



Village of Bourbonnais

REGULAR VILLAGE BOARD MEETING - AGENDA -

July 20, 2015

5:30 p.m.

CALL TO ORDER: President Paul Schore

PLEDGE OF ALLEGIANCE

1. ROLL CALL: Clerk Simeur

2. APPROVAL OF MINUTES: July 6, 2015

a. Public Hearing Minutes

b. Regular Board Minutes

3. REPORTS FROM COMMISSIONS AND ADVISORY BOARDS

4. BIDS AND QUOTES

5. CORRESPONDENCE

6. FINANCE COMMITTEE

Trustee Vera Amiano, Chair

a. Consideration to Approve Accounts Payable July 20, 2015

b. Ordinance No. 15-1989 (An Ordinance Ascertaining the Prevailing Wages for Public Works of the Village of Bourbonnais, Kankakee County, Illinois). Second Reading.

c. Ordinance No. 15-1990 (An Ordinance Making Appropriations For Corporate and Other Purposes of the Village of Bourbonnais, Kankakee County, Illinois For The Fiscal Year Ending April 30, 2016). Second Reading.

7. POLICE COMMITTEE

Trustee Bruce Greenlee, Chair

a. Ordinance No. 15-1996 (An Ordinance Authorizing the Placement of a Temporary Stop Signs at the Intersection of Armour Road and Stadium Drive Within the Village Of Bourbonnais, Kankakee County, Illinois). First Reading.

This notice posted
this 17th day of July
2015 in accordance
with the Open
Meetings Act.

8. COMMUNITY & ECONOMIC DEVELOPMENT

Trustee Vera Amiano, Chair

- a. Ordinance No. 15-1992 (An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Main Street/University Avenue Redevelopment Project Area). Second Reading.
- b. Ordinance No. 15-1993 (An Ordinance Designating the Main Street/University Avenue Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act). Second Reading.
- c. Ordinance No. 15-1994 (An Ordinance Adopting Tax Increment Allocation Financing for the Main Street/University Avenue Redevelopment Project Area). Second Reading.

9. PUBLIC WORKS COMMITTEE

Trustee Bruce Greenlee, Chair

10. PARKS & RECREATION COMMITTEE

Trustee Jeff Keast, Chair

11. FRANCHISE, LICENSE & ADMINISTRATION

Trustee Rick Fischer, Chair

12. ANNEXATION, BUILDING & ZONING COMMITTEE

Trustee Rick Fischer, Chair

- a. Ordinance No. 15-1991 (An Ordinance Amending the Zoning Classification of a Certain Property Owned by Ahamed Kutty and Mymoona Kutty in the Village of Bourbonnais, Illinois). Second Reading.

13. COMMUNITY AFFAIRS & SERVICES COMMITTEE

Trustee Vera Amiano, Chair

14. UTILITY COMMITTEE

Trustee Jack Littrell, Jr., Chair

15. BUILDINGS & GROUNDS COMMITTEE

Trustee Randy King, Chair

16. COMMITTEE MEETINGS SET – See Calendars

17. VILLAGE ADMINISTRATOR'S REPORT

18. **VILLAGE ATTORNEY'S REPORT**

Patrick Dunn, Attorney

19. **VILLAGE PRESIDENT'S REPORT**

Paul Schore, Village President

a. Proclamation No. 15-286 (A Proclamation Designating July 28, 2015 as "Exploration Station Day" in the Village of Bourbonnais, Illinois)

b. Proclamation No. 15-287 (A Proclamation Declaring July 28, 2015 as "Chicago Bears Day" in the Village of Bourbonnais, Illinois)

20. **OLD BUSINESS**

21. **NEW BUSINESS**

22. **PUBLIC COMMENTS**

23. **ADJOURNMENT**

VILLAGE OF BOURBONNAIS

ORDINANCE NO. 15-1989

**AN ORDINANCE ASCERTAINING THE PREVAILING WAGES FOR PUBLIC WORKS OF
THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS**

**ADOPTED BY THE BOARD OF TRUSTEES OF THE
VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS
THIS ____ DAY OF _____, 2015**

Published in pamphlet form by Authority of the Board of Trustees of the Village of Bourbonnais,
Kankakee County, Illinois, this _____ day of _____, 2015

ORDINANCE NO. 15-1989

AN ORDINANCE ASCERTAINING THE PREVAILING WAGES FOR PUBLIC WORKS OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

WHEREAS, pursuant to the Prevailing Wage Act (820 ILCS 130/1 et seq.), as supplemented and amended (the "Act") the President and the Board of Trustees (the "Corporate Authorities") of the Village of Bourbonnais, Kankakee County, Illinois (the "Village") during the month of June of each calendar year, are required to investigate and ascertain the "prevailing rate of wages", in Kankakee County, Illinois, the "Locality" in which physical work upon "Public works" of the Village is to be performed. As used in this Ordinance, all quoted words and terms shall have the meanings as respectively ascribed to them in the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: To the extent and as required by the Act, as supplemented and amended, the general prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in the construction of public works coming under the jurisdiction of the Village of Bourbonnais is hereby ascertained to be the same as the prevailing rate of wages for construction work in the Kankakee County, Illinois area as determined by the Department of Labor of the State of Illinois (the "Department") as of June of the current year, a copy of that determination being attached hereto as Exhibit "A" and incorporated herein by reference. The definition of any terms appearing in this Ordinance, which are also used in the aforesaid Act, shall be the same as in said Act.

SECTION TWO: Nothing contained in this Ordinance shall be construed or deemed to apply the "prevailing rate of wages" as herein ascertained to any work or employment except the "Construction" of "Public works" of the Village of Bourbonnais to the extent required by the Act.

SECTION THREE: The Clerk of the Village of Bourbonnais shall:

- a. publicly post or keep available for inspection by any interested party in the main office of the Village of Bourbonnais this determination or any revisions of such prevailing rate of wages by the Department;
- b. promptly mail a copy of this Ordinance to any employer, to any association of employers and to any person or association of employees who have filed their names and addresses with the Village requesting copies of any determination and stating the particular rates and the particular class of workers whose wages will be affected by such rates;
- c. promptly file a certified copy of this Ordinance with both the Secretary of State Index Division and the Department; and,

- d. cause to be published in a newspaper of general circulation within the Village, the following notice, to-wit:

**NOTICE OF DETERMINATION OF
PREVAILING WAGE RATE**

Public notice is hereby given that the president and the Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois did adopt an Ordinance entitled:

**AN ORDINANCE ASCERTAINING THE PREVAILING WAGES
FOR PUBLIC WORKS OF THE VILLAGE OF BOURBONNAIS,
KANKAKEE COUNTY, ILLINOIS**

A copy of which such ordinance, together with the prevailing rate of wages as determined thereby and attached thereto, is on file in the office of the Village Clerk. Such determination of the prevailing rate of wages is now effective and will be provided to any interested person or entity who requests a copy of such Ordinance.

SECTION FOUR: Contracts for Public Works. A copy of this Ordinance or the most recent revision of the “prevailing rate of wages” by the Department shall be attached to all specifications for contracts by the Village of Bourbonnais for the “Construction” of “Public works”. Failure to attach said copy does not allow or justify violation of the Act’s requirements.

SECTION FIVE: All existing Ordinances of the Village of Bourbonnais are hereby repealed insofar as they may be consistent with the provisions of this Ordinance.

SECTION SIX: This ordinance shall be in full force and effect immediately from and after its passage.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois this _____ day of _____, 2015.

Trustee Amiano	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Greenlee	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Fischer	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee King	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Keast	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Littrell	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
TOTAL:	Aye	_____	Nay	_____	Absent	_____	Abstain	_____

 PAUL SCHORE, Village President

ATTEST:

 BRIAN SIMEUR, Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) SS.

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk for the Village of Bourbonnais, Kankakee County, Illinois (the "Municipality"), and that as such official I am the keeper of the records and files of the Municipality and its President and Board of Trustees (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the _____ day of _____ 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

ORDINANCE NO. 15-1989

AN ORDINANCE ASCERTAINING THE PREVAILING WAGES FOR PUBLIC WORKS OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the proceedings of such meeting.

I do hereby further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly and was preceded by a public recital of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place, convenient to the public, that notice of such meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, that the Corporate Authorities have complied with all of the procedural rules of the Corporate Authorities and that said ordinance was published in pamphlet form as required by state statute on the date printed on the Title sheet attached hereto.

IN WITNESS WHEREOF, I hereunto affix my official signature, and the Municipality's seal, this _____ day of _____, 2015.

(SEAL)

Village Clerk

EXHIBIT A

PREVAILING WAGE SCHEDULE

Kankakee County Prevailing Wage for June 2015

(See explanation of column headings at bottom of wages)

Trade Name	RG	TYP	C	Base	FRMAN	M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
ASBESTOS ABT-GEN	BLD			33.860	34.860	1.5	1.5	2.0	8.240	14.81	0.000	0.800
ASBESTOS ABT-GEN	HWY			35.480	36.480	1.5	1.5	2.0	8.240	13.80	0.000	0.800
ASBESTOS ABT-MEC	BLD			35.100	37.600	1.5	1.5	2.0	11.17	10.76	0.000	0.720
BOILERMAKER	BLD			45.650	49.760	2.0	2.0	2.0	6.970	17.81	0.000	0.400
BRICK MASON	BLD			41.520	43.520	1.5	1.5	2.0	8.600	10.83	0.000	0.650
CARPENTER	BLD			35.840	37.840	1.5	1.5	2.0	12.40	16.40	0.000	0.630
CARPENTER	HWY			34.940	36.940	1.5	1.5	2.0	12.40	16.40	0.000	0.630
CEMENT MASON	BLD			41.520	43.520	1.5	1.5	2.0	8.600	13.58	0.000	0.500
CERAMIC TILE FNShER	BLD			37.370	0.000	1.5	1.5	2.0	8.600	10.83	0.000	0.650
COMMUNICATION TECH	BLD			31.200	32.700	1.5	1.5	2.0	12.82	11.30	0.000	0.720
ELECTRIC PWR EQMT OP	ALL			46.100	51.100	1.5	1.5	2.0	10.76	14.87	0.000	0.460
ELECTRIC PWR GRNDMAN	ALL			35.960	51.100	1.5	1.5	2.0	8.390	11.60	0.000	0.360
ELECTRIC PWR LINEMAN	ALL			46.100	51.100	1.5	1.5	2.0	10.76	14.87	0.000	0.460
ELECTRICIAN	BLD			39.100	42.620	1.5	1.5	2.0	13.67	16.13	0.000	1.200
ELEVATOR CONSTRUCTOR	BLD			41.690	46.900	2.0	2.0	2.0	13.57	14.21	3.340	0.600
GLAZIER	BLD			40.000	41.500	1.5	2.0	2.0	12.49	15.99	0.000	0.940
HT/FROST INSULATOR	BLD			48.450	50.950	1.5	1.5	2.0	11.47	12.16	0.000	0.720
IRON WORKER	ALL			40.500	44.500	2.0	2.0	2.0	10.04	20.73	0.000	0.780
LABORER	BLD			32.860	33.860	1.5	1.5	2.0	8.240	14.81	0.000	0.800
LABORER	HWY			34.480	35.480	1.5	1.5	2.0	8.240	13.80	0.000	0.800
LABORER, SKILLED	BLD			32.860	33.860	1.5	1.5	2.0	8.240	14.81	0.000	0.800
LABORER, SKILLED	HWY			34.480	35.480	1.5	1.5	2.0	8.240	13.80	0.000	0.800
LATHER	BLD			35.840	37.840	1.5	1.5	2.0	12.40	16.40	0.000	0.630
MACHINIST	BLD			44.350	46.850	1.5	1.5	2.0	6.760	8.950	1.850	0.000
MARBLE FINISHERS	BLD			37.370	0.000	1.5	1.5	2.0	8.600	10.83	0.000	0.650
MARBLE MASON	BLD			41.520	43.520	1.5	1.5	2.0	8.600	10.83	0.000	0.650
MATERIAL TESTER I	ALL			33.560	0.000	1.5	1.5	2.0	8.240	16.39	0.000	0.800
MATERIALS TESTER II	ALL			33.560	0.000	1.5	1.5	2.0	8.240	16.39	0.000	0.800
MILLWRIGHT	BLD			35.840	37.840	1.5	1.5	2.0	12.40	16.40	0.000	0.630
OPERATING ENGINEER	BLD 1			47.100	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	BLD 2			45.800	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	BLD 3			43.250	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	BLD 4			41.500	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	BLD 5			50.850	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	BLD 6			48.100	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	BLD 7			50.100	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	HWY 1			45.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	HWY 2			44.750	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	HWY 3			42.700	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	HWY 4			41.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	HWY 5			40.100	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	HWY 6			48.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250
OPERATING ENGINEER	HWY 7			46.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250
PAINTER	ALL			33.650	35.650	1.5	1.5	1.5	10.30	8.200	0.000	1.350
PAINTER SIGNS	BLD			33.920	38.090	1.5	1.5	1.5	2.600	2.710	0.000	0.000
PILEDRIIVER	BLD			35.840	37.840	1.5	1.5	2.0	12.40	16.40	0.000	0.630
PIPEFITTER	BLD			46.000	49.000	1.5	1.5	2.0	9.000	15.85	0.000	1.780
PLASTERER	BLD			41.520	43.520	1.5	1.5	2.0	8.600	13.58	0.000	0.500
PLUMBER	BLD			45.410	47.410	1.5	1.5	2.0	13.18	11.46	0.000	0.880
ROOFER	BLD			40.100	43.100	1.5	1.5	2.0	8.280	10.54	0.000	0.530
SHEETMETAL WORKER	BLD			44.000	46.000	1.5	1.5	2.0	10.65	13.06	0.000	0.820
SIGN HANGER	BLD			35.390	37.390	1.5	1.5	2.0	10.00	13.15	0.000	0.530
SPRINKLER FITTER	BLD			37.120	39.870	1.5	1.5	2.0	8.420	8.500	0.000	0.350
SURVEY WORKER	-> NOT IN EFFECT					ALL	34.030	35.030	1.5	1.5	2.0	8.240 12.50 0.000 0.800
TERRAZZO FINISHER	BLD			37.370	0.000	1.5	1.5	2.0	8.600	10.83	0.000	0.650
TERRAZZO MASON	BLD			41.520	43.520	1.5	1.5	2.0	8.600	10.83	0.000	0.650
TILE MASON	BLD			41.520	43.520	1.5	1.5	2.0	8.600	10.83	0.000	0.650
TRUCK DRIVER	ALL 1			33.410	33.960	1.5	1.5	2.0	8.040	5.610	0.000	0.250
TRUCK DRIVER	ALL 2			33.610	33.960	1.5	1.5	2.0	8.040	5.610	0.000	0.250
TRUCK DRIVER	ALL 3			33.810	33.960	1.5	1.5	2.0	8.040	5.610	0.000	0.250
TRUCK DRIVER	ALL 4			33.960	33.960	1.5	1.5	2.0	8.040	5.610	0.000	0.250
TUCKPOINTER	BLD			41.520	43.520	1.5	1.5	2.0	8.600	10.83	0.000	0.650

