

MAIN STREET BUSINESS DISTRICT

BUSINESS DISTRICT PLAN

Village of Bourbonnais, Illinois

December 16, 2020



Economic Development Resources
St. Louis, Missouri

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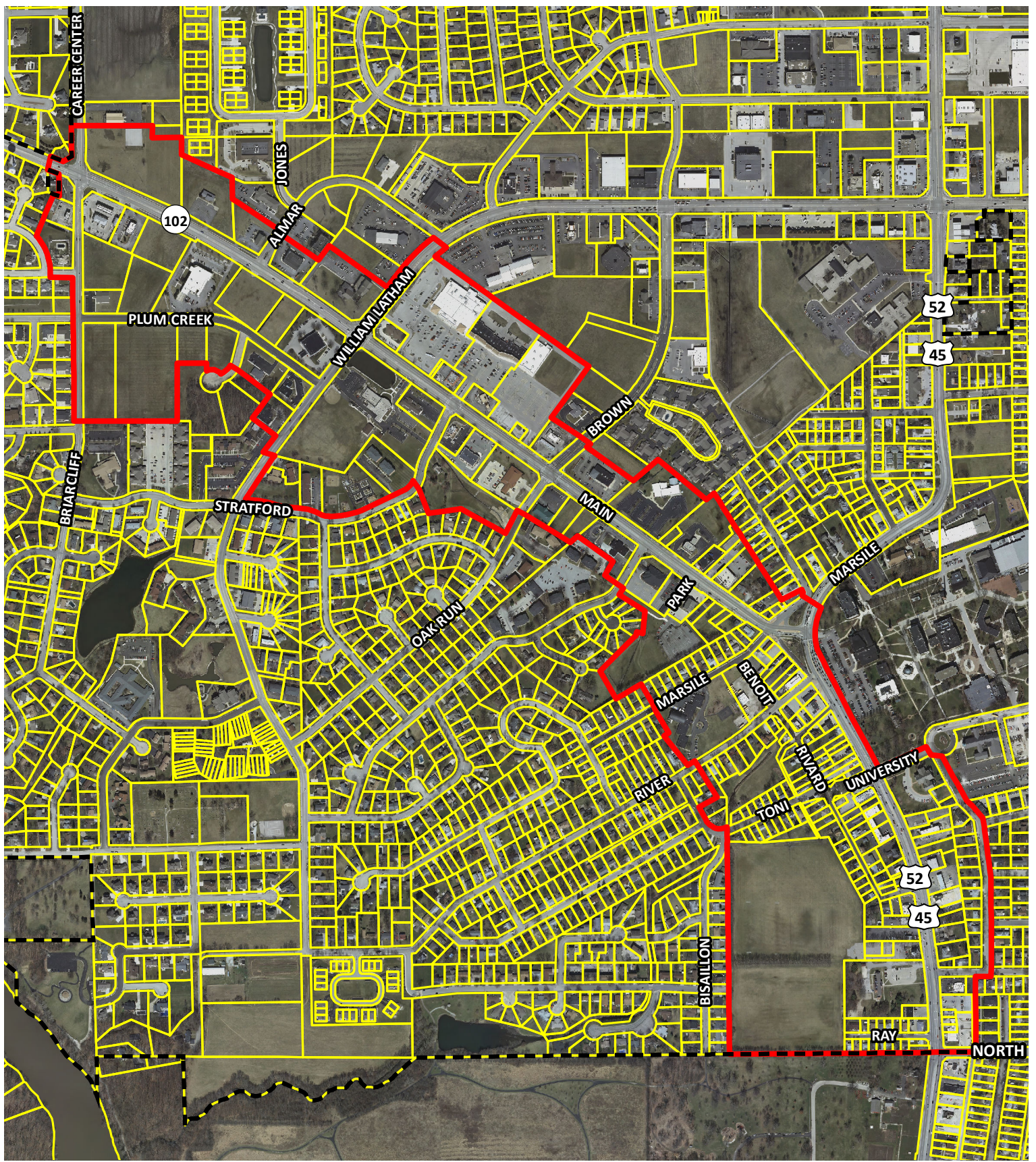
SECTION I

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 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 Main Street Business District (the “District”) consists of 252 parcels in the Village of Bourbonnais (the “Village”), generally positioned along the frontage of Main St. NW (Illinois Route 102) and S. Main St. (US Route 45/52), between Career Center Rd./Briarcliff Ln. on the north and North St. on the south. The location of this approximately 225 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 to provide funds to assist in its economic redevelopment, the Village seeks to establish the Main Street Business District. This new revenue source will be used throughout the District to improve public infrastructure, and ameliorate the worsening physical conditions found here. Further, the Business District will provide financial stimulus needed to help overcome the loss of the Chicago Bears summer training camp, orient development and redevelopment efforts along the community’s main commercial thoroughfare, assist in the realization of the “Bourbonnais Community Campus Plan”, and take advantage of opportunities to redevelop areas adjacent to Olivet Nazarene University for mixed use development.



Main Street Business District
 Business District Plan
 Village of Bourbonnais, Illinois

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


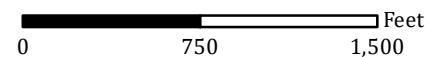
-  Municipal Boundary
-  District Boundary
-  Parcel

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 Main Street Business District (the “District”) and the Main 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, as well as new housing;
- 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 252 parcels in the Village. The District is located along the frontage of Main St. NW (Illinois Route 102) and S. Main St. (US Route 45/52), between Career Center Rd./Briarcliff Ln. on the north and North St. 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”) within the District will include privately developed commercial (retail and service-related) 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;
- 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 retail and commercial buildings and related site improvements;
- Development of a hotel and related site improvements;

- Development of mixed-use projects (first floor retail/commercial uses, with residential above such uses) and related site improvements;
- Development of single-family attached residential buildings and related site improvements;
- Development of independent-living/retirement condominiums and related site improvements;
- Development of entertainment and arts facilities and related site improvements;
- Development of convenience-oriented businesses and services, and related site improvements, to serve the portion of the area in and around Olivet Nazarene University;
- Implementation of the private portion of the Village's "Bourbonnais Community Campus Plan";
- Rehabilitation and reconstruction of buildings, ancillary structures and site improvements; and,
- Improvements to private driveways, ingress and egress points and parking lots.

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

- Property assembly;
- Improvements to Village infrastructure serving the District, including but not limited to sanitary sewer lines, manholes and lift stations, storm water sewers/drainage systems and detention areas, water mains and hydrants, sidewalks, trails, traffic control devices, and improvements to roadways and intersections (curbs, gutters, curb cuts, turn lanes);
- Re-construction of an historic structure located on Stratford Drive;
- Implementation of the "Bourbonnais Community Campus Plan";
- Development of a "Way Finding" system within the District;

- Extension of Village infrastructure, including but not limited to sanitary sewers, storm water sewers/drainage systems and detention areas, water mains, roads, curbs, gutters, sidewalks, crosswalks, trails, pedestrian bridge(s), traffic control signage, pavement markings, street lighting, and other appurtenances to parts of the District not currently served; 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 “Main 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 \$24,700,000.

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.

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	\$800,000
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	\$3,200,000
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	\$3,000,000
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	\$3,000,000
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	\$3,000,000
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	\$8,700,000
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>	\$24,700,000

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 \$24,700,000 plus any additional increase in this figure permitted in the Law for any interest and other financing costs as may be required.

