 minutes 48 seconds West along the extended West line of Outlot 2 of said Third Addition a distance of 155.00 feet to the Northwest corner of said Outlot 2; thence North 89 degrees 20 minutes 26 seconds East along the North line of said Outlot 2 a distance of 141.90 feet to a point; thence North 00 degrees 39 minutes 48 seconds West along the East line of a tract of land described in Document #200903812 a distance of 100.00 feet to a point; thence North 01 degrees 30 minutes 13 seconds West along said East line a distance of 62.00 feet to a point; thence North 89 degrees 20 minutes 18 seconds East along the Southeast line of said tract a distance of 110.40 feet to the Westerly right of way line of U.S. Route 45 and 52; thence North 01 degrees 18 minutes 13 seconds West along said West right of way line a distance of 669.03 feet to the point of beginning, containing 144.5 acres more or less, SUBJECT TO SURVEY and rights of ways for roads, drainage and easements apparent or of record.

APPENDIX 2

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 proposed business district” (65 ILCS 5/11-74.3-5)

Developer, User or Tenant	Description
ARC CAFEUSA001 LLC	Developer
ARSENEAU, TODD E	Developer
AUTO ZONE INC	Developer
BANK OF BOURBONNAIS	Developer
BMM VENTURES INC	Developer
BOURBONNAIS CAR WASH INC	Developer
BOURBONNAIS CONVENT LLC	Developer
BOURBONNAIS SCHOOL DIST #53	Developer
BRADLEY PARTNERS 2 LLC	Developer
BT BOURBONNAIS LLC	Developer
CANTRELL, WILLIAM	Developer
CHARLOTTE M & FRANK J SR, DAVIDSON TRUST	Developer
CHCT ILLINOIS LLC,	Developer
COMMONWEALTH EDISON COMPANY	Developer
CONVENT STREET PROPERTY LLC	Developer
CORNELIUS W H & ANNA M NYMEYER TRUST	Developer
CROCKETT, CYNTHIA	Developer
CYRIER, KATHLEEN M	Developer
DAL MOMM ENTERPRISES II INC	Developer
ELITE COMMUNITY CREDIT UNION	Developer
FIRST NATIONS BK TR#251261	Developer
FIRST TRUST BANK	Developer
FRANCO, JOSEPH W	Developer
HAYES, HOWARD	Developer
HFS REAL ESTATE LLC	Developer
HOMESTAR BANK TR#1258	Developer
HOMESTAR BANK TR#1314	Developer
HOMESTAR BANK TR#1531	Developer
JERRY COLBERT REVOCABLE TRUST	Developer
KAGS LLC #3	Developer

Developer, User or Tenant	Description
KANKAKEE VALLEY MONTESSORI	Developer
KASPER CENTER LLC	Developer
KOOSHTARD PROPERTY V LLC	Developer
KROGER	Developer
LINDA S MORRONE TRUST	Developer
LISA M SANFORD SELF DIRECTED IRA	Developer
LYNRAY LLC SERIES 100	Developer
MARQUETTE BANK TR#18606	Developer
MESSER, BRUCE	Developer
MONICAL PIZZA CORP	Developer
MUNICIPAL TRUST & SVGS BK TR#0869	Developer
MUNICIPAL TRUST & SVGS BK TR#1142	Developer
MUNICIPAL TRUST & SVGS BK TR#1820	Developer
MUNICIPAL TRUST & SVGS BK TR#1911	Developer
MUNICIPAL TRUST & SVGS BK TR#2377	Developer
MUNICIPAL TRUST & SVGS BK TR#2406	Developer
MUNICIPAL TRUST & SVGS BK TR#2531	Developer
MUNICIPAL TRUST & SVGS BK TR#2734	Developer
NILES D & REGINA CRUM LIVING TRUST	Developer
PALOMINE LLC	Developer
PJ REAL ESTATE INVESTMENTS LLC	Developer
PRABHUJI LLC	Developer
PRECISION AUTO CRAFTERS BY MAKKAY	Developer
RAR OF OTTAWA LLC	Developer
RIVEROAKS PROPERTIES LLC	Developer
SAN JOAQUIN WETLAND ASSOC	Developer
SCHREFFLER FUNERAL DIRECTORS LLC	Developer
SHAMBLIN, HAROLD F	Developer
SPEEDWAY LLC	Developer
SPEEDWAY SUPER AMERICA LLC	Developer