Legend: RG (Region)
TYP (Trade Type - All, Highway, Building, Floating, Oil & Chip, Rivers)
C (Class)
Base (Base Wage Rate)
FRMAN (Foreman Rate)
M-F>8 (OT required for any hour greater than 8 worked each day, Mon through Fri)
OSA (Overtime (OT) is required for every hour worked on Saturday)

OSM (Overtime is required for every hour worked on Sunday and Holidays)
H/W (Health & Welfare Insurance)
Pensn (Pension)
Vac (Vacation)
Trng (Training)

Explanations

KANKAKEE COUNTY

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER, MARBLE FINISHER, AND TERRAZZO FINISHER

The laying, setting and finishing of all tile where used for floors, walls, ceilings, walks, promenade roofs, stair treads, stair risers, facings, hearths, fireplaces, and decorative inserts, together with any marble plinths, thresholds or window stools used in connection with any tile work; also to prepare and set all concrete, cement, brickwork, or other foundation or materials that may be required to properly set and complete such work; the setting or bedding of all tiling, stone, marble, composition, glass, mosaic, or other materials forming the facing, hearth or fireplace of a mantle, or the mantle complete, together with the setting of all cement, brickwork, or other material required in connection with the above work; also the slabbing and fabrication of tile mantels, counters and tile panels of every description and the erection and installation of same and the building, shaping, forming, construction, or repairing of all fireplace work, whether in connection with the mantle hearth facing or not, and the setting and preparing of all material, such as cement, plaster, mortar, brickwork, iron work or other materials necessary for the proper and safe construction and completion of such work. The term "Ceramic" is used for naming the classification only and is in no way a limitation of the product handled. Ceramic takes into consideration most hard tiles.

COMMUNICATIONS TECHNICIAN

Installing, manufacturing, assembling and maintaining sound and intercom, protection alarm (security), fire alarm, master antenna television, closed circuit television, low voltage control for computers and/or door monitoring, school communications systems, telephones and servicing of nurse and emergency calls, and the installation and maintenance of transmit and receive antennas, transmitters, receivers, and associated apparatus which operates in conjunction with above systems. All work associated with these system installations will be included EXCEPT the installation of protective metallic conduit in new construction projects (excluding less than ten-foot, runs strictly for protection of cable) and 120 volt AC (or higher) power wiring and associated hardware.

LABORER, SKILLED - BUILDING

The skilled laborer building (BLD) classification shall encompass the following types of work, irrespective of the site of the work: caisson workers plus depth, gunnite nozzle men, lead man on sewer work, welders, cutters, burners and torchmen, chain saw operators, paving breaker, jackhammer and drill operators, layout man and/or drainage tile layer, steel form setters - street and highway, air tamping hammerman, signal man on crane, concrete saw operator, screenerman on asphalt pavers, front end man on chip spreader, laborers tending masons with hot materials or where foreign materials are used, multiple concrete duct-leadman, luteman, asphalt raker, curb asphalt machine operator, ready mix scalemen (permanent, portable or temporary plant), laborers handling masterplate or similar materials, laser beam operator, concrete burning machine operator, coring machine operator, plaster tenders, underpinning and shoring of buildings,

material selector when working with fire-brick or castable material, fire watch, signaling of all power equipment, and tree topper or trimmer when in connection with construction.

LABORER, SKILLED - HIGHWAY

The skilled laborer heavy and highway (HWY) classification shall encompass the following types of work, irrespective of the site of the work: handling of materials treated with oil, creosote, asphalt and/or any foreign materials harmful to skin or clothing, track laborers, chloride handlers, the unloading and loading with steel workers and re-bars, concrete workers (wet), tunnel helpers in free air, batch dumpers, mason tenders, kettle and tar men, plastic installers, scaffold workers, motorized buggies or motorized unit used for wet concrete or handling of building materials, laborers with de-watering systems, sewer workers plus depth, rod and chainmen, vibrator operators, mortar mixer operators, cement silica, clay, fly ash, lime and plasters, handlers (bulk or bag), cofferdam workers plus depth, on concrete paving, placing, cutting and tying or reinforcing, deck hand, dredge hand shore laborers, bankmen on floating plant, asphalt workers with machine, and layers, grade checker, power tools, stripping of all concrete forms excluding paving forms, dumpmen and spotters, when necessary, caisson workers plus depth, gunnite nozzle men, welders, cutters, burners and torchmen, chain saw operators, paving breaker, jackhammer and drill operators, layout man and/or drainage tile layer, steel form setters - street and highway, air tamping hammerman, signal man on crane, concrete saw operator, screedman on asphalt pavers, front end man on chip spreader, multiple concrete duct, luteman, asphalt raker, curb asphalt machine operator, ready mix scalemen (portable or temporary plant), laser beam operator, concrete burning machine operator, and coring machine operator.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft.; Concrete Paver 27E cu. ft. and Under; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Heavy Duty Self-Propelled Transporter or Prime Mover; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-Form Paver; Straddle Buggies; Operation of Tie Back Machine; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators (remodeling or renovation work); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics; Welders.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines; ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types; Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dredges; Elevators, Outside type Rack & Pinion and Similar Machines; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Heavy Duty Self-Propelled Transporter or Prime Mover; Hydraulic Backhoes; Backhoes with shear attachments up to 40' of boom reach; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Snow Melters; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Operation of Tieback Machine; Tractor Drawn Belt Loader; Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Traffic Barrier Transfer Machine; Trenching; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; Hydro Excavating (excluding hose work); Laser Screed; All Locomotives, Dinky; Off-Road Hauling Units (including articulating) Non Self-Loading Ejection Dump; Pump Cretes; Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper - Single/Twin Engine/Push and Pull; Scraper - Prime Mover in Tandem (Regardless of Size); Tractors pulling attachments, Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Vacuum Trucks (excluding hose work); Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. SkidSteer Loader (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Dowell Machine with Air Compressor; Gradall and machines of like nature.

SURVEY WORKER - Operated survey equipment including data collectors, G.P.S. and robotic instruments, as well as conventional levels and transits.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled dumpman; and Truck Drivers hauling warning lights,

barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turntrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turntrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

VILLAGE OF BOURBONNAIS

ORDINANCE NO. 15-1990

**AN ORDINANCE MAKING APPROPRIATIONS FOR CORPORATE
AND OTHER PURPOSES OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY,
ILLINOIS FOR THE FISCAL YEAR ENDING APRIL 30, 2016**

**ADOPTED BY THE
BOARD OF TRUSTEES OF THE VILLAGE OF BOURBONNAIS
KANKAKEE COUNTY, ILLINOIS
THIS ___ DAY OF _____, 2015**

Published in pamphlet form by Authority of the Board of Trustees of the Village of Bourbonnais, Kankakee
County, Illinois this ___ day of _____, 2015.

ORDINANCE NO. 15-1990

AN ORDINANCE MAKING APPROPRIATIONS FOR CORPORATE AND OTHER PURPOSES OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS FOR THE FISCAL YEAR ENDING APRIL 30, 2016

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That for the purpose of defraying all the necessary expenses and liabilities of the General Fund, Motor Fuels Tax Fund (MFT), MFT Bond Fund, MFT Bond and Interest Fund, Special Tax Allocation Fund (TIF), Sewer Operating Fund, and Refuse Fund of the Village of Bourbonnais for the fiscal year commencing on the 1st day of May 2015, and ending on the 30th day of April, 2016, the following sums or so much thereof as by law may we authorized as indicated in Exhibit "A" – "General Fund Expenses" and Exhibit "B" – Sources of Revenue, attached hereto, and made part hereof, commonly known as the Operating budget of the Village of Bourbonnais, Kankakee County, Illinois and made a part hereof by reference, be and the same are hereby set aside and appropriated for the General Fund, Motor Fuels Tax Fund (MFT), MFT Bond Fund, MFT Bond and Interest Fund, Special Tax Allocation Fund (TIF), Sewer Operating Fund, and Refuse Fund of the Village of Bourbonnais, Kankakee County, Illinois.

SECTION TWO: That all unexpended balances of any item or items of any general appropriations made by this ordinance may be expended to make up the deficiency for any item or items in this appropriation ordinance. Nothing herein shall be construed to prohibit the right to make redistribution and allotment of funds herein appropriated when same have been found to be greater than or less than the amounts actually needed for the purpose for which amounts are appropriated.

SECTION THREE: That if any item or part of the foregoing Ordinance shall, for any reason, be deemed invalid, it shall not be held to affect the validity of any other items or items or parts of this Ordinance which would otherwise be valid.

SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

SECTION FIVE: That a certified copy of this ordinance shall be filed by the Village Attorney with the County Clerk within 10 days after adoption.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois this _____ day of _____, 2015.

Trustee Amiano	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Greenlee	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Fischer	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee King	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Keast	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Littrell	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
TOTAL:	Aye	_____	Nay	_____	Absent	_____	Abstain	_____

 PAUL SCHORE, Village President

ATTEST:

 BRIAN SIMEUR, Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) SS.