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 Main Street Business District (the “District”) consists of 252 parcels in the Village of Bourbonnais (the “Village”), generally positioned along the frontage of Main St. NW (Illinois Route 102) and S. Main St. (US Route 45/52), between Career Center Rd./Briarcliff Ln. on the north and North St. on the south. The location of this approximately 225 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”) in August of 2020.

D. The Area Proposed for the Business District

The area proposed for designation of a business district is approximately 225 acres in size, and includes, generally, the frontage properties on Main St. NW (Illinois Route 102) and S. Main St. (US Route 45/52). between Career Center Rd./Briarcliff Ln. on the north and North St. on the south. This portion of the Village contains 252 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

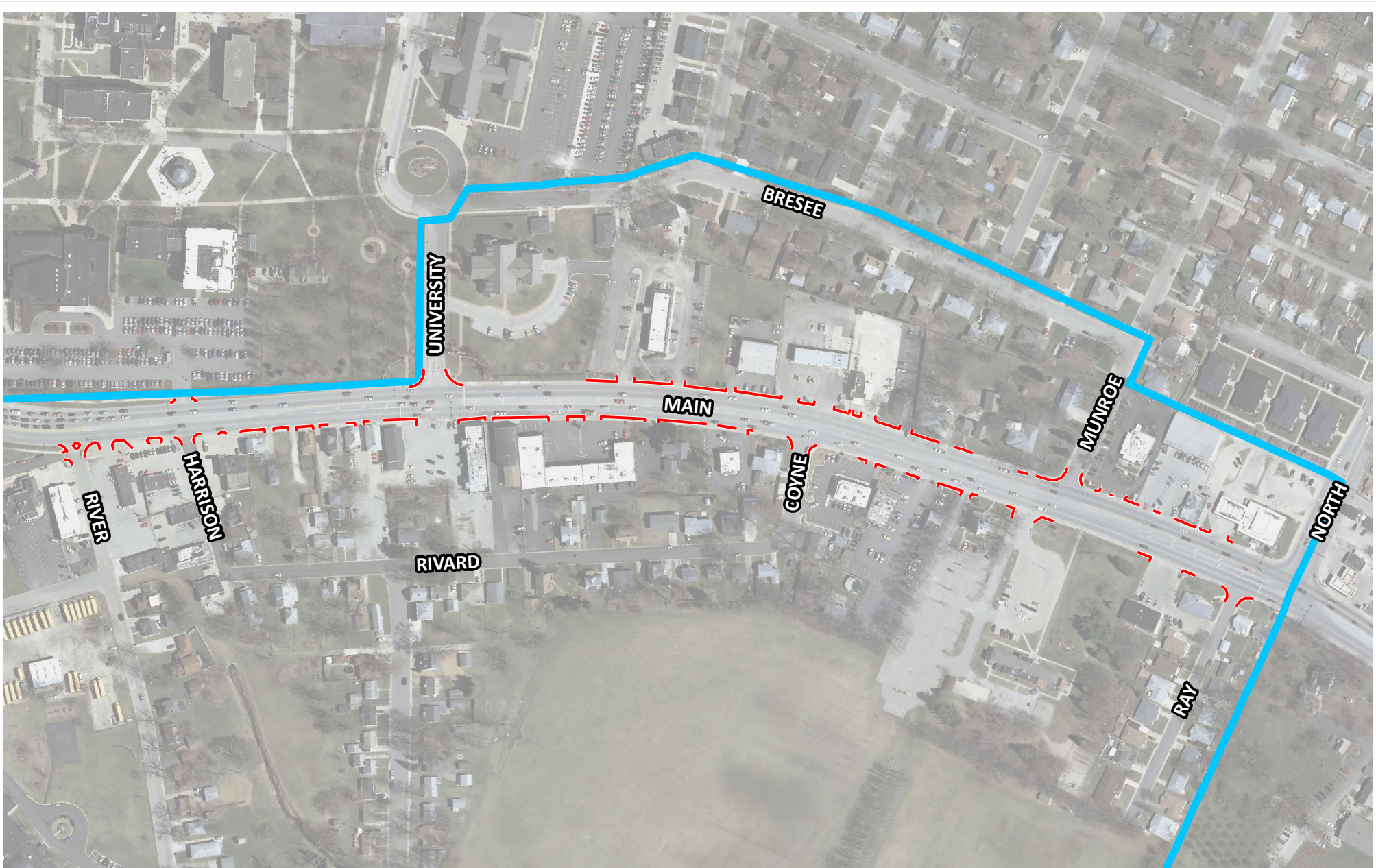
The street layout in the District is inadequate. The lack of appropriate access control on S Main St. (US Route 45/52), one of the Village’s major arterial roadways), as shown by the excessive number of curb cuts, close proximity of ingress/egress points, and poorly designed driveways, demonstrates the inadequacy of the street layout (see **Exhibit C – Ingress/Egress**). Along a 2,500 foot stretch of S. Main St. (US Route 45/52), between W. River St. and North St., there are 35 private ingress/egress points and seven public right-of-way intersections serving 32 businesses (on both sides of the road), each such point separated by an average of approximately 59 feet. The Transportation Research Circular No. 456 (Driveway and Street Intersection Spacing, 1996) recommends 300-500 feet of spacing between access points along major arterial roads. Furthermore, information provided by the Village Police Department shows more than 250 automobile accidents occurring along this stretch of S. Main St. (US Route 45/52) between 2014 and 2020. The positioning of these private ingress/egress points, and public rights-of-way access, create an instance of a defective and inadequate street layout.

Information provided by the Village Police Department shows over 1,000 traffic accidents, total, within the District, within the years 2014 through 2020, 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:

- Areas of unenclosed, easily accessed open storage of building materials (siding, bricks, boards, beams, conduit, paint buckets) and miscellaneous debris (barrels, boxes, buckets, chemical containers, cinder blocks, crates, ladders, pallets, refrigerators, storage containers, tires) 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.



Main Street Business District
 Business District Plan
 Village of Bourbonnais, Illinois