Developer, User or Tenant	Description
STATE BANK OF HERSCHER	Developer
STATE BANK OF HERSCHER TR#1196	Developer
STATE BANK OF HERSCHER TR#1234	Developer
VILLAGE OF BOURBONNAIS	Developer
VINEYARDS MGT LLC	Developer
WINNIE, BONNIE	Developer
YOUCO LLC	Developer
ZIMMERMAN, KERRI	Developer
5 STAR VAPES & TOBACCO	User/Tenant
ADVANCE AUTO PARTS	User/Tenant
AUDIBEL HEARING AID CENTERS	User/Tenant
AUTO ZONE	User/Tenant
BA DA BLOOM FLOWER SHOPPE	User/Tenant
BANK OF BOURBONNAIS	User/Tenant
BLONDE BERRY SALON	User/Tenant
BOURBONNAIS CAR WASH	User/Tenant
BOURBONNAIS SCHOOL DISTRICT	User/Tenant
BOURBONNAIS TERRACE	User/Tenant
BOURBONNAIS TRAVEL CENTER	User/Tenant
BRICKSTONE BREWERY PRODUCTION FACILITY	User/Tenant
CARMART AUTO SALES	User/Tenant
CIGNA HEALTH	User/Tenant
CIRCLE K	User/Tenant
CONCORD CUSTOM CLEANERS	User/Tenant
CONVENIENT FOOD MART	User/Tenant
CULVERS	User/Tenant
DAN CHAMBER ALLSTATE INSURANCE	User/Tenant
DAVITA KANKAKEE	User/Tenant
DIAMOND NAILS	User/Tenant
DOMINOS	User/Tenant

Developer, User or Tenant	Description
DUNKIN DONUTS	User/Tenant
ENTERPRISE RENT-A-CAR	User/Tenant
FIRST TRUST BANK	User/Tenant
FOUR SEASONS TREE CARE	User/Tenant
GEORGE RYAN JR INSURANCE	User/Tenant
HAIR BY MELISSA SIMPSON	User/Tenant
HEAVENLY CUTS	User/Tenant
IMAGE GROUP PHOTOGRAPHY	User/Tenant
ISIDROS TAMALES	User/Tenant
JAENICKES DRIVE IN	User/Tenant
JENSEN MEMORIAL CHAPEL	User/Tenant
JIFFY LUBE	User/Tenant
JIMMY JO'S BBQ	User/Tenant
KANKAKEE VALLEY MOTESSORI	User/Tenant
KEY WEST AUTO SALES	User/Tenant
KOI ASIAN BISTRO	User/Tenant
LEE HAN MARTIAL ARTS	User/Tenant
LEVIS GARAGE	User/Tenant
LIQUOR ZONE	User/Tenant
MIDWEST EYE CENTER	User/Tenant
MONICALS PIZZA	User/Tenant
NANCYS PIZZA	User/Tenant
NEW YORK CITY DELI	User/Tenant
PAMPERED LOOK BY JEANETTE & CASIE	User/Tenant
PRESENCE MEDCENTRE NORTH	User/Tenant
PROVENA ST MARYS	User/Tenant
PUTER PROS	User/Tenant
RED WING SHOES	User/Tenant
ROSATIS PIZZA	User/Tenant
SAMMY'S PIZZA	User/Tenant

Developer, User or Tenant	Description
SCHREFFLER FUNERAL HOMES	User/Tenant
SHAMBLIN INSURANCE AND FINANCIAL SERVICES	User/Tenant
SHEER SUE'S BEST HAIR HOUSE	User/Tenant
SPA REMEDY	User/Tenant
SPEEDWAY	User/Tenant
SPRINT	User/Tenant
STATE FARM INSURANCE	User/Tenant
STUDIO 1200	User/Tenant
SUBWAY	User/Tenant
VERNON AND MAZ INC	User/Tenant
WALGREENS	User/Tenant
WENDYS	User/Tenant
WIRELESS CENTRAL US CELLULAR	User/Tenant



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