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk for the Village of Bourbonnais, Kankakee County, Illinois (the “Municipality”), and that as such official I am the keeper of the records and files of the Municipality and its President and Board of Trustees (the “Corporate Authorities”).

I do further certify that the foregoing is a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the _____ day of _____ 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

ORDINANCE NO. 15-1990

AN ORDINANCE MAKING APPROPRIATIONS FOR CORPORATE AND OTHER PURPOSES OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS FOR THE FISCAL YEAR ENDING APRIL 30, 2016

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the proceedings of such meeting.

I do hereby further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly and was preceded by a public recital of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place, convenient to the public, that notice of such meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, that the Corporate Authorities have complied with all of the procedural rules of the Corporate Authorities and that said ordinance was published in pamphlet form as required by state statute on the date printed on the Title sheet attached hereto.

IN WITNESS WHEREOF, I hereunto affix my official signature, and the Municipality’s seal, this _____ day of _____, 2015.

(SEAL)

Village Clerk

EXHIBIT A

GENERAL FUND EXPENSES

EXHIBIT "A"

GENERAL FUND EXPENSES

<u>DEPARTMENTS</u>	<u>FY 2015/2016</u> <u>APPROPRIATION</u>	<u>FROM</u> <u>TAX LEVY</u>	<u>FROM SOURCES</u> <u>OTHER THAN</u> <u>TAX LEVY</u>
Administration	\$ 230,257	\$ 33,537	\$ 196,720
Finance	\$ 274,580	\$ 39,993	\$ 234,587
Community Development	\$ 82,220	\$ 11,975	\$ 70,245
Police	\$ 4,003,421	\$ 583,103	\$ 3,420,318
Public Works	\$ 1,162,161	\$ 169,270	\$ 992,891
Building Department	\$ 374,698	\$ 54,575	\$ 320,123
Streets and Drainage	\$ 200,323	\$ 29,177	\$ 171,145
Parks	\$ 76,668	\$ 11,167	\$ 65,501
Village Board	\$ 113,233	\$ 16,492	\$ 96,740
Central Services	\$ 936,438	\$ 136,393	\$ 800,044
Debt Services	\$ 508,590	\$ 74,077	\$ 434,513
Capital Projects	\$ 2,202,443	\$ 320,788	\$ 1,881,655
TOTAL APPROPRIATION	\$ 10,165,032	\$ 1,480,549	\$ 8,684,483

SPECIAL FUNDS EXPENSES

<u>FUND</u>	<u>FY 2015/2016</u> <u>APPROPRIATION</u>	<u>FROM</u> <u>TAX LEVY</u>	<u>FROM SOURCES</u> <u>OTHER THAN</u> <u>TAX LEVY</u>
Special Tax Allocation Fund	\$ 75,493	\$ -	\$ 75,493
Motor Fuel Tax Fund	\$ 641,215	\$ -	\$ 641,215
Motor Fuel Tax Bond Fund	\$ -	\$ -	\$ -
Sewer Operating Fund	\$ 3,689,275	\$ -	\$ 3,689,275
MFT Bond & Interest Fund	\$ -	\$ -	\$ -
Refuse Fund	\$ 1,232,311	\$ -	\$ 1,232,311
TOTAL SPECIAL FUNDS	\$ 5,638,294	\$ -	\$ 5,638,294
TOTAL ALL FUNDS	\$ 15,803,327	\$ 1,480,549	\$ 14,322,778

EXHIBIT B

SOURCES OF REVENUE

EXHIBIT "B"

SOURCES OF REVENUE

I, Ron Riebe, Chief Financial Officer of the Village of Bourbonnais, hereby certify that the following is an estimate of revenue, by source, anticipated to be received by the Village in the 2016 Fiscal Year.

GENERAL FUND

Personal Property Replacement Tax	\$	50,818	
Income Tax	\$	1,666,269	
Sales Tax	\$	2,613,034	
Local Use Tax	\$	326,521	
License Revenue	\$	32,750	
Property Tax	\$	1,479,860	
Video Gaming Tax	\$	13,500	
Fine Revenue	\$	165,774	
State/Federal Reimbursement	\$	70,000	
Traffic Signal Reimbursement	\$	9,548	
Other Intergovernmental Revenue	\$	-	
Other Reimbursement Revenue	\$	230,838	
Franchise Revenue	\$	307,661	
Permit Revenue	\$	171,715	
Miscellaneous Revenue	\$	2,474,596	
Transfer from Reserves	\$	-	
Other	\$	<u>552,148</u>	\$ 10,165,032

MOTOR FUELS TAX FUND

Tax Revenues	\$	443,418	
Interest Income	\$	200	
Reimbursement Revenue	\$	150,100	
Transfer from Reserve	\$	-	
Other	\$	<u>47,497</u>	\$ 641,215

MOTOR FUELS TAX BOND FUND

Interest Income	\$	-	
Other Reimbursement	\$	-	
Transfer from Reserve	\$	-	
Other	\$	<u>-</u>	\$ -

MOTOR FUELS TAX BOND AND INTEREST FUND

Interest Income	\$	-	
Other Reimbursement	\$	-	

Transfer from Reserve	\$	-	
Other	\$	-	\$ -

SEWER OPERATING REVENUE FUND

Permit Revenue	\$	103,060	
Interest Income	\$	9,180	
Sewer Bill Payments	\$	3,559,185	
Transfer from Reserves	\$	-	
Other	\$	17,850	\$ 3,689,275

SPECIAL TAX ALLOCATION FUND (TIF)

Property Tax	\$	75,493	
Sales Tax	\$	-	
State Sales Tax	\$	-	
Interest Income	\$	-	
Reserves	\$	-	
Other	\$	-	\$ 75,493

REFUSE FUND

Service Fees	\$	1,232,311	
Transfer from Reserves	\$	-	
Other	\$	-	\$ 1,232,311

TOTAL - ALL FUNDS **\$ 15,803,327**

VILLAGE OF BOURBONNAIS

ORDINANCE NO. 15-1996

**AN ORDINANCE AUTHORIZING THE PLACEMENT OF A TEMPORARY STOP
SIGNS AT THE INTERSECTION OF ARMOUR ROAD AND STADIUM DRIVE
WITHIN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS**

**ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BOURBONNAIS
THIS ____ DAY OF _____, 2015**

Published in pamphlet form by authority of the Board of Trustees of the Village of Bourbonnais,
Kankakee County, Illinois this ____ day of _____, 2015

ORDINANCE NO. 15-1996

AN ORDINANCE AUTHORIZING THE PLACEMENT OF A TEMPORARY STOP SIGNS AT THE INTERSECTION OF ARMOUR ROAD AND STADIUM DRIVE WITHIN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

WHEREAS it is in the best interest of the health, safety and welfare of the residents of the Village of Bourbonnais for the placement of stop signs at certain intersections within the Village; and,

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees as follows:

Section One: That stop signs be placed at the intersection of Armour Road and Stadium at the following locations:

- Armour Road WB @ Stadium Drive
- Armour Road EB @ Stadium Drive

Section Two: That temporary stop sign shall be enforceable between the dates of Monday, July 27, 2015 through Monday, August 17, 2015.

Section Three: That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois this ____ day of _____, 2015.

Trustee Amiano	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Greenlee	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Fischer	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee King	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Keast	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Littrell	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
TOTAL:	Aye	_____	Nay	_____	Absent	_____	Abstain	_____

PAUL SCHORE, Village President

ATTEST:

BRIAN SIMEUR, Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) SS.

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk for the Village of Bourbonnais, Kankakee County, Illinois (the "Municipality"), and that as such official I am the keeper of the records and files of the Municipality and its President and Board of Trustees (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the _____ day of _____ 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

ORDINANCE NO. 15-1996

AN ORDINANCE AUTHORIZING THE PLACEMENT OF A TEMPORARY STOP SIGNS AT THE INTERSECTION OF ARMOUR ROAD AND STADIUM DRIVE WITHIN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the proceedings of such meeting.

I do hereby further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly and was preceded by a public recital of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place, convenient to the public, that notice of such meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, that the Corporate Authorities have complied with all of the procedural rules of the Corporate Authorities and that said ordinance was published in pamphlet form as required by state statute on the date printed on the Title sheet attached hereto.

IN WITNESS WHEREOF, I hereunto affix my official signature, and the Municipality's seal, this _____ day of _____, 2015.

(SEAL)

Village Clerk

VILLAGE OF BOURBONNAIS

ORDINANCE NO. 15-1992

**AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECT FOR THE MAIN STREET/UNIVERSITY AVENUE
REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF BOURBONNAIS,
KANKAKEE COUNTY, ILLINOIS**

**ADOPTED BY THE BOARD OF TRUSTEES OF THE
VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS
THIS ____ DAY OF _____, 2015**

Published in pamphlet form by Authority of the Board of Trustees of the Village of Bourbonnais,
Kankakee County, Illinois, this _____ day of _____, 2015

ORDINANCE NO. 15-1992

AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE MAIN STREET/UNIVERSITY AVENUE REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Bourbonnais, Kankakee County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, members of the Village Board of the Village (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for July 6, 2015; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to Interested Parties, affected taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois on May 5, 2015, by publication on June 16, 2015, and June 17, 2015, to residential addresses within 750' outside the Area on April 28, 2015, and to taxpayers within the Area on June 16, 2015; and

WHEREAS, the Village has heretofore convened a meeting of the Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that would cause the Area to be a "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Plan and Project conform to the existing comprehensive planning process of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Bourbonnais, Kankakee County, Illinois, as follows:

Section 1. Findings. That the Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this

reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a conservation area, as defined in the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The Plan and Project conform to the existing comprehensive planning process for the development of the Village as a whole, as reflected in the Village's zoning map.

e. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired no later than December 31st of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Area is designated.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on July 6, 2015, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois this ____ day of _____, 2015.

Trustee Amiano	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Greenlee	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Fischer	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee King	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Keast	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Littrell	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
TOTAL:	Aye	_____	Nay	_____	Absent	_____	Abstain	_____

PAUL SCHORE, Village President

ATTEST:

BRIAN SIMEUR, Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) SS.

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk for the Village of Bourbonnais, Kankakee County, Illinois (the “Municipality”), and that as such official I am the keeper of the records and files of the Municipality and its President and Board of Trustees (the “Corporate Authorities”).

I do further certify that the foregoing is a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the _____ day of _____ 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

ORDINANCE NO. 15-1992

AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE MAIN STREET/UNIVERSITY AVENUE REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the proceedings of such meeting.

I do hereby further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly and was preceded by a public recital of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place, convenient to the public, that notice of such meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, that the Corporate Authorities have complied with all of the procedural rules of the Corporate Authorities and that said ordinance was published in pamphlet form as required by state statute on the date printed on the Title sheet attached hereto.

IN WITNESS WHEREOF, I hereunto affix my official signature, and the Municipality’s seal, this _____ day of _____, 2015.