EDIR
 Economic Development Resources



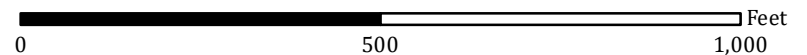
-  District Boundary
-  Ingress/Egress



EXHIBIT C
Ingress/Egress



- Information provided by the Village documents over 16,000 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 32 pieces of such infrastructure (box drains, curbs, drainage inlets, and manholes) which are graded “fair to poor”. These conditions increase the occurrence of storm water flooding and lead to increase costs associated with water treatment.
- Parking stall lines are lacking (or extremely faded and so, non-functional) in 45 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 27 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 the District is also shown in the more than 1,000 automobile accidents (between the years 2014 and 2020) reported by the Village Police Department within the District.
- Garbage trash cans, dumpsters, and grease traps without proper enclosures at 60 locations within District, and easily accessed storage of miscellaneous debris and pools of standing water, also attract animals and create breeding grounds for insects.
- Traffic striping and pedestrian crosswalks in the public rights-of-ways are heavily worn and faded throughout the District, reducing the visibility of these safety measures, and creating an unsafe condition for vehicular and pedestrian traffic within the District.
- Site visits in August 2020 identified 72 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 108 of the 169 buildings (63%) 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 wooden cornice of the building located on parcel 17-08-24-200-023 is rotting and is loose; the wooden façade is rotting and boards are missing in places; the overhead awning is sagging; light standards are rusted hanging from the overhead awning, exposing wiring; and, brick walls are missing mortar-joints;
- Metal flashing along the roofline is torn and missing on the building located on parcel 17-09-19-116-007; soffits are damaged and missing in multiple locations; a door handle on the southern elevation is broken and dangling from the door; a door frame on the eastern elevation is rotting; and, downspouts drain directly onto the building foundation, causing erosion at its base;
- Cracks are present on the southern elevation wall of the building located on parcel 17-09-19-100-270 in walls; hand/safety railing is bent and rusted; and, windows are broken on the eastern elevation;
- The brick wall on the southern elevation of the building located on parcel 17-09-19-100-169 is missing mortar-joints; and, stucco walls show cracks and in some places, holes are present;
- The roofing of the overhead awning of the building located on parcel 17-09-19-100-167 is missing tiles in multiple locations; cracks are present in the stucco façade; and, light standards are broken;
- Downspouts are missing from the building located on parcel 17-09-19-100-203, allowing water to run down exterior walls, causing erosion of the bricks and mortar-joints; cracks are present in exterior walls; window sills are cracked and broken on the northern elevation; and, the door frame for the carwash bay is rotting and sagging from building;
- The building located on parcel 17-09-19-111-001 has a rotting wood cornice, and in some places, holes are present; window and door frames are rotting wood; and, brick and concrete walls are cracked;
- The chimney crown is rusted on the building located on parcel 17-09-19-401-025; gutters are loose from the roofline; and, a light standard is broken and missing;

- Exterior walls on the western elevation of the building located on parcels 17-09-19-408-029, 17-09-19-408-030, and 17-09-19-408-031 are cracked in multiple locations; door frames are rusted; and, downspouts are draining directly onto the building foundation;
- Shingles on the roof of the building located on parcel 17-09-19-409-021 are heavily worn and are loose, in some places; and, downspouts are draining directly onto the building foundation;
- The shingles on the roof of the ancillary building located on parcel 17-09-19-410-011 are rotting; gutters are rusted and on the southern and western elevations, missing entirely, allowing water to drain directly onto the foundation; a window is broken and has been covered in plywood; and, a large crack has formed on the northern elevation;
- The façade of the building located on parcel 17-09-19-410-005 is rotting wood; and, cracks are present on the walls of the western elevation;
- HVAC units on the roof of the building located on parcel 17-09-20-315-001 are rusting; exterior stucco walls have holes; a wooden addition on the northern elevation is rotting; and, portions of the foundation are cracked and crumbling;
- A wooden sign on the front façade of the building located on parcel 17-09-20-315-026 is rotting; metal flashing on the fascia is dented and bent; and metal exterior walls are dented and bent;
- The metal façade of the building located on parcel 17-09-19-415-016 is dented and bent; garage doors are bent and rusting; and, concrete pedestals are cracked and broken;
- A cloth awning on the building located on parcel 17-09-19-406-051 is ripped, tattered, and is non-functional; and, an entryway door/window on the western elevation is missing and has been covered with plywood;
- Wooden trim surrounding the top of the building located on parcel 17-09-19-406-048 is rotting and loose; and, cracks are present in all exterior (and in one place, interior) walls;
- Shingles on the roof of the building located on parcels 17-09-19-403-031 and 17-09-19-403-036 are rotting; railing on multiple porches/decks is rotting; and, downspouts are draining directly onto the building foundation;

- Wiring is exposed on the façade of the e building located on parcel 17-09-19-201-055; tiling on the western elevation is broken, and in some places, missing entirely; and, vinyl siding is cracked and broken throughout, with some holes present; and,
- A chimney crown on a building located on parcel 17-09-19-108-010 is rusted; wooden door and window frames are rotting wood; and, downspouts are draining onto the building foundation in at least one location.

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 and sidewalks, both public and private. Additionally, traffic striping and pedestrian crosswalks are heavily worn and faded throughout the District.

4. Improper Subdivision or Obsolete Platting

Improper subdivision affects 15 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.

An additional ten parcels (17-09-19-409-024; 17-09-19-409-025; 17-09-19-410-014; 17-09-19-111-005; 17-09-19-100-171; 17-09-19-415-024; 17-09-19-100-271; 17-09-19-100-170, 17-09-19-100-172; 17-09-19-100-169) are obsolete platting 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:

- Areas of unenclosed, easily accessed open storage of building materials (siding, bricks, boards, beams, conduit, paint buckets) and miscellaneous debris (barrels, boxes, buckets, chemical containers, cinder blocks, crates, ladders, pallets, refrigerators, storage containers, tires) 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 16,000 linear feet of vitrified clay pipe (an antiquated material) carrying sanitary sewage within the District, making this utility system more susceptible to failures thus endangering life and property.

- Information provided by the Village on the condition of storm water infrastructure within the District identifies 32 pieces of such infrastructure (box drains, curbs, drainage inlets, and manholes) which are graded “fair to poor”. These conditions increase the occurrence of storm water flooding, imperiling life and property, and leading to rising costs associated with water treatment.
 - Parking stall lines are lacking (or extremely faded and so, non-functional) in 45 locations in the District, providing no guidance to traffic traversing parking lots and drive lanes, making endangering pedestrians and vehicular traffic in these areas. Further, parking stops are lacking or loose from their moorings in 27 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.
 - More than 1,000 automobile accidents (between the years 2014 and 2020) were reported by the Village Police Department within the District.
 - Garbage trash cans, dumpsters, and grease traps without proper enclosures at 60 locations within District, and easily accessed storage of miscellaneous debris and pools of standing water, also attract animals and create breeding grounds for insects.
 - Traffic striping and pedestrian crosswalks in the public rights-of-ways are heavily worn and faded throughout the District, reducing the visibility of these safety measures, and jeopardizing vehicular and pedestrian traffic within the District.
 - Site visits in August 2020 identified 72 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 Main St. NW (Illinois Route 102) and S. Main St. (US Route 45/52), these factors constrain development (and redevelopment) in the District. Eight parcels located within the District are under-developed or developed in a manner not compatible with contemporary standards and requirements, and 19 parcels remain vacant. Such parcels amount to over 28% of the privately-owned land within the District being vacant or underutilized. Together, then, these factors 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 well maintained, contemporary 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 noted in this Study are an impediment to the sale and redevelopment of the developed properties in this 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 one of the Village's main commercial roadways Main St. NW (Illinois Route 102) and S. Main St. (US Route 45/52), the combination of conditions noted above lessen the amount of land developed in the in this prime commercial portion of the Village, as over 28% of the privately-owned land within the District is vacant or underutilized.