(SEAL)

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

SEE ATTACHED

DOWNTOWN TIF DISTRICT
LEGAL DESCRIPTION

Beginning at the Southeast corner of Lot 24 of Villa Brook Subdivision, being a part of Lots 52 and 54 of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, Village of Bourbonnais, Kankakee County, Illinois, thence Northerly along the East line of Villa Brook Subdivision and Bor-Bo-Ne Manor Subdivision and said line extended to the Southwest corner of Lot 8 in Block 1, Narcisse C. Rivard's Subdivision, thence Northwesterly along the West line of Lot 8 and Lot 5 in said Block 1 to the South right-of-way line of River Street; thence Westerly along said right-of-way line to its intersection with the Easterly line of Lot 1 of Tetrault's Addition to the Village of Bourbonnais, extended Southerly; thence Northwesterly along said East line and East line extended to the Northeast corner of said Lot 1; thence Northeasterly to the Southwest corner of Lot 10 in Drake's Second Addition; thence Northwesterly along the West line of said Lot 10 and said line extended to the North right-of-way line of Marsile Street; thence Northeasterly along said North right-of-way line to the Southwest corner of Lot 31 in Drake's Second Addition; thence Northeasterly along the North line of said Lot 31 to the Southwest corner of Lot 2 in L.C. Looker's Subdivision in the Southeast corner of Original Lot 2 of the Mesheketeno Reservation; thence Northwesterly to the Southwest corner of Lot 1 in said L.C. Looker's Subdivision; thence Northeasterly along the Northerly line of said Lot 1 to the South right-of-way line of Main Street; thence Northwesterly along said right-of-way line to its intersections with the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation extended; thence Northeasterly along the North line of the South Half of said Original Lot 1 and said line extended to the Northwest corner of Lot 1 in Bonville Re-Subdivision; thence Southeasterly along the West line of Bonville Re-subdivision and said line extended Southerly to a point on the West line of Lot 26 of J.K. Crowell's Survey of the South Half of Original Lot 1 of the Subdivision of the Mesheketeno Reservation, said point being 48 feet South of the Northwest corner of said Lot 26; thence Northeasterly to a point on the Westerly right-of-way line of Bernard Street, said point being 64 feet South of the Northeast corner of said Lot 26; thence Northwesterly along the Westerly right-of-way line of Bernard Street to its intersection with the North line of Lot 20 of said J.K. Crowell's Subdivision extended Westerly; thence Northeasterly to the Northeast corner of Lot 2 in Harvey J. Legris Subdivision; thence Southeasterly to the Southwest corner of Lot 10 in Goodwin Subdivision; thence Northeasterly to the Southeast corner of Lot 10 in Goodwin Subdivision; thence Southerly along the Easterly line of Goodwin Subdivision extended to a point that is on a line that is 50 feet South of and parallel with the North line of Lot 15 of J.K. Crowell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along said parallel line to the West right-of-way line of Roy Street; thence Northeasterly to the Northwest corner of Lot 10 of J.K. Crowell's Subdivision of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Northeasterly on the North line of said Lot 10 to the South right-of-way line of Water Avenue; thence Westerly along the said right-of-way line to the West line of the vacated portion of Water Avenue; thence Northerly along said West line to the North right-of-way line of Water Avenue to the West line of the East 180 feet of Lot 6 of said J.K. Crowell's Subdivision; thence Northerly along said West line to the North line of said Lot 6; thence Easterly

along said North line of Lot 6 to the West line of Lots 1, 2 and 6 of said J.K. Croswell's Subdivision; thence Northerly along said West line to the South right-of-way line of Beaudoin to its intersection with the West right-of-way line of the public alley in Block 1 of LaValle's Subdivision extended Southerly; thence Northerly along the West line of said alley and said line extended to the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Southwesterly along the North line of the South Half of said Original Lot 1 to the Southeasterly corner of Trotter's Chase Condominium Development; thence Northwesterly along the Northern and Eastern boundary of said Trotter's Chase to the Easterly right-of-way line of Brown Boulevard; thence Southwesterly along said right-of-way line to its intersection with a line that is 234.21 feet Northeasterly of and parallel with the Northeasterly line of Lot 10 in Bourbonnais Towne Centre Subdivision extended; thence Northwesterly along said parallel line to the Westerly line of Lot 9 in Bourbonnais Towne Centre Subdivision; thence North 35°54'00" East along the Westerly line of said Lot 9 a distance of 184.41 feet; thence North 54°06'00" West along the Southwesterly line of said Lot 9 a distance of 774.50 feet; thence North 72°02'30" East a distance of 450.77 feet; thence South 00°09'00" East a distance of 27.00 feet; thence North 89°51'00" East a distance of 468.38 feet to the West line of Sunflower Subdivision; thence Southerly to the Southwest corner of Sunflower Subdivision; thence Easterly to the Southeast corner of Sunflower Subdivision, which is on the West right-of-way line of Brown Boulevard; thence Northerly along said right-of-way line to its intersection with the South line of Pita Subdivision extended; thence Easterly to the Southeast corner of Pita Subdivision; thence Northerly to the Northeast corner of Lot 2 in Bourbonnais Towne Centre Subdivision; thence North 89°51'00" East along the South line of Lots 3, 4, 5 and 6 and said line extended in Bourbonnais Towne Centre Subdivision a distance of 1,244.66 feet; thence South 00°31'00" East a distance of 200.00 feet; thence North 89°51'00" East to the Easterly right-of-way line of Convent Street; thence Southerly along the Easterly right-of-way line of Convent Street, Marsile Street and Main Street, also known as S.B.I. Route 45/52 to the Northwest corner of Lot 26 of Original Lot 28 of J.K. Croswell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along the North line of said Lot 26 to the Northwest corner of Lot 6 in Collegedale Subdivision Second Addition thence Northeasterly along the North line of said Lot 6 and said line extended to the East right-of-way line of Bresse Street; thence Southerly along said Easterly right-of-way line to its intersection with the South right-of-way line of Munroe Street; thence Westerly along said South right-of-way line to the Northwest corner of Lot 3, Block 1 in Collegedale Subdivision; thence Southerly to the Southwest corner of said Lot 3; thence Easterly along the South line of said Lot 3 to its intersection with the East right-of-way of the public in lying within Block 6 in Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Southerly along the East right-of-way line of said alley to the North right-of-way line of North Street; thence Westerly along said right-of-way line and said line extended to the West right-of-way line of Main Street; thence Southerly along said right-of-way line to the South line of Block 2 in Numa Ray's Re-Subdivision of Blocks 1 and 2 of the Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Westerly along the South line of said Block 2 and said line extended Westerly to the point of beginning.

EXHIBIT B

GENERAL STREET LOCATION

The RPA is a contiguous area the boundaries of which are area located primarily in the central Downtown area of the Village and is generally bounded by Eugene Drive on the north and North Avenue on the south with parcels located on the east and west sides of Main Street (Routes 102, 45 and 52).

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

SEE ATTACHED

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF BOURBONNAIS

TIF REDEVELOPMENT PLAN

MAIN STREET/UNIVERSITY AVENUE TIF DISTRICT

Prepared By:

Kane, McKenna and Associates, Inc.

Prepared For:

The Village of Bourbonnais, Illinois

June 2015

TABLE OF CONTENTS

<u>Subject</u>	<u>Page</u>
I. Introduction	1
A. The Redevelopment Plan	3
B. Summary	4
II. RPA Legal Description	6
III. RPA Goals and Objectives	7
A. General Economic Development Goals of the Village	7
B. Specific Objectives and Strategies for the RPA	9
C. Redevelopment Strategies	10
IV. Evidence of the Lack of Development and Growth; Fiscal Impact on Taxing Districts	11
A. Evidence of the Lack of Development and Growth Within the RPA	11
B. Assessment of Fiscal Impact on Affected Taxing Districts	11
V. TIF Qualification Factors Present in RPA	12
A. Findings	12
B. Eligibility Survey	12
VI. Redevelopment Project	14
A. Redevelopment Plan and Project Objectives	14
B. Redevelopment Activities	15
C. General Land Use Plan	16
D. Additional Design and Control Standards for Community Development in the Village	16
E. Estimated Redevelopment Project Costs	16
F. Sources of Funds to Pay Redevelopment Project Costs	26
G. Nature and Term of Obligations to be Issued	26
H. Most Recent Equalized Assessed Valuation (EAV) Of Properties in the Redevelopment Project Area	27
I. Anticipated Equalized Assessed Valuation (EAV)	27

TABLE OF CONTENTS (Continued)

<u>Subject</u>	<u>Page</u>
VII. Description and Scheduling of Redevelopment Project	28
A. Redevelopment Project	28
B. Commitment to Fair Employment Practices and Affirmative Action	29
C. Completion of Redevelopment Project and Retirement Of Obligations to Finance Redevelopment Costs	30
VIII. Provisions for Amending TIF Plan and Project	31

LIST OF EXHIBITS

Exhibit A	-	Boundary Map
Exhibit B	-	Legal Description
Exhibit C	-	TIF Qualification Report
Exhibit D	-	Existing Land Use Map

I. INTRODUCTION

The Village of Bourbonnais (the “Village”) is a mature community located in Kankakee County, Illinois, adjacent to the Village of Manteno on its north, the Village of Momence to the east, and the City of Kankakee and Village of Bradley to its south.

Community Background. The Village was settled in the early 1830’s and incorporated by referendum as the Village of Bourbonnais in 1875. Institutions of higher learning were established by the mid-to-late nineteenth century. Following a devastating fire and declining student enrollment, Saint Viator College closed and was purchased by Olivet Nazarene College. Olivet Nazarene College is known today as Olivet Nazarene University. Olivet purchased the land and moved to Bourbonnais in 1940. It is one of the Village’s largest employers and enjoys a synergetic relationship. In 2013 the University entered into a ten year renewal agreement to host the Chicago Bears preseason training camp.

The Village’s population increased 22% between 2000 and 2010 from 15,256 to 18,631. After a long period of growth, the municipality has leveled off and will more than likely grow at a much slower pace over the next 10 to 15 years. Median household income as of the most recent Census survey was \$64,147, well above the state average of \$55,137.

The Village has a number of assets that support future economic development. In addition to strong purchasing power (based on household income), the Village has a robust transportation network. For example, the Village has vehicular access to Chicago and its greater metropolitan area via Interstates 57 and 80. Additionally the Village is positioned near five (5) state highways: Route 45/52; Route 50 and Illinois Route 102. Mass transit service is provided but with limited availability via the River Valley Mass Transit District’s METRO bus system with connections to local destinations in Bourbonnais, Bradley, Kankakee, Manteno and Aroma Park and to Chicago via the Metra Electric station in University Park.

The Village contains a mix of commercial, residential and institutional uses with limited utility and light industrial uses. The Village is essentially landlocked by bordering municipalities. Given limited opportunities for redevelopment, the Village is focusing attention on areas that can increase the local tax base and provide non-residential revenues (including sales taxes) to the community. These conditions highlight the need to promote redevelopment needs through appropriate planning processes.

The Village currently utilizes its 2030 Comprehensive Plan, the Downtown Plan adopted by the Board in 2013, its Zoning Map and the Village’s Zoning Ordinance (and any amendments thereto) to coordinate economic development. The Village intends to attract and encourage retail, mixed use, and commercial users to locate, upgrade, expand and/or modernize their facilities within the Village as part of its ongoing economic development planning. A necessary strategy for the Village in pursuing new retail, mixed use, and commercial development will be to eliminate certain existing adverse conditions within some portions of the community, and to find new means to strengthen and further diversify the Village’s tax base.

A. The Redevelopment Plan

The TIF District. The area discussed in this Main Street/University Avenue Redevelopment Plan and Project (the “Plan” or the “Redevelopment Plan and Project”) is the proposed Main Street/University Avenue Redevelopment Project Area (the “Redevelopment Project Area”, the “RPA” or the “TIF District”). The RPA is a contiguous area generally described as parcels along Brown Boulevard, Main Street, and Marsile Street.

The RPA is approximately one hundred fifty-nine (159) acres in size excluding rights-of-way. The RPA includes approximately two hundred twenty-seven (227) tax parcels according to the data available from the Assessor’s offices of Kankakee County and Bourbonnais Township. A boundary map of the RPA is attached as Exhibit A. The RPA is legally described in Section II.

The RPA consists primarily of commercial, institutional and retail uses and residential units. The area contains approximately one hundred thirty-five (182) structures, of which approximately one hundred thirty-five (135), or seventy-four percent (74%), are thirty-five (35) years of age or older.

The advanced age associated with many of these structures, as well as the site improvements and public infrastructure that surround them, has led to a high incidence of adverse conditions as defined by the Tax Increment Allocation Redevelopment Act of Chapter 65 ILCS Section 5/11-74.4 et seq., as amended (the “TIF Act” or the “Act”). Adverse conditions include lag in equalized assessed valuation (EAV) deterioration, obsolescence, inadequate utilities and deleterious land use.