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 Main Street Business District:

- The area to be designated as the Main 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

MAIN STREET BUSINESS DISTRICT LEGAL DESCRIPTION

A tract of land being a part of Sections 18, 19, 20, and part of the Mesheketeno Reservation, in Township 31 North, Range 12 East of the Third Principal Meridian and a part of Sections 13, 24 and part of the Mesheketeno Reservation, in Township 31 North, Range 11 East of the Third Principal Meridian, in the Village of Bourbonnais, in Kankakee County, Illinois, more particularly described as follows: Commencing at the Southeast 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 49 degrees 10 minutes 18" East along the Southeasterly line of said Lot 2 a distance of 37.38 feet to the Northwest corner of Lot 1 of Bonville Resubdivision, being a part of Lot 22 of the Subdivision of the South Half of Original Lot 1 of the Subdivision of the Mesheketeno Reservation, Township 31 North, Range 12 East of the Third Principal Meridian in the Village of Bourbonnais, State of Illinois; thence South 31 degrees 52 minutes 42 seconds East along the Westerly line of said Bonville Resubdivision and said line extended a distance of 797.61 feet to a point on the Westerly line of Lot 28 of the Original Town of Bourbonnais, being a part of Original Lot 1 of the Mesheketeno Reservation, in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 59 degrees 58 minutes 57 seconds East a distance of 150.02 feet to a point on the Easterly line of Lot 27 of said Town of Bourbonnais; thence South 31 degrees 52 minutes 42 seconds East along said Easterly line a distance of 57.44 feet to the Southeast corner of said Lot 27; thence South 64 degrees 13 minutes 12 seconds East a distance of 110.49 feet to a point on the Easterly right of way of U.S Route 45 & 52, per Illinois Department of Transportation Right of Way Plans and Document Number 91-04715, said point being on a curve having a radius of 430.00 feet, a chord bearing of South 12 degrees 45 minutes 46 seconds West and a chord distance of 193.72 feet; thence Southwesterly along said curve to the left along said Easterly right of way line a distance of 195.39 feet to a point; thence continuing South 10 degrees 49 minutes 59 seconds East along said right of way line a distance of 75.00 feet to a point; thence continuing South 21 degrees 49 minutes 39 seconds East along said right of way line a distance of 190.43 feet to a point; thence continuing South 28 degrees 06 minutes 38 seconds East along said right of way line a distance of 321.08 feet to a point; thence continuing South 27 degrees 39 minutes 46 seconds East along said right of way line a distance of 85.48 feet to a point; thence continuing South 29 degrees 13 minutes 53 seconds East along said right of way line a distance of 103.10 feet to a point being on a curve having a radius of 3167.69 feet, a chord bearing of South 28 degrees 12 minutes 15 seconds East and a chord distance of 113.56 feet; thence Southeasterly along said curve to the right along said Easterly right of way line a distance of 113.57 feet to a point; thence continuing North 62 degrees 49 minutes 22 seconds East along said right of way line a distance of 3.00 feet to a point being on a curve having a radius of 3170.69 feet, a chord

bearing of South 26 degrees 55 minutes 47 seconds East and a chord distance of 27.39 feet; thence Southeasterly along said curve to the right along said Easterly right of way line a distance of 27.39 feet to a point; thence continuing South 53 degrees 13 minutes 29 seconds East along said right of way line a distance of 4.47 feet to a point on the Northwesterly right of way line of University Avenue; thence North 66 degrees 04 minutes 24 seconds East along said right of way line a distance of 327.98 feet to a point on the Westerly right of way line of Breese Avenue extended Northwesterly; thence South 27 degrees 13 minutes 21 seconds East along said right of way line a distance of 106.55 feet to a point; thence North 62 degrees 46 minutes 39 seconds East a distance of 60.00 feet to the Northwesterly corner of Lot 12, Block 3 of College Addition to the Village of Bourbonnais being a Subdivision of that part of Lots 1, 2, and 3 of L. C. Looker's Survey of lands in Section 20 and in the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois, being on the Easterly right of way of Breese Avenue; thence South 27 degrees 13 minutes 21 seconds East along said right of way line a distance of 319.48 feet to the Northwest corner of Lot 1, Block 8 of Collegedale Subdivision, Second Addition, being a part of Lot 31 of the Subdivision of the Original Lot 28 of the Mesheketeno Reservation in Bourbonnais, Illinois, as recorded in Book A, Page 46 and 47 of the Kankakee County Recorder's Records; thence continuing South 44 degrees 17 minutes 45 seconds East along said right of way line a distance of 149.42 feet to a point 3.49 feet Southeast of the Southwest corner of said Lot 1; thence continuing South 07 degrees 23 minutes 45 seconds East along said right of way line a distance of 372.63 feet to a point 3.83 feet North of the Northwest corner of said Lot 4, Block 4 of Collegedale Subdivision, First Addition, being a part of Lot 31 of the Subdivision of the Original Lot 28 of the Mesheketeno Reservation in Bourbonnais, Illinois, as recorded in Book A, Page 46 and 47 of the Kankakee County Recorder's Records; thence continuing South 00 degrees 01 minutes 45 seconds East along said right of way line a distance of 623.83 feet to a point on the South right of way line of Monroe Street; thence South 89 degrees 45 minutes 47 seconds West along said South right of way line a distance of 100.00 feet to the Northeast corner of Lot 2, Block 1 of Collegedale Subdivision, being a part of Lot 31 of the Subdivision of the Original Lot 28 of the Mesheketeno Reservation in Bourbonnais, Illinois, as recorded in Book A, Page 46 and 47 of the Kankakee County Recorder's Records; thence South 00 degrees 01 minutes 45 seconds East along the West line of said Lot 2 and the East alley line of Block 6 of Numa Ray Resubdivision of Numa Ray Subdivision of Francis Marcotte Estate Lands of a part of the Mesheketeno Reservation and part of Section 20, Township 31 North, Range 12 East of the Third Principal Meridian, per Plat recorded October 21, 1942, in Book E, Page 73, in Kankakee County, Illinois, a distance of 474.59 feet to the South line of Original Lot 27 of the Mesheketeno Reservation extended East; thence South 89 degrees 40 minutes 10 seconds West along said South line a distance of 1,550.74 feet to the Southeast corner of Lot 24 of Villa Brook Subdivision, being A Subdivision of part of Lots 52 and 54 of the Mesheketeno Reservation, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 00 degrees 06 minutes 29 seconds East along the East line of said Villa Brook Subdivision and East line of Bor-Bo-Ne Manor, being a part of Lots 23 and 51 of J. K. Croswell Subdivision of Original Lot 27 of the Mesheketeno Reservation, Township 31 North, Range 12 East of the