Additional conditions that contribute to negative influences within the RPA include deleterious layout and lack of community planning (since so much of the area was allowed to be developed prior to having a formal comp plan) which are evidenced throughout the area. These conditions have been documented pursuant to site visits by Kane, McKenna and Associates, Inc. (KMA), as well as a review of Village, County and Township records (refer to Exhibit C for additional information about the conditions). These conditions also result in an overall lack of new private sector investment which is further evidenced by a lag in growth or decline of the equalized assessed value (EAV) for the RPA when compared to the EAV growth for the rest of the Village.

On balance, the combination of these negative factors limits the opportunities for private reinvestment within and around the RPA. Such factors potentially suppress the value of future development and weaken the potential for business growth limiting employment and contributing to the lack of sustained investment in the area.

Rationale for Redevelopment Plan. The Village recognizes the need for implementation of a strategy to revitalize existing retail, mixed use, and commercial, properties within the boundaries of the RPA and to stimulate and enhance new retail, mixed use, and commercial development. Business retention and expansion are key components of the strategy to promote private development within strategically critical commercial areas of the Village.

The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the TIF Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Existing conditions, such as those associated with properties located within the RPA, that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial and residential land uses;
- Provision of roadway and traffic improvements within the area, including a comprehensive review of ingress and egress requirements that satisfy area circulation – both vehicular and pedestrian, parking, loading/unloading requirements, and connections to major arterials;
- Entering into redevelopment agreements in order to further the redevelopment of underutilized sites;
- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs;
- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and
- Providing infrastructure that is adequate in relation to redevelopment plans.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of the Redevelopment Plan and Project, herein. The Village, with the assistance of KMA, has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the RPA. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of retail, mixed use, and commercial development into the Village in general and the RPA in particular.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form

of a stabilized and expanded tax base, the retention of existing businesses, the creation of new businesses and the creation of new employment opportunities within the Village as a result of induced private sector investment within the area.

B. Summary

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Village's *Comprehensive Plan*, as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of ten (10) or more inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Exhibit A of this Plan.

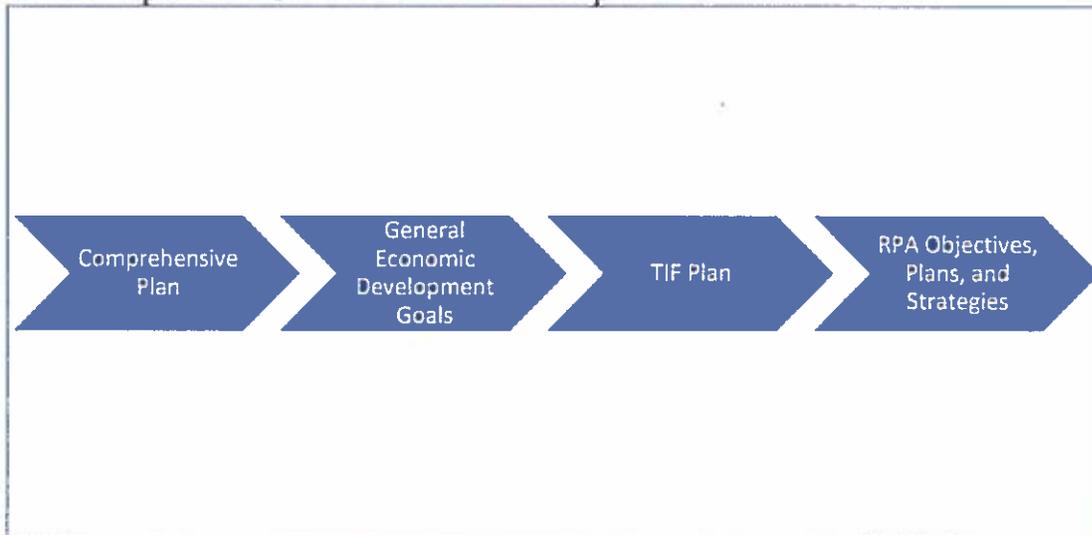
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit B.

III. RPA GOALS AND OBJECTIVES

The Village has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village's *Comprehensive Plan*.

Exhibit I
Relationship of Land Use and Economic Development Plans



As indicated in the exhibit above, the Village's primary planning document is the *Comprehensive Plan* which describes the overall vision for the Village and is the foundation for Village initiatives such as the TIF District. This overarching planning document determines future land uses and influences all other Village planning effort such as the TIF planning process.

A. General Economic Development Goals of the Village.

The redevelopment of the proposed RPA would further the Village's overarching land use objectives, which are contained in its *Comprehensive Plan*, zoning ordinance, and other land use planning elements. In the *Comprehensive Plan*, the Village has articulated a number of public policy objectives which would be supported by the Village's adoption of the proposed RPA as a TIF District (see exhibit below).

Exhibit 2
Comprehensive Plan Elements (Excerpts)

Goal	Objective
Community Appearance and Character	<ul style="list-style-type: none"> • Upgrade the image and appearance of existing commercial buildings • Enhance community gateways through special signage, landscaping and other features • Promote high standards of design and construction for all development
Housing and Residential Areas	<ul style="list-style-type: none"> • Protect residential areas from the encroachment of incompatible land uses • Promote the improvement and rehabilitation of deteriorating residential properties
Commercial, Retail and Office Development	<ul style="list-style-type: none"> • Maintain and expand the range of retail, commercial and office establishments within the Village. • Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas. • Improve and upgrade Main & Route 45/52 as a retail and business area serving the Village and surrounding region. • Promote the redevelopment of marginal, obsolete and vacant commercial properties. • Encourage compatible new office, retail and commercial development in selected locations • Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
Transportation	<ul style="list-style-type: none"> • Encourage the provision of adequate parking for all activity areas

The broad goals and objectives of the *Comprehensive Plan* would be complemented by economic development goals for the Village, as follows:

- 1) Encourage an attractive and distinctive community image and identity that builds upon and enhances Bourbonnais’s traditional qualities and characteristics, and distinguishes it from surrounding communities.
- 2) Expand a system of commercial, retail, and office development that could provide local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

- 3) Develop a balanced transportation system that provides for safe and efficient movement of vehicles and pedestrian, reinforces surrounding development patterns, and enhances regional transportation facilities.
- 4) Promote retail, commercial and office use, as well as the combination and consolidation of multiple properties to create more attractive redevelopment sites.
- 5) Consider marketing smaller sites for uses that require less parking and customer access such as free standing office/research and high tech businesses.
- 7) Encourage the consolidation of curb cuts and access drives and the reconfiguration of parking areas focusing on improving the appearance of the areas through screening, buffering, landscape strips around the periphery of lots, and interior landscaped islands.
- 8) Encourage continued streetscape improvements for the area including landscaped parkways, street trees, light fixtures, public signage, and pedestrian amenities.

B. Specific Objectives and Strategies for the RPA.

The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would “drive” the redevelopment activities undertaken within the RPA. TIF designation would allow the Village to pursue the following objectives within the RPA:

- 1) Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage, and the public rights-of-way.
- 2) Promote high standards of design and construction for all development within the Village.
- 3) Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.
- 4) Minimize and mitigate any negative impact of office, retail, and commercial activities on neighboring land uses.
- 5) Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.
- 6) Maintain and expand the range of retail, commercial, and office establishments in the Village.
- 7) Promote the redevelopment of marginal, obsolete, and vacant commercial properties.
- 8) Discourage additional “strip” commercial development within the Village.

- 9) Ensure that adequate storm water management provisions are included in all new commercial developments.

C. Redevelopment Strategies.

RPA designation will allow the Village to implement certain strategies established in the Comprehensive Plan, identified below:

Land Use – As set forth in the Comprehensive Plan, basic land use patterns and character are established within the RPA. The Village seeks to encourage the enhancement of existing businesses and assist in the improvement of properties in decline. The Village also seeks to promote high quality redevelopment within the RPA. The Village may consider combination or consolidation of properties in order to create attractive redevelopment opportunities and the Village may address pedestrian, traffic, and streetscape related improvements.

Sites and Buildings – The appearance of improvements and the repair of deficient buildings are important objectives for the Village, given the visibility and traffic counts. Vacancies should also be addressed. The Village also would intend to encourage the grouping and clustering of structures to assist in coordination of building location, parking, access drives, and pedestrian amenities including attractive landscape and streetscape treatments. Review of outdoor storage areas (including vehicle storage) could also be part of redevelopment activities. The overall goal is to maintain a high quality image and character of the Village.

(Source: Bourbonnais Comprehensive Plan, April, 2001, pages 59-60)

The implementation of the Redevelopment Plan and Project will serve to improve the overall quality of life within the RPA and contribute to the economic development of the Village as a whole.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA.

As documented in Exhibit 3 of this Plan, the RPA has suffered from a lack of development and would qualify as a conservation area. In recent years, the area has not benefited from sustained private investment and/or redevelopment and instead has experienced physical and economic decline. Absent intervention by the Village, properties within the RPA would not be likely to increase in market value.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen. For example, structures and site improvements reflect obsolescence, deterioration, deleterious layout; lack of community planning; and experienced a lag in the growth or decline of the EAV when compared with the remainder of the Village for three of the last five years. These various conditions discourage private sector investment in business enterprises.

B. Assessment of Fiscal Impact on Affected Taxing Districts.

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting declines in assessed valuations.

Given that there is the potential for new mixed use and retail / commercial development, the Village has included in this Redevelopment Plan and Project the provisions for distributions to such taxing districts and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the increase in students, as provided for in the TIF Act.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

V. TIF QUALIFICATION FACTORS PRESENT IN RPA

A. Findings.

The RPA was studied to determine its qualifications under the TIF Act. It was determined that the area as a whole qualifies as a TIF District under Illinois law based upon conservation area factors. Refer to the Qualification Report (Exhibit C) which is attached as part of this plan.

B. Eligibility Survey.

Representatives of KMA evaluated the RPA over a period from March 2014 through the date of this Redevelopment Plan and Project. Analysis was aided by certain reports obtained from the Village of Bourbonnais and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for the proposed Main Street/University Avenue Redevelopment Project Area.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives.

The Village proposes to realize its goals and objectives of encouraging the redevelopment of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the retention and expansion of existing businesses, and the attraction of users to redevelop existing retail, mixed use, and commercial structures, as well as vacant parcels that are, or may become available, within the RPA.
- 2) By constructing public improvements which may include (if necessary):
 - i. Street and sidewalk improvements (including new street construction and widening of current streets);
 - ii. Utility improvements (including, but not limited to, water, storm water management, flood control and sanitary sewer projects consisting of construction and rehabilitation);
 - iii. Signalization, traffic control and lighting;
 - iv. Off-street parking (if applicable);
 - v. Landscaping, public signage, and beautification; and
 - vi. Public facilities
- 3) By entering into redevelopment agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) By providing for land assembly, site preparation, environmental remediation (if necessary), clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of certain buildings through necessary rehabilitation and improvement of structures.
- 6) By exploring and reviewing job training programs in coordination with any Village, federal, state, and county programs.
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

B. Redevelopment Activities.

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, acquisition, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired by purchase or the exercise of eminent domain. Properties owned or acquired by the Village may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement of acquisition and related costs through the write-down of its acquisition costs. Such land may be held or disposed of by the Village on terms appropriate for public or private development, including the acquisition of land needed for construction of public facilities or improvements. Relocation activities may also be undertaken by the Village.

Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as flood control and sanitary and storm sewer systems;
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new mixed use or retail/commercial uses.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and facade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan.

Existing land use generally consists of a mix of primarily retail, commercial uses residential and institutional. Existing and potential land uses are shown in Exhibits D and E attached hereto and made a part of this Plan. The proposed land uses will conform to the Village's Comprehensive Plan (including any amendments thereto).

D. Additional Design and Control Standards for Community Development in the Village of Bourbonnais.

The appropriate design controls, as set forth in the Village's Comprehensive Plan, Zoning Ordinance and Building Codes (including any amendments thereto) shall apply to the RPA.

E. Estimated Redevelopment Project Costs.

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement redevelopment project costs, are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that

no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, redevelopment project costs shall not include lobbying expenses;

- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district’s increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those

- housing units that have received tax increment finance assistance under this Act;
- (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;
13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

- b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
- c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
- d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner

of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply

to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

Exhibit 3
 Estimated Project Costs

Program Actions/Improvements	Estimated Costs*
1. Land Acquisition, Assembly Costs and Relocation Costs	\$ 9,000,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	3,500,000
3. Utility Improvements including, but not limited to water system, storm/flood control system, sanitary sewers and road and rights-of-way improvements	16,000,000
4. Public facilities and infrastructure (inclusive of approved capital costs for Village and other tax districts)	3,500,000
5. Rehabilitation Programs	10,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	2,500,000
7. Job Training	1,200,000
8. Interest Costs Pursuant to the Act	3,000,000
9. School Tuition Costs Pursuant to the Act (if applicable)	<u>\$2,100,000</u>
TOTAL ESTIMATED PROJECT COSTS	\$50,800,000

*All project cost estimates are in year 2015 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves, as well as annual interest payments. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The line item amounts set forth above are not intended to place a not to exceed limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the amount of payments for the Total Estimated Project Costs shall not exceed the combined overall budget amount shown above as provided for in the TIF Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

Pursuant to the Act, the Village may utilize net incremental property tax revenues received from other existing or future contiguous redevelopment project areas to pay eligible redevelopment project costs or obligations issued to pay such costs in the Main Street/University Avenue Redevelopment Project Area, and vice versa.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Act.

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

Redevelopment project costs specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues, which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2013 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

The Village may also direct incremental revenues from the Redevelopment Project Area to any existing or future contiguous redevelopment project areas for redevelopment activities in conformance with the provisions of the Act and it may also receive incremental revenues from any existing or future contiguous redevelopment project areas in order to further the redevelopment activities described in this Plan.

G. Nature and Term of Obligations to be Issued.

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its home rule powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued

from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area.

The most recent estimate of equalized assessed valuation (EAV) for tax year 2013 of the property within the RPA is approximately \$8,419,138.

I. Anticipated Equalized Assessed Valuation (EAV).

Upon completion of the anticipated private development of the Main Street/University Avenue Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Main Street/University Avenue Redevelopment Project Area will be within a range of approximately \$38,000,000 million to \$50,000,000 million.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project.

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to the Village's Comprehensive Plan (including any amendments thereto). Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, and assembly costs or relocation costs or provided for by the Act may also be paid.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of private or public facilities, buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the Village. Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Public Infrastructure/Facility Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Public facilities including parking areas may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

Potential Payments to School Districts: The Village may fund payments to School Districts pursuant to the provisions of the Act.

B. Commitment to Fair Employment Practices and Affirmative Action.

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs.

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the year of adoption of an ordinance designating the Main Street/University Avenue Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year of the initial adoption of the ordinance approving the RPA.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT A
BOUNDARY MAP

EXHIBIT B
LEGAL DESCRIPTION

EXHIBIT C
TIF QUALIFICATION REPORT

EXHIBIT D
EXISTING LAND USE MAP

EXHIBIT A
BOUNDARY MAP



EXHIBIT B
LEGAL DESCRIPTION

DOWNTOWN TIF DISTRICT
LEGAL DESCRIPTION

Beginning at the Southeast corner of Lot 24 of Villa Brook Subdivision, being a part of Lots 52 and 54 of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, Village of Bourbonnais, Kankakee County, Illinois, thence Northerly along the East line of Villa Brook Subdivision and Bor-Bo-Ne Manor Subdivision and said line extended to the Southwest corner of Lot 8 in Block 1, Narcisse C. Rivard's Subdivision, thence Northwesterly along the West line of Lot 8 and Lot 5 in said Block 1 to the South right-of-way line of River Street; thence Westerly along said right-of-way line to its intersection with the Easterly line of Lot 1 of Tetrault's Addition to the Village of Bourbonnais, extended Southerly; thence Northwesterly along said East line and East line extended to the Northeast corner of said Lot 1; thence Northeasterly to the Southwest corner of Lot 10 in Drake's Second Addition; thence Northwesterly along the West line of said Lot 10 and said line extended to the North right-of-way line of Marsile Street; thence Northeasterly along said North right-of-way line to the Southwest corner of Lot 31 in Drake's Second Addition; thence Northeasterly along the North line of said Lot 31 to the Southwest corner of Lot 2 in L.C. Looker's Subdivision in the Southeast corner of Original Lot 2 of the Mesheketeno Reservation; thence Northwesterly to the Southwest corner of Lot 1 in said L.C. Looker's Subdivision; thence Northeasterly along the Northerly line of said Lot 1 to the South right-of-way line of Main Street; thence Northwesterly along said right-of-way line to its intersections with the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation extended; thence Northeasterly along the North line of the South Half of said Original Lot 1 and said line extended to the Northwest corner of Lot 1 in Bonville Re-Subdivision; thence Southeasterly along the West line of Bonville Re-subdivision and said line extended Southerly to a point on the West line of Lot 26 of J.K. Croswell's Survey of the South Half of Original Lot 1 of the Subdivision of the Mesheketeno Reservation, said point being 48 feet South of the Northwest corner of said Lot 26; thence Northeasterly to a point on the Westerly right-of-way line of Bernard Street, said point being 64 feet South of the Northeast corner of said Lot 26; thence Northwesterly along the Westerly right-of-way line of Bernard Street to its intersection with the North line of Lot 20 of said J.K. Croswell's Subdivision extended Westerly; thence Northeasterly to the Northeast corner of Lot 2 in Harvey J. Legris Subdivision; thence Southeasterly to the Southwest corner of Lot 10 in Goodwin Subdivision; thence Northeasterly to the Southeast corner of Lot 10 in Goodwin Subdivision; thence Southerly along the Easterly line of Goodwin Subdivision extended to a point that is on a line that is 50 feet South of and parallel with the North line of Lot 15 of J.K. Croswell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along said parallel line to the West right-of-way line of Roy Street; thence Northeasterly to the Northwest corner of Lot 10 of J.K. Croswell's Subdivision of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Northeasterly on the North line of said Lot 10 to the South right-of-way line of Water Avenue; thence Westerly along the said right-of-way line to the West line of the vacated portion of Water Avenue; thence Northerly along said West line to the North right-of-way line of Water Avenue to the West line of the East 180 feet of Lot 6 of said J.K. Croswell's Subdivision; thence Northerly along said West line to the North line of said Lot 6; thence Easterly

along said North line of Lot 6 to the West line of Lots 1, 2 and 6 of said J.K. Crowell's Subdivision; thence Northerly along said West line to the South right-of-way line of Beaudoin to its intersection with the West right-of-way line of the public alley in Block 1 of LaValle's Subdivision extended Southerly; thence Northerly along the West line of said alley and said line extended to the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Southwesterly along the North line of the South Half of said Original Lot 1 to the Southeasterly corner of Trotter's Chase Condominium Development; thence Northwesterly along the Northern and Eastern boundary of said Trotter's Chase to the Easterly right-of-way line of Brown Boulevard; thence Southwesterly along said right-of-way line to its intersection with a line that is 234.21 feet Northeasterly of and parallel with the Northeasterly line of Lot 10 in Bourbonnais Towne Centre Subdivision extended; thence Northwesterly along said parallel line to the Westerly line of Lot 9 in Bourbonnais Towne Centre Subdivision; thence North 35°54'00" East along the Westerly line of said Lot 9 a distance of 184.41 feet; thence North 54°06'00" West along the Southwesterly line of said Lot 9 a distance of 774.50 feet; thence North 72°02'30" East a distance of 450.77 feet; thence South 00°09'00" East a distance of 27.00 feet; thence North 89°51'00" East a distance of 468.38 feet to the West line of Sunflower Subdivision; thence Southerly to the Southwest corner of Sunflower Subdivision; thence Easterly to the Southeast corner of Sunflower Subdivision, which is on the West right-of-way line of Brown Boulevard; thence Northerly along said right-of-way line to its intersection with the South line of Pita Subdivision extended; thence Easterly to the Southeast corner of Pita Subdivision; thence Northerly to the Northeast corner of Lot 2 in Bourbonnais Towne Centre Subdivision; thence North 89°51'00" East along the South line of Lots 3, 4, 5 and 6 and said line extended in Bourbonnais Towne Centre Subdivision a distance of 1,244.66 feet; thence South 00°31'00" East a distance of 200.00 feet; thence North 89°51'00" East to the Easterly right-of-way line of Convent Street; thence Southerly along the Easterly right-of-way line of Convent Street, Marsile Street and Main Street, also known as S.B.I. Route 45/52 to the Northwest corner of Lot 26 of Original Lot 28 of J.K. Crowell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along the North line of said Lot 26 to the Northwest corner of Lot 6 in Collegedale Subdivision Second Addition thence Northeasterly along the North line of said Lot 6 and said line extended to the East right-of-way line of Bresse Street; thence Southerly along said Easterly right-of-way line to its intersection with the South right-of-way line of Munroe Street; thence Westerly along said South right-of-way line to the Northwest corner of Lot 3, Block 1 in Collegedale Subdivision; thence Southerly to the Southwest corner of said Lot 3; thence Easterly along the South line of said Lot 3 to its intersection with the East right-of-way of the public in lying within Block 6 in Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Southerly along the East right-of-way line of said alley to the North right-of-way line of North Street; thence Westerly along said right-of-way line and said line extended to the West right-of-way line of Main Street; thence Southerly along said right-of-way line to the South line of Block 2 in Numa Ray's Re-Subdivision of Blocks 1 and 2 of the Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Westerly along the South line of said Block 2 and said line extended Westerly to the point of beginning.

EXHIBIT C
TIF QUALIFICATION REPORT

VILLAGE OF BOURBONNAIS

**TIF QUALIFICATION REPORT
MAIN STREET/UNIVERSITY AVENUE TIF DISTRICT**

A study to determine whether all or a portion of an area located in the Village of Bourbonnais qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Bourbonnais, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

June 2015

**VILLAGE OF BOURBONNAIS
QUALIFICATION REPORT
MAIN STREET/UNIVERSITY AVENUE TIF DISTRICT
TABLE OF CONTENTS**

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	Introduction and Background	1
II.	Qualification Criteria	5
III.	The Proposed RPA	8
IV.	Methodology of Evaluation	9
V.	Qualification of Proposed RPA/Findings of Eligibility	10
VI.	Summary of Findings and Overall Assessment of Qualification	16

EXHIBIT 1

Proposed TIF Boundary Map

EXHIBIT 2

List of Tax Parcels

EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Bourbonnais to conduct an analysis for the potential qualification and designation of the Main Street/University Avenue Redevelopment Project Area (the “TIF District”) pursuant to 65 ILCS 5/11-74-1 et. seq., as amended (the “Act”) for an area located primarily in the central Downtown area of the Village and is generally bounded by Eugene Drive on the north and North Avenue on the south with parcels located on the east and west sides of Main Street (Routes 102, 45 and 52). The Village is pursuing the TIF District designation as part of its overall strategy to promote (i) the redevelopment and revitalization of key properties that are generally located along Main Street, University Avenue and College Drive, and; (ii) to provide for adequate parking for the new and existing commercial facilities, and; (iii) to provide for increased utility improvements and infrastructure to relieve vehicle and pedestrian congestion where the three main arterials converge.

The Village has two principle aims in pursuing the potential designation of the TIF District. The first is to promote redevelopment of certain parcels that have experienced vacancy and obsolescence, due in part to the economic downturn in recent years and that by today’s standards are under-utilized. The second is to encourage the development of parcels of land in and around the Olivet University in an effort to provide additional retail, parking and housing. This points the Village toward a strategy for the encouragement of growth through the reuse and redevelopment of older properties in the center of Bourbonnais and the continued development and re-development of an area in which development has stalled due to economic conditions.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential TIF District qualification land within the area:

- 1) *The proposed TIF District qualifies as a “conservation area” under the Act.* Overall, the improved land within the proposed TIF District is found to be in a condition as defined in the Act that prevents, or threatens to prevent, the economic and physical development of properties in a manner that the community deems essential to its overall economic health.
- 2) *The conditions found within the proposed TIF District present a serious barrier to the area's successful redevelopment.* Factors that negatively impact coordinated and substantial private sector investment in the overall area are part of the consideration for TIF District designation. Without Village planning and use of economic development resources in eliminating such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) *There are several potential redevelopment sites within the proposed TIF District.* These sites could produce sufficient incremental property tax revenue that, if used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the study area.