Third Principal Meridian, in Kankakee County, Illinois, a distance of 1,425.82 feet to a point on the North right of way line of Toni Street in Clyde Berg's Subdivision, as Platted of record November 20, 1948, recorded in Plat Book "B" Page 75, records of Kankakee County, Illinois, situated in the Village of Bourbonnais, Kankakee County, Illinois; thence South 66 degrees 58 minutes 39 seconds West along said North right of way line a distance of 40.98 feet to a point being on a curve having a radius of 100.00 feet, a chord bearing of North 71 degrees 06 minutes 26 seconds West and a chord distance of 133.61 feet; thence Northwesterly along said curve to the right along said North right of way line a distance of 146.31 feet to a point on the Easterly right of way line of Bisailon Avenue in Narcisse C. Rivard's Subdivision in the Village of Bourbonnais, Kankakee County, Illinois; thence North 29 degrees 11 minutes 31 seconds West along said Easterly right of way line a distance of 87.96 feet to the Southwest corner of Lot 3 of said Narcisse C. Rivard's Subdivision; thence North 60 degrees 49 minutes 24 seconds East along the South line of said Lot 3 a distance of 115.53 feet to the Southeast corner of said Lot 3; thence North 29 degrees 30 minutes 21 seconds West along the Easterly line of said Lot 3 extending North a distance of 261.59 feet to a point on the Northerly right of way line of River Street; thence South 60 degrees 48 minutes 29 seconds West along said North right of way line a distance of 52.62 feet to the Southeast corner of Lot 1 of Tetrault's Addition to the Village of Bourbonnais, being a part of Lot 14 of the Subdivision of Original Lot 27 of the Mesheketeno Reservation, in Kankakee County, Illinois; thence North 36 degrees 21 minutes 31 seconds West along the Easterly line of said Lot 1 a distance of 239.43 feet to the Northeast corner of said Lot 1, also being a point on the Southerly line of Lot 11 of Drake's Second Addition to the Village of Bourbonnais, being a part of Lot 10 of J.K. Crowell's Subdivision of Original Lot 26 of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 59 degrees 39 minutes 29 seconds East along said South line a distance of 26.45 feet to the Southeast corner of said Lot 11; thence North 30 degrees 05 minutes 53 seconds West along the Easterly line of said Lot 11 a distance of 158.33 feet to the Northeast corner of said Lot 11; thence North 59 degrees 54 minutes 07 seconds East along the Northerly line of Lot 10 of said Drake's Second Addition a distance of 4.15 feet to a point on Northerly line of said Lot 10, also being a point on the Easterly line of Lot 22 of said Drake's Second Addition extended; thence North 30 degrees 05 minutes 53 seconds West along said Easterly line extended a distance of 198.50 feet to the Northeast corner of said Lot 22; thence South 59 degrees 54 minutes 07 seconds West along the Northerly line of said Drake's Second Addition a distance of 180.00 feet to the Northwest corner of Lot 20 of said Drake's Second Addition; thence North 30 degrees 05 minutes 53 seconds West along the Easterly line of Lot 56 of Oak Run Estates, Third Addition, being a part of Lots 2 and 3 Original Lot 2 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, a distance of 200.00 feet to the Southwest corner of Lot 4 of Oak Run Estates, Twelfth Addition being a Subdivision of a part of Lots 2 and 3 Original Lot 2 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 47 degrees 42 minutes 07 seconds East along the Southerly line of said Lot 4 a distance of 135.00 feet to the Southeast corner of said Lot 4; thence North 55 degrees

26 minutes 53 seconds West along the Northerly line of said Lot 4 a distance of 6.04 feet to the Southeast corner of Lot 6 of Olde Oak Commons, as delineated on the Survey set forth as Exhibit B of the declaration of Condominium Ownership of Oak Run Estates Fourteenth Addition, and recorded June 6, 2000, as Document No. 2000-09161 in the Office of the Recorder of Deeds of Kankakee County, Illinois, together with an undivided ten percent interest in the Common Elements of said parcel; thence North 48 degrees 03 minutes 00 seconds East along the Easterly line of said Olde Oak Commons a distance of 184.00 feet to a point; thence continuing North 17 degrees 02 minutes 57 seconds East along the Easterly line of said Olde Oak Commons a distance of 24.00 feet to a point; thence continuing South 76 degrees 35 minutes 58 seconds East along the Easterly line of said Olde Oak Commons a distance of 43.00 feet to a point; thence continuing North 02 degrees 39 minutes 53 seconds East along the Easterly line of said Olde Oak Commons a distance of 143.24 feet to the Northeast corner of Lot 3 of said Olde Oak Commons; thence North 57 degrees 45 minutes 07 seconds West along the Northerly line of said Olde Oak Commons a distance of 194.14 feet to the Northerly corner of Lot 1 of said Olde Oak Commons, also being a being on a curve having a radius of 250.00 feet, a chord bearing of North 36 degrees 05 minutes 28 seconds East and a chord distance of 41.74 feet; thence Northeasterly along said curve to the left along the Easterly right of way line of Olde Oak Drive a distance of 41.79 feet to a point; thence North 31 degrees 18 minutes 07 seconds East along said Easterly right of way line a distance of 34.35 feet to a point; thence North 53 degrees 18 minutes 53 seconds West a distance of 160.27 feet to a point; thence North 31 degrees 18 minutes 07 seconds East a distance of 80.00 feet to a point; thence North 53 degrees 18 minutes 53 seconds West a distance of 253.01 feet to a point; thence South 49 degrees 09 minutes 07 seconds West a distance of 80.57 feet to the Northeast corner of Outlot 1 of Oak Run Estates, being a part of Lot 1 of Original Lot 2, Lots 8, 9, 10 and 11 of Original Lot 3 and part of Lot 1 of Original Lot 25 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 11 and 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 55 degrees 08 minutes 53 seconds West along the North line of said Outlot 1 and extended, a distance of 363.69 feet to a point on the Westerly right of way line of Oak Run Drive in said Oak Run Estates, also being on a curve having a radius of 60.00 feet, a chord bearing of South 31 degrees 23 minutes 12 seconds West and a chord distance of 7.03 feet; thence Southwesterly along said curve to the left along said Westerly right of way line a distance of 7.03 feet to a point; thence South 28 degrees 08 minutes 07 seconds West along said Westerly right of way line a distance of 160.00 feet to the Northeast corner of Lot 23 of said Oak Run Estates; thence North 61 degrees 51 minutes 53 seconds West along the Northerly line of said Oak Run Estates a distance of 312.00 feet to the Northwest corner of Lot 20 of said Oak Run Estates, said point also being the Northeast corner of Lot 45 of Oak Run Estates, First Addition, being a part of Lot 1 of Original Lot 2, part of Lots 8, 9, 10 and 11 of Original Lot 3, part of Original Lot 24, and part of Lot 1 of Original Lot 25 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 82 degrees 55 minutes 07 seconds West along the Northerly line of said Lot 45 a distance of 110.00 feet to the Northwest corner of said Lot 45, also being the Southeast corner of Lot 100 of Oak Run