- 4) *Formal designation recommended.* To address current conditions, to promote the economic viability of the proposed TIF District, and to foster private sector investment and redevelopment efforts, KMA recommends that the Village proceed with the formal TIF District designation process for the entire area under consideration.

The KMA analysis of the proposed TIF District in conjunction with the statutory criteria is detailed in the following pages.

I. INTRODUCTION AND BACKGROUND

In the context of planning for the proposed establishment of the Main Street/University Avenue Tax Increment Financing District (the “TIF District, Redevelopment Project Area of RPA”), the Village of Bourbonnais has initiated the study of parcels within the proposed TIF District to determine whether they qualify for inclusion in the TIF District. Kane, McKenna and Associates, Inc. agreed to undertake the study of the area.

Objectives.

The Village’s general economic development objectives are to enhance commercial and mixed use opportunities within the Village, including the proposed TIF District. To achieve this predominant objective, the Village has proposed the following guidelines identified in the Village’s Bourbonnais 2030 Comprehensive Plan that would apply to the Main Street/University Avenue TIF District. (Refer to Exhibit 1 below.)

Exhibit 1

Selected Comprehensive Plan Elements Applicable to the Proposed TIF District

Comprehensive Plan Element	Objectives
Land Use	<ul style="list-style-type: none"> Assure that new development is compatible with existing and proposed neighboring land uses Assure that the density or intensity of future development does not overburden existing and future utility systems, roadways and services
Image & Identity	<ul style="list-style-type: none"> Improve aesthetics of right of way areas. Establish landscape requirements on private property via new zoning ordinance requirements.
Commercial/Office and Industrial	<ul style="list-style-type: none"> Improve the physical conditions of buildings and off-street parking lots Assure compatibility with adjacent development Improve parking, traffic circulation, signage, lighting and landscaping Consider additional retail pursuant to standards which improve the tax base, maximize aesthetic appeal, and minimize negative impacts on adjacent properties
Tax Base and Economic Development	<ul style="list-style-type: none"> Promote new development at designated areas which can supplement the local tax base Plan reasonable regrouping of business to create compatible relations between business uses
Governmental Services	<ul style="list-style-type: none"> Improve the storm drainage system and eliminate flooding problems Develop storm drainage ways, detention and retention basins to reduce the hazards of flooding
Transportation	<ul style="list-style-type: none"> Infrastructure improvements including street system improvements and traffic flow in the downtown core area to 1) better handle vehicular volumes 2) improve pedestrian safety

Source: Village of Bourbonnais *Official 2030 Comprehensive Master Plan*, 2013

Additionally, the proposed RPA almost mirrors the Village's Downtown Plan adopted in 2010 and more importantly the Downtown Sub Area District Plan. The goal of the Downtown Plan is to integrate downtown improvements into the Bourbonnais central business district. The Village's planner worked closely with Olivet University to prepare an improvement plan for the downtown area. The University has acquired a significant amount of property within the downtown area with the intent of fostering a "college town" atmosphere. The major recommendations of the Downtown Plan are shown below. (See Exhibit 2.)

Downtown Plan Element	Objectives
Traffic	<ul style="list-style-type: none"> ▪ Improve traffic flow in the downtown core area in order to: 1) better handle vehicular volumes; 2) improve pedestrian safety; 3) improve aesthetics; 4) strengthen the identity of the downtown.
Image & Identity	<ul style="list-style-type: none"> ▪ Plan to create improved traffic patterns; improved ingress and egress designs with new mixed-use development, pedestrian improvements and a streetscape design motif that reinforces the Village's heritage. ▪ Plan for prominent buildings at key intersections with planned design elements.
Commercial/Office and Industrial	<ul style="list-style-type: none"> ▪ Improve the physical conditions of buildings and off-street parking lots ▪ Assure compatibility with adjacent development ▪ Improve parking, traffic circulation, signage, lighting and landscaping ▪ Consider additional retail pursuant to standards which improve the tax base, maximize aesthetic appeal, and minimize negative impacts on adjacent properties
Tax Base and Economic Development	<ul style="list-style-type: none"> ▪ Promote new development at designated areas which can supplement the local tax base ▪ Plan reasonable regrouping of business to create compatible relations between business uses
Governmental Services	<ul style="list-style-type: none"> ▪ Improve the storm drainage system and eliminate flooding problems
Transportation	<ul style="list-style-type: none"> ▪ Infrastructure improvements including street system improvements and traffic flow in the downtown core area to 1) better handle vehicular volumes 2) improve pedestrian safety 3) tie into the planned I-57 Interchange

Source: Village of Bourbonnais Downtown, 2010

The RPA exhibits characteristics of deterioration and obsolescence that are often indicative of properties that are near the end of their useful lives or affected by market conditions due to age and condition of the properties. Further, because much of the RPA was developed in an era before the Village actively practiced modern land use planning, the RPA suffers from adverse impacts associated with a lack of community planning and deleterious land use and layout. The RPA did not have the benefit of developing under the guidelines of an economic development plan. The extremely high-level of traffic along the Main Street corridor creates problematic ingress/egress within the RPA

and requires the coordination new signalization, pedestrian bridges, potential street rerouting and consideration of future parking needs as well as improved internal circulation between users. The RPA is also hindered by a lack of buffering between institutional, commercial and residential uses and the lack of modernized site improvements or coordinated streetscape and signage treatments. These are all conditions that are further examples of the detrimental effects of unguided development.

The RPA is also hindered by a lack of adequately sized retail/commercial lots in relation to present day planning standards and by inadequate loading and unloading areas due to the size of the lots and the presence of adjacent single family residential lots.

It is important to note that the state highways in the downtown area (US 45/52, IL 102) have extremely high traffic volumes that cause congestion and create a barrier to safe pedestrian circulation. This is critical in light of the fact that there is a high volume of student as well as lay pedestrian traffic throughout the day exacerbating the unsafe conditions for both pedestrian and vehicle traffic.

The intersection of Main Street/Main Street NW/and Marsile Street is a major traffic congestion point. Many downtown commercial businesses have parking lots that are accessed primarily from Main Street. The numerous curb cuts create conflict points that reduce traffic flow efficiency.

The residential neighborhoods in the downtown area are not well connected to the Main Street corridor. South of the Main Street NW/Marsile Street intersection there are few intersecting public streets on either side of Main Street; downtown pedestrian connections across Main Street lack safety features, particularly between the University campus on the east side of the road and the recreational fields and student housing areas (Old Oak and Oak Run apartments) on the west side of the road. The safety and continuity of the walking environment is limited by gaps in the pedestrian system along the arterial and collector roadways and by the lack of sidewalks in some of the older subdivisions.

Finally, the growth of the equalized assessed valuation (EAV) of all the properties in the Study Area declined in three (3) of the last five (5) years; and it was found to lag behind the EAV growth of the remainder of the Village in four (4) of the last (5) years; and, the Consumer Price Index for all Urban Consumers (CPI-U) for three (3) of the last five (5) tax years. The qualification factors discussed within this TIF Qualification Report (the "Report") qualify the RPA as a conservation area, as that term is hereinafter defined pursuant to 65 ILCS 5/11-74.4-3 et. seq., as amended.

Many of the surface improvements within the Study Area were found to have varying degrees of deterioration. Sidewalks, streets, driveways, and parking lots exhibited significant cracking and uneven surfaces. In addition several buildings exhibited missing or cracked mortar, and needed for repairs to exterior siding/fascia and frame components (windows and/or doors).

The Village believes that the RPA can be a candidate for redevelopment if the qualification factors discussed in this report are mitigated. Further, the Village believes that the use of TIF can mitigate these negative obstacles that currently impede redevelopment. From a planning standpoint, the redevelopment of the RPA is consistent with Village planning efforts to improve the downtown core area properties and maintain or improve tax base and valuations along an important corridor of the Village.

The Village will certify that it does not plan to dislocate ten (10) or more inhabited residential units as part of this redevelopment effort. As such, pursuant to the Act, as amended, the Village will not prepare a housing impact study.

Objectives

The Village's redevelopment objectives propose to improve to the extent possible the negative impact of the qualification factors which are prevalent in much of the Study Area and enhance retail, commercial, and mixed use opportunities where appropriate. To achieve these objectives the Village proposes the following guidelines:

- To encourage redevelopment within the RPA that will address the historical piecemeal development practices, mitigate conditions associated with older building conditions and vacancies, and attract new land uses which are consistent with the existing uses and provide an enhanced tax base to support the entire Village;
- To implement coordinated development/design practices as set forth in the Village's Comprehensive Plan and Downtown Plan and to promote redevelopment in accordance with current planning standards;
- To assist site assembly and preparation in order to provide for the reuse of properties for this stated purpose;
- To coordinate area parking facilities and to improve access to site; and
- To install the necessary infrastructure improvements for improved ingress and egress and loading and unloading areas, and to add buffering to single family residential uses for the light industrial and retail/commercial areas, and to support proposed new development in accordance with modern planning standards.

Guidelines:

The Village's Downtown Plan provides, in part, the following guidelines:

"Each of Bourbonnais' existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents and visitors should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Bourbonnais. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and businesses areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include facade, parking lot and signage improvements.”

Source: Bourbonnais Downtown Plan, 2010.

The Village’s general economic development goals are to enhance retail/commercial and mixed use opportunities within the Village and the RPA. Given the Village’s goals as well as the conditions described in this Report, the Village has made a determination that it is highly desirable to promote the redevelopment of the RPA. Without an implementation plan for redevelopment, Village officials believe current conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize and increase the economic base associated with the RPA which will not only increase tax revenues associated with the RPA but also benefit the community as a whole.

Because of the conditions observed in the RPA and the required coordination of future land uses, the Village enthusiastically supports the foregoing redevelopment objectives. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive planning process for economic development controlled by the Village. Through this coordinated effort, the RPA is expected to improve. Development barriers, inherent with current conditions within the RPA, which impede economic growth under existing market standards, are expected to be eliminated.

The Village has further determined that redevelopment currently planned for the RPA may only be feasible with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF relies upon induced private redevelopment in the RPA creating higher real estate value that would otherwise decline or stagnate without such investment. The result of such investment will lead to increased property taxes compared to the previous land use (or lack of use). In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA

With the assistance of Village staff and the Village engineer, Kane, McKenna and Associates, Inc. examined the RPA initially in the early spring of 2013 and then again in December of 2014 to the date of this report, and reviewed information collected for the RPA to determine the presence or absence of appropriate qualifying factors listed in the Act. The relevant sections of the Act are found below.

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both a blighted area and conservation area.”

Under the Act, conservation area is defined as any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors, may be considered as a conservation area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lag in EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

III. THE PROPOSED RPA

The RPA is located in the central portion of the Village and consists primarily of retail, commercial, institutional and residential uses. The RPA is a contiguous area generally described as parcels on the east and west side of Main Street with North Street as the south boundary and Eugene as the north boundary. Adjacent rights of way are also included.

The RPA consists of approximately one hundred eighty two (182) structures and approximately two hundred twenty-seven (227) tax parcels of which one hundred thirty-five (135) are 35 years or older. The RPA is approximately one hundred fifty-nine (159) acres in size excluding rights of way. The RPA is comprised predominantly of retail, institutional and commercial uses.

The RPA described herein meets the eligibility requirements for designation as a conservation area under the Act as documented below. All of the parcels were examined to determine the number of structures aged thirty-five (35) years or greater, as required under the conservation area criteria of the Act. It was determined by site surveys, Kankakee County and Bourbonnais Township Assessor data and Village input that seventy-four percent (74%) of the structures in the RPA were thirty-five (35) years or greater. Furthermore, the RPA as a whole was found to evidence six (6) qualification factors. The minimum required for a finding of a conservation area is that fifty percent (50%) or more of the improved structures are thirty-five (35) years old or greater and the existence of three (3) qualification factors dictated by the Act.