Estates, Seventh Addition, being a part of Original Lot 3 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 06 degrees 45 minutes 07 seconds East along the East line of said Lot 100 a distance of 254.70 feet to the Northeast corner of said Lot 100; thence North 43 degrees 44 minutes 53 seconds West along the North line of said Lot 100 a distance of 213.85 feet extended to a point on the Westerly right of way line of Stratford Drive East; thence South 26 degrees 15 minutes 07 seconds West along said right of way line a distance of 89.85 feet to a point on a curve having a radius of 182.53 feet, a chord bearing of South 14 degrees 32 minutes 37 seconds West and a chord distance of 74.08 feet; thence Southwesterly along said curve to the left along said Westerly right of way line a distance of 74.60 feet to a point on a curve having a radius of 140.00 feet, a chord bearing of South 34 degrees 01 minutes 24 seconds West and a chord distance of 145.00 feet; thence Southwesterly along said curve to the right along said Westerly right of way line a distance of 152.41 feet to a point; thence South 65 degrees 12 minutes 42 seconds West along now Northerly right of way line of Stratford Drive East a distance of 317.06 feet to a point on a curve having a radius of 250.00 feet, a chord bearing of South 77 degrees 22 minutes 09 seconds West and a chord distance of 105.30 feet; thence Southwesterly along said curve to the right along said North right of way line a distance of 106.09 feet to a point; thence South 89 degrees 31 minutes 36 seconds West along said North right of way line a distance of 80.00 feet to a point on a curve having a radius of 98.29 feet, a chord bearing of North 74 degrees 29 minutes 24 seconds West and a chord distance of 54.13 feet; thence Northwesterly along said curve to the right along said North right of way line a distance of 54.84 feet to a point; thence North 58 degrees 30 minutes 24 seconds West along said North right of way line a distance of 27.80 feet to a point on a curve having a radius of 160.00 feet, a chord bearing of North 72 degrees 59 minutes 03 seconds West and a chord distance of 80.00 feet; thence Northwesterly along said curve to the left along said North right of way line a distance of 80.86 feet to a point; thence North 87 degrees 27 minutes 42 seconds West along said North right of way line a distance of 100.29 feet to a point on a curve having a radius of 340.00 feet, a chord bearing of North 77 degrees 36 minutes 11 seconds West and a chord distance of 116.43 feet; thence Northwesterly along said curve to the right along said North right of way line a distance of 117.01 feet to a point on a curve having a radius of 310.00 feet, a chord bearing of North 78 degrees 59 minutes 10 seconds West and a chord distance of 120.87 feet; thence Northwesterly along said curve to the left along said North right of way line a distance of 121.65 feet to a point; thence South 89 degrees 46 minutes 18 seconds West along said North right of way line a distance of 38.00 feet to a point; thence North 07 degrees 18 minutes 42 seconds West along said North right of way line a distance of 17.90 feet to a point on the Easterly right of way line of William Latham Sr. Drive; thence North 34 degrees 15 minutes 18 seconds East along said Easterly right of way line a distance of 305.92 feet to a point; thence North 52 degrees 20 minutes 42 seconds West a distance of 60.00 feet to a point on the Westerly right of way line of William Latham Sr. Drive; thence North 37 degrees 39 minutes 18 seconds East along said Westerly right of way line a distance of 106.33 feet to the Northeast corner of Briarcliff Professional Center; thence North 52 degrees 18 minutes 17 seconds West along the Northerly line of said Briarcliff Professional Center a distance of

190.00 feet to a point at the Northerly point of said Briarcliff Professional Center, also being a point on the Easterly line of Lot 2 of Briarwood Professional Park, being a part of Lot 1 of Original Lot 3 and a part of Original Lot 8 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 11 and 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 37 degrees 39 minutes 18 seconds East along said Easterly line of a distance of 197.37 feet to the Northeast corner of said Lot 2; thence North 52 degrees 20 minutes 42 seconds West along the Northerly line of said Lot 2 a distance of 246.88 feet to the North corner of said Lot 2; thence North 66 degrees 24 minutes 38 seconds West a distance of 66.00 feet to a point on the Westerly right of way line of Briarwood Lane, also being a point on the Southerly line of Lot 6 of said Briarwood Professional Park, said point being on a curve having a radius of 100.00 feet, a chord bearing of South 49 degrees 07 minutes 53 seconds West and a chord distance of 86.23 feet; thence Southwesterly along said curve to the right along said Southerly line a distance of 89.16 feet to a point on a curve having a radius of 70.00 feet, a chord bearing of North 79 degrees 06 minutes 54 seconds West and a chord distance of 82.88 feet; thence Northwesterly along said curve to the left along said Southerly line a distance of 88.69 feet to the Southwest corner of said Lot 6; thence North 00 degrees 04 minutes 17 seconds West along the West line of said Lot 6 of a distance of 56.65 feet to the Northeast corner of Lot 4 of said Briarwood Professional Park; thence South 89 degrees 55 minutes 43 seconds West along the North line of said Lot 4 of a distance of 187.45 feet to the Northwest corner of said Lot 4; thence South 00 degrees 26 minutes 48 seconds West along the West line of said Lot 4 of a distance of 363.62 feet to the Southwest corner of said Lot 4; thence North 89 degrees 51 minutes 02 seconds West a distance of 646.25 feet to a point on the West right of way line of Briarcliff Lane, also being a point on the East line of Lot 114 of Plum Creek Third Addition, being a Subdivision of part of Original Lot 11 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 11 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 00 degrees 04 minutes 11 seconds West along the West right of way of said Briarcliff Lane a distance of 902.74 feet to the Northeast corner of Lot 33 of Tower Ridge Subdivision, being a Subdivision of part of Plum Creek Second Addition, all of Plum Creek Fifth Addition and part of Original Lot 11 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 11 and 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 89 degrees 56 minutes 34 seconds West along the North line of said Lot 33 a distance of 150.63 feet to a point on the North line of Lot 32 of said Tower Ridge Subdivision; thence North 00 degrees 03 minutes 26 seconds East a distance of 60.00 feet to the Southwest corner of Lot 1 of said Tower Ridge Subdivision, being a point on a curve having a radius of 297.06 feet, a chord bearing of North 22 degrees 31 minutes 53 seconds West and a chord distance of 223.03 feet; thence Northwesterly along said curve to the left a distance of 228.63 feet to the Southwest corner of Lot 3 of said Tower Ridge Subdivision; thence North 28 degrees 19 minutes 44 seconds East along the West line of said Lot 3 a distance of 115.13 feet to the Northwest corner of said Lot 3; thence North 22 degrees 11 minutes 40 seconds East along the East line of Lot 5 of said Tower Ridge Subdivision a distance of 168.50 feet to the Northeast corner of said Lot 5; thence South 68 degrees 09 minutes 25 seconds East a distance of 33.20 feet to a point; thence North 00 degrees 04

minutes 25 seconds West a distance of 131.01 feet to the South right of way line of Route 102 per Document Number 84-03517; thence North 65 degrees 50 minutes 17 seconds West along said South right of way line a distance of 78.96 feet to the Northeast corner of Lot 6 of said Tower Ridge Subdivision; thence North 22 degrees 34 minutes 15 seconds East a distance of 101.18 feet to the North right of way line of Route 102 per Document Number 84-03850; thence South 67 degrees 25 minutes 45 seconds East along said North right of way line a distance of 77.44 feet to a point; thence North 52 degrees 34 minutes 34 seconds East along said North right of way line a distance of 67.81 feet to the Southeast corner of Lot 137 of Bon Vivant Bordeaux Subdivision, being a Subdivision of part of the East Half of Section 13, and a part of the Mesheketeno Reservation in Township 31 North, Range 11 East of the Third Principal Meridian, in Kankakee County, Illinois, said point being on a curve having a radius of 2824.79 feet, a chord bearing of North 00 degrees 34 minutes 04 seconds East and a chord distance of 144.96 feet; thence Northeasterly along said curve to the left a distance of 144.98 feet to a point; thence North 00 degrees 54 minutes 09 seconds West along said North right of way line a distance of 21.13 feet to a point; thence North 89 degrees 58 minutes 43 seconds East a distance of 497.59 feet to a point; thence South 00 degrees 07 minutes 25 seconds East a distance of 71.20 feet to a point on the South line of Section 18, Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence North 89 degrees 24 minutes 23 seconds East along said South line a distance of 189.15 feet to the Northwest corner of Lot 2A of Almar Park Revised, being a Subdivision of part of the Southwest Fractional Quarter of Section 18, and part of Original Lots 7 and 8 of Bela T. Clark's Subdivision of the Mesheketeno Reservation in Township 31 North, Range 11 and 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 00 degrees 55 minutes 45 seconds East along the West line of said Lot 2A a distance of 105.28 feet to the Southwest corner of said Lot 2A; thence South 65 degrees 52 minutes 38 seconds East along the South line of said Lot 2A a distance of 331.11 feet to a point on the South line of Lot 1A of said Almar Park Revised; thence South 00 degrees 40 minutes 20 seconds West a distance of 140.82 feet to a point; thence South 57 degrees 16 minutes 23 seconds East a distance of 336.42 feet to a point on the Westerly right of way line of Almar Parkway in Newberry Park Unit One, being a Subdivision of part of Original Lots 7 and 8 in the Subdivision of the Mesheketeno Reservation as platted by Bela T. Clark, in Township 31 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois; thence South 35 degrees 12 minutes 40 seconds West along said Westerly right of way line a distance of 22.56 feet to a point on the Southerly line of Lot 1 of said Newberry Park Unit One extended Westerly; thence South 54 degrees 47 minutes 38 seconds East along said Southerly line of Lot 1, a distance of 313.65 feet to the Southeast corner of said Lot 1; thence North 39 degrees 07 minutes 02 seconds East along the Easterly line of said Lot 1, a distance of 127.44 feet to a point; thence South 54 degrees 47 minutes 38 seconds East a distance of 455.69 feet to a point on the Westerly right of way line of William Latham Sr. Drive; thence North 39 degrees 07 minutes 02 seconds East along said Westerly right of way line a distance of 150.00 feet to the Southeast corner of said Lot 4 of Newberry Park Unit Two, being a Subdivision of part of Original Lots 6 and 7 in the Subdivision of the Mesheketeno Reservation as platted by Bela T. Clark, in Township 31 North, Range 12 East of the Third

Principal Meridian, in Kankakee County, Illinois, said point being on a curve having a radius of 1,161.34 feet, a chord bearing of North 45 degrees 36 minutes 03 seconds East and a chord distance of 262.28 feet; thence Northeasterly along said curve to the right a distance of 262.84 feet to the Northeast corner of said Lot 4; thence South 54 degrees 47 minutes 38 seconds East along the North line of said Lot 4 extended Easterly, a distance of 104.89 feet to a point on the Easterly right of way line of William Latham Sr. Drive on Lot 9 of Bourbonnais Towne Centre Subdivision, said point being on a curve having a radius of 1,061.34 feet, a chord bearing of South 51 degrees 16 minutes 40 seconds West and a chord distance of 90.28 feet; thence Southwesterly along said curve to the left a distance of 90.36 feet to the Northwest corner of said Lot 9; thence South 54 degrees 10 minutes 43 seconds East along the Southerly line of said Lot 9, a distance of 1,184.58 feet to the Northwest corner of Lot 1 of Brown Boulevard Business Park, being a Subdivision of par 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 35 degrees 49 minutes 22 seconds West along the Westerly line of said Lot 1 extending Southerly a distance of 388.62 feet to the Northwest corner of the South 30.00 feet of Lot 9 of Bourbonnais Towne Centre Subdivision; thence South 54 degrees 18 minutes 42 seconds East along the North line of the South 30.00 feet of said Lot 9, a distance of 293.48 feet to a point on the Easterly right of way of Brown Boulevard on the Westerly line of Lot 1 of said Bourbonnais Towne Centre Subdivision; thence South 49 degrees 10 minutes 18 seconds West along the Westerly line of said Lot 1, a distance of 33.17 feet to a point; thence South 54 degrees 18 minutes 42 seconds East a distance of 360.00 feet to a point on the Easterly line of said Lot 1; thence North 49 degrees 10 minutes 18 seconds East along the Easterly line of said Lot 1, a distance of 210.22 feet to a point on the Southerly line of Lot 2 of said Bourbonnais Towne Centre Subdivision; thence South 54 degrees 18 minutes 42 seconds East along the Southerly line of said Lot 2, a distance of 400.00 feet to the point of beginning, containing 225.8 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
121 W MARSILE ST LLC	Developer
801 MAIN STREET LLC	Developer
AHLDEN JEFFREY S	Developer
ALEXANDER REAL PROPERTIES LLC	Developer
ALLENBAUGH PHILIP H JR	Developer
ANDRE JOSEPH	Developer
ANDREWS KATHY L	Developer
ASCHER ENTERPRISES LLC	Developer
ATG TRUST CO TR#LT0140	Developer
AYRES NICOLE J	Developer
B AZZARELLI FAMILY LTD PARTNERSHIP	Developer
BACON DONALD D	Developer
BARRIOS BALDOMERO	Developer
BORDEAUX EST HOMEOWNERS ASSOC	Developer
BOUDREAU DAVID E	Developer
BOURBONNAIS SHOPS LLC	Developer
BROWN BILLY L	Developer
BROWNSEY ALLISON M	Developer
CASTEEL BETTY L	Developer
CENTRAL CHRISTIAN CHURCH	Developer
CHICAGO TITLE LT#3424	Developer
CHRISTINE A CAREY TRUST	Developer
CLANCY GERNON FUNERAL HOME INC	Developer
CLOTT LAURA A	Developer
DACVAC LLC	Developer
DANIELL BARBARA L	Developer
DIMIKI LLC	Developer
DONLINS T J	Developer
DROZDA ROBERT J JR	Developer

Developer, User or Tenant	Description
ECONOMOS LULA	Developer
ELITE COMMUNITY CREDIT UNION	Developer
EVERLY JOHN D	Developer
FAMILY MOVIE VIDEO CLUB INC	Developer
FIRST AMERICAN BK OF KANKAKEE	Developer
FONTAINE BARBARA	Developer
FRANCHISE REALTY INVESTMENT TR-IL	Developer
FRANK E & JUNE H CIANCI TRUST	Developer
GAME CODE INC	Developer
GIBSON PATRICK	Developer
GIFFORD FREDERICK	Developer
GIGUERE GERALD R	Developer
GOYTIA 2014 REVOCABLE TRUST	Developer
GRACE UNITED METHODIST CHURCH	Developer
GRAVELINE KEVIN	Developer
GREEN RACHEL C	Developer
GREENWEB SHERRY DEV PARTNERS	Developer
HAMMES JEFFERY	Developer
HARBOR NINE LLC	Developer
HAROLD P LAGESSE TRUST	Developer
HAYMOND WADE M	Developer
HIMES SARAH E	Developer
HOMESTAR BANK TR#1421	Developer
HOMESTAR BANK TR#1531	Developer
HOMESTAR BK & FNCL SERV TR#1779	Developer
HOMESTAR BK & FNCL SERV TR#1799	Developer
HOSPICE OF KANKAKEE VALLEY	Developer
HUBERT ROMAINE L	Developer

Developer, User or Tenant	Description
HULETT NICHOLAS	Developer
IGH PROPERTIES LLC	Developer
IVAN D & ROCHELLE MEYER TRUST	Developer
JACKSON WALTER C	Developer
JAFFE FRED	Developer
JERRY COLBERT REVOCABLE TRUST	Developer
JOHN W SLATER CHARITABLE ANNUITY TR	Developer
JOHNSON THOMAS L	Developer
JORDAN ROGER A	Developer
JUNE STRAYER TRUST	Developer
JURICA HOLDINGS LLC	Developer
KANKAKEE FED SVGS BK TR#LT0009	Developer
KC 1 TRUST	Developer
KISTNER LLOYD D	Developer
KLEIST RALPH J	Developer
KOCSIS BRENDA	Developer
KOELLING ERIK	Developer
KOOSHTARD PROPERTY V LLC	Developer
KRONST ANITA L	Developer
KUTTY AHAMED	Developer
KYROUAC ARMELIA	Developer
KYROUAC JUNE M	Developer
KYROUAC MARK E	Developer
LALUMENDRE JENNIFER A	Developer
LANDIS JAMES	Developer
LAVOIE JAMES	Developer
LEACH DARREL C	Developer
LOGSTON DELAINE DEWITT M	Developer
LOPEZ HEIDY	Developer