It was further found that the required qualifying factors are reasonably distributed throughout the RPA. KMA and the Village reserve the right to make additional findings in connection with this report prior to the adoption of the TIF District. Thus, the report is subject to revisions to the extent such revisions are allowable prior to any action by the Village to adopt the TIF District, as permitted in accordance with the Act.

IV. METHODOLOGY OF EVALUATION

In evaluating the RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the RPA were undertaken by representatives from KMA. (Site surveys were completed for most parcels within a block) based upon tax plat map blocks. A photographic record and analysis of the RPA was conducted and was used to supplement site surveys.
- 2) Exterior evaluation of structures was completed noting such conditions as deterioration, obsolescence, excessive vacancies, and deleterious land use and layout. Additionally, 2007 through 2013 tax information from the Kankakee County Clerk's Office, County and township tax data, site data, local history (discussions with Village officials and staff), and an evaluation of area-wide factors that have affected the RPA's development (e.g., lack of community planning, and lag in equalized assessed value) were reviewed. KMA studied the RPA in its entirety. Village redevelopment goals and objectives for the RPA were also reviewed with Village staff.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, qualification factors of specific structures and site conditions on the parcels.
- 4) The age of structures within the RPA was examined, plus the thirteen (13) other qualification factors for TIF designation as a conservation area under the Act. Evaluation was made by reviewing the information from the site surveys and other relevant information collected for the RPA and determining how it measured when evaluated against the qualification factors.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

Based upon KMA’s evaluation of parcels in the Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the proposed TIF District as a conservation area. These factors are found to be clearly present and reasonably distributed throughout the Study Area, as required under the TIF Act. In addition to age at least three other qualifying factors were found to be present to a meaningful extent throughout the RPA.

Summary of TIF Qualifying Factors

Area Within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed RPA
Conservation Area (Improved)	13	3	6 Deleterious Layout Lagging EAV Deterioration Inadequate Utilities Obsolescence Lack of Community Planning

A. Threshold Qualification

Age. Based upon site survey; and Kankakee County and Bourbonnais Township data, approximately seventy percent (74%) or approximately 135 of the 182 structures in the RPA were found to be thirty-five (35) years of age or older.

B. Other Conservation Factors

1. Deleterious Land Use or Layout. The Act refers to deleterious land use or layout as the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

According to discussions with Village staff, a majority (over 50%) of the improvements found within the Study Area were built before 1960. As a result, these properties were developed during a period before the Village had in place an effective community planning process to guide development procedures. Properties were developed with little regard to adjacent land uses, and without foresight into the intensity of commercial operations present today. In part due to the importance of automobile traffic and the need for sufficient parking. In terms of land uses, commercial, retail, and residential uses inappropriately overlap in some areas, when compared to the modern land use standards currently employed by the Village.

In general, poor parcel layout and lack of buffering account for deleterious land use/layout. Regarding the parcel layout, certain commercial and retail facilities are not configured to easily accommodate the daily movement of consumer traffic or the loading of truck traffic. In the lots adjacent to residential uses, there are loading/unloading difficulties in terms of truck traffic going down narrow alley ways or narrow rear lots or areas. The parcel layout is also affected by issues related to the coordination of individual uses to the movement of traffic along Main (one of the busiest arterial roads in or near the Village – based upon review of IDOT data).

As a result, there are certain issues pertaining to ingress/egress. Many of the retail businesses have little space for ingress/egress, much less “transitional” frontage roads that would separate slower moving traffic approaching a business (e.g., to park and shop) from faster moving traffic along Main. A majority of the businesses have shallow parcel depths that do not afford much room for loading, unloading, or parking, in comparison to modern uses. Additionally, the execution of turns into retail establishments is difficult since (a) vehicles have to slow rapidly to execute the turn, (b) turns need to be made into a tight space due to the narrow/shallow parking lots and (c) entering the parking lot areas customers need to avoid closely situated cars already parked in the narrow lots (or which may be backing up to leave the store).

But deleterious layout is a particularly extreme issue at the intersection of Main Street (US Route 45 and US 52) Marsile Street/University Avenue and Illinois Route 102 all converge directly across from the main entrance of the University making student and pedestrian crossing extremely difficult especially during the heavy traffic times of early morning, mid-day and early evening.

2. Lag in EAV. The Act refers to lag in EAV as the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

The total Equalized Assessed Value (“EAV”) of the RPA has declined for three (3) of the last five (5) years (2010, 2011, and 2012). Additionally, the total EAV of the RPA has grown at an annual rate that is less than the growth in the total EAV for balance of the Village for four (4) of the last five (5) years. A summary of this analysis is presented in the table below. Finally, the total EAV of the RPA has grown at an annual rate that is less than the Consumer Price Index for Urban Consumers (CPI-U) in three (3) of the last five (5) years.

	2013	2012	2011	2010	2009	2008
TOTAL EAVS FOR TIF RPA	8,419,138	7,452,948	7,744,314	7,905,989	7,936,912	7,793,341
PERCENTAGE OF CHANGE:	12.9639%	-3.7623%	-2.0450%	-0.3896%	1.8422%	
AVERAGE ANNUAL CPI CHANGE		2.10	3.20	1.60	-0.40	3.80
TOTALS FOR THE VILLAGE	314,023,975	327,244,544	335,201,415	349,420,344	329,085,517	323,032,716
MINUS RPA AREA	305,604,837	319,791,596	327,457,101	341,514,355	321,148,605	315,239,375
% CHANGE FROM PREVIOUS YEAR	-4.4363%	-2.3409%	-4.1162%	6.3415%	1.8745%	

Source: Kankakee County Assessor's Office

3. Deterioration. The Act defines deterioration to cover either a) primary building components or b) surface improvements. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Regarding surface improvements, the RPA exhibited a number of problems:

- Rutted and cracked lots and drives.
- Parking lots with potholes and surface cracking.

Approximately 80% of the tax parcels exhibited deterioration in either surface improvements or building components.

Deterioration in building components was observed in:

- Retail strip centers along Main Street.
- Rear portions of several buildings located on Main Street and Marsile Street.

In addition, roof and gutter replacement was noted on several parcels located on Main Street, River Street, Marsile Street and Coyne Street. Parking lots exhibit considerable deferred maintenance resulting in deteriorated conditions.

4. Inadequate Utilities. Under the TIF Act, inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

The Village engineer has reviewed the condition of the utilities within the RPA and found that:

Currently the proposed TIF District is served by a sanitary sewer, water system and storm water system. All of these utilities are at least 70 years old and need to be upgraded in order to support new development in this area. The sanitary sewer is vitrified clay pipe and has a high rate of infiltration. This will need to be updated in order to provide the necessary capacity for development. The storm sewer trunk line is a corrugated metal pipe that has rusted out in several places due to the chemical reaction the metal has had with the soils. The water main, although not a Village utility, is old and has experienced several breaks along Main Street. During development, this will need to be replaced to ensure continuous supply to the new development

The current roads within the proposed district were built to standards that have since been updated. Any new development will be designed to accommodate the proposed traffic volumes and vehicular types that will be generated by this development. Appropriate applications will be made by any potential developers to the Illinois Department of Transportation for all necessary approvals and permits for all access points adjacent to IDOT controlled roads.

The intersection of Illinois Route 102 (Main Street Northwest) and U.S. Route 45 (Main Street) is a bottleneck for traffic, both vehicular and pedestrian traffic. The combination of a pedestrian overpass and redesigned intersection are planned by the Village. The Village has had several meetings with IDOT District 3 to discuss improvements to this intersection. Discussion points included an additional turn lane, traffic signal interconnection and redesign.

5. Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become “ill-suited” for their original use. The RPA exhibits both functional and economic obsolescence. Approximately one hundred fifty (150) of the original structures or 66% were built on or before 1950. Market conditions have changed, including the development of larger neighborhood shopping center north of the RPA (Bourbonnais Towne Center). Competitive pressures relating to office uses, hotel uses and auto related uses have impacted the valuations of these properties, as well as potential for reuse. Furthermore, obsolescence is demonstrated by the fact that the value of the parcels has declined on an absolute and relative basis during three (3) of the last five (5) years, as described above.

Building setbacks, buffering, and parking would also require coordination – in line with current Village planning practices and modern development standards.

Certain area-wide factors also contribute to obsolescence. For instance, many of the area’s parcels are platted in a manner that results in sub-optimally shaped land uses that have proven to be difficult to develop as compared to modern development standards. This is evidenced by (a) the shallow (i.e., lacking depth) lots of certain parcels, (b) lack of coordinated ingress/egress (internal circulation) and (c) overall parcel configurations. Parcel configurations are often limited, due to adjacent uses (residential) and contribute to area-wide obsolescence. There are a number of automobile-related uses that are poorly configured as well.

6. Lack of Community Planning. The Act refers to lack of community planning as the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of the effective community planning.

The Village adopted its first Village-wide comprehensive plan prior to 1977, followed by a revised comprehensive plan in 1910, and again in 2013. Approximately sixty-six percent (66%) of the structures were developed or built on or before 1950, by comparison.

Furthermore, the pre-1950 development within the RPA has resulted in incompatible land-use relationships and inadequate street layouts. As discussed above (see finding #1), there are certain incompatibilities relationships between residential and non-residential uses, and commercial businesses lack certain internal roads for circulation off of Main Street. Commercial and retail land uses on smaller lots resulted in a multiplicity of commercial structures (restaurants, office/service establishments, strip centers, auto related uses) that benefit from traffic and visibility along Main Street. These uses created pressure in relation to provisions for parking, multiple curb cuts, and buffering to adjacent residential uses (e.g., screening of trash receptacles, loading and unloading requirements, and building setbacks).

The Village's Comprehensive Plan and the Downtown Plan specifically identify portions of the Main Street corridor, as well as the corridor as a whole, in relation to Village planning efforts. Several excerpts from the Comprehensive Plan are found below:

- 1) "A key driver to future growth and development will be the new I-57/Bourbonnais Parkway (6000) North interchange. This new interchange is a major component of the region's economic development strategy and holds the potential for attracting new uses."
- 2) "Existing Land-Use. The key land use and development challenges and opportunities in the community and surrounding planning area include: Commercial corridors that are predominately auto oriented and there is no discernible Village "center" which negatively impacts aesthetics and walkability of the commercial areas. There is a considerable number of vacant parcels on key commercial corridors such as Route 45/52 which presents a future opportunity to expand the Village's commercial tax base.
- 3) "Improved pedestrian circulation is needed. Sidewalks near schools are particularly needed. Improved pedestrian facilities including but not limited to a "pedestrian bridge" at the Main Street and Marsile Street intersection in order to improve safety in the downtown area.

- 4) “Access and circulation. The intersection of Main Street/Main Street NW/Marsile Street is a major traffic congestion point. Many downtown commercial businesses have parking lots accessed primarily from Main Street. The numerous curb cuts create conflict points that reduce traffic flow efficiency. Downtown pedestrian connections across Main Street lack safety features, particularly between the University campus on the east side of the road and the recreational fields and student housing area (Old Oak and Oak Run apartments) on the west side of the road.

Access to I-57 is limited to a single interchange at IL 50 which is 3-4 miles south of the northern Village limits. The interchange is not convenient to the industrial, commercial and residential growth areas in the Village.

Source: 2030 Bourbonnais Comprehensive Plan 2013 & Downtown Plan 2010.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the potential designation of the RPA by the Village as a TIF District:

1. The RPA is contiguous and is greater than 1½ acres in size.
2. The RPA qualifies as a conservation area. A more detailed analysis of the qualification findings is outlined in Section V of this report.
3. All property in the RPA would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the RPA, including the Village, has been impaired by the factors found present in the RPA.
5. The RPA would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the RPA as a TIF District.

The RPA has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to the improvement of infrastructure and property maintenance as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the RPA's anticipated improvement and preservation of tax base