Developer, User or Tenant	Description
LUSTIG JAMES J	Developer
MAG REAL ESTATE	Developer
MALZONE ANTHONY D	Developer
MANN SHARON	Developer
MANTOAN JOSEPH	Developer
MARK A CAREY TRUST	Developer
MARTIN O L	Developer
MARVIN GREEN LIVING TRUST	Developer
MASSEY DEBORAH D	Developer
MAST CORINNE A	Developer
MCDONALDS CORP	Developer
MICHAEL JOYCE ENTERPRISES LLC	Developer
MIDLAND STATES BANK	Developer
MINIT MART LLC	Developer
MOKENA PROPERTIES INC	Developer
MONFERDINI JEFFREY F	Developer
MORRIS MONICA E	Developer
MORRIS TRAVIS L	Developer
MORSE CAROL J	Developer
MUNICIPAL TRUST & SVGS BK	Developer
MUNICIPAL TRUST & SVGS BK TR#021109	Developer
MUNICIPAL TRUST & SVGS BK TR#0226	Developer
MUNICIPAL TRUST & SVGS BK TR#0226	Developer
MUNICIPAL TRUST & SVGS BK TR#1042	Developer
MUNICIPAL TRUST & SVGS BK TR#1042	Developer
MUNICIPAL TRUST & SVGS BK TR#1520	Developer
MUNICIPAL TRUST & SVGS BK TR#1885	Developer
MUNICIPAL TRUST & SVGS BK TR#1930	Developer
MUNICIPAL TRUST & SVGS BK TR#2255	Developer

Developer, User or Tenant	Description
MUNICIPAL TRUST & SVGS BK TR#2339	Developer
MUNICIPAL TRUST & SVGS BK TR#2532	Developer
NATIONAL CITY BANK OF MI IL	Developer
NJB REAL ESTATE LLC SERIES K BOUR	Developer
NOBLE STORES LLC	Developer
NOWMAN EDWARD I SR	Developer
OLIVET NAZARENE UNIVERSITY	Developer
ONKEN PATRICIA L	Developer
PEOPLES BANK	Developer
PETERS MARY	Developer
POTTS RAYMOND SR	Developer
R & R CONSTRUCTION	Developer
READER JOHN W	Developer
REGAS NEELEY	Developer
REMLEY PROPERTIES INC	Developer
REWERTS GLEN II	Developer
RNNB LLC	Developer
ROLLINSON DWIGHT E	Developer
S & L PROPERTY MANAGEMENT LLLP	Developer
SALERNO GIANMARCO	Developer
SCHMITT SEAN P	Developer
SCHWOB KURT W	Developer
SHOLD SCOTT A	Developer
SHORES ROBERT L	Developer
SHREFFLER MICHELLE R	Developer
SMIERCIAK DARLENE	Developer
SMITH DAVID J	Developer
SPENCE BARBARA J	Developer
SPENCE JOHN	Developer

Developer, User or Tenant	Description
STATE BANK OF HERSCHER TR#1196	Developer
STATE BANK OF HERSCHER TR#1237	Developer
STONE CLIFFORD	Developer
TRI CITY FOODS INC	Developer
UNITED STATES POSTAL SERVICE	Developer
VAGT FRED M JR	Developer
VANA RICHARD E	Developer
VILLAGE OF BOURBONNAIS	Developer
AIMAN NIROS GYROS INC	User/Tenant
ALDI	User/Tenant
B & J ENTERPRISES/B & J SEWING CENTER	User/Tenant
BARBECK COMMUNICATIONS GROUP INC	User/Tenant
BEEF O'BRADY'S	User/Tenant
BEGGARS PIZZA	User/Tenant
BOURBONNAIS CHIROPRACTIC LTD	User/Tenant
BOURBONNAIS DOUGH CORPORATION	User/Tenant
BOURBONNAIS-IL	User/Tenant
BURGER KING 9441	User/Tenant
CAR CARE CENTER INC	User/Tenant
CARDINAL FITNESS AT BOURBONNAIS LLC	User/Tenant
CIRCLE K #171	User/Tenant
CLANCY-GERNON FUNERAL HOMES INC	User/Tenant
COCKY BULL INC	User/Tenant
COUNTRY FINANCIAL	User/Tenant
DAIRY QUEEN	User/Tenant
EDIBLE ARRANGEMENTS	User/Tenant
EL BURRITO LOCO-BOURBONNAIS INC	User/Tenant
EXOTIC MOBILE INC	User/Tenant
FAMILY VIDEO #62	User/Tenant

Developer, User or Tenant	Description
FLIGHT 102 WINE BAR	User/Tenant
GOODWILL	User/Tenant
HAPPY DAZE HQ LLC BOURBONNAIS	User/Tenant
HONEYBAKED HAM	User/Tenant
HOSPICE	User/Tenant
JCS PHOTOGRAPHY	User/Tenant
JEW2488	User/Tenant
JEWEL FOOD STORE	User/Tenant
JIMMY JOHNS	User/Tenant
KELLY SERVICES	User/Tenant
KINETIC O & P LTD	User/Tenant
KOEHLER SPORTS & SPINAL REHAB CENTER LTD	User/Tenant
LE CHIC CHEVEU	User/Tenant
LITTLE CAESARS PIZZA	User/Tenant
LITTLE ME STUDIO	User/Tenant
MAIN DYNASTY	User/Tenant
MAIN STREET CURRENCY EXCHANGE INC	User/Tenant
MAIN STREET OPTICAL	User/Tenant
MCDONALD'S	User/Tenant
MEYER OPTICAL CO INC	User/Tenant
MI CASA RESTAURNT	User/Tenant
MIDWEST TITLE LOAN	User/Tenant
MINIT MART LLC	User/Tenant
NICHOLE MARIE SALON LLC	User/Tenant
OSCO DRUG STORE #2488	User/Tenant
PEOPLES BANK OF KANKAKEE COUNTY	User/Tenant
PIZZA HUT #032426	User/Tenant
PNC BANK	User/Tenant
ROMES HAIR CARE LLC	User/Tenant

Developer, User or Tenant	Description
SAVAGE & SONS LLC	User/Tenant
SEQUELS QUALITY RESALE	User/Tenant
SHIP IN THE HARBOR LLC	User/Tenant
SOUTH PAW DOG GROOMER INC	User/Tenant
STARBUCKS COFFEE #14413	User/Tenant
STATIC HIGH ENERGY HAIR	User/Tenant
SUBWAY	User/Tenant
SUPERCUTS	User/Tenant
T J DONLINS LTD	User/Tenant
TACO BELL	User/Tenant
THE LIBRARY BAR INC	User/Tenant
THE SHERWIN WILLIAMS CO INC	User/Tenant
U S M N LTD	User/Tenant
UNITED STATE POSTAL SERVICE	User/Tenant
UNLIMITED TAN LLC	User/Tenant
VILLAGE BOURBONNAIS	User/Tenant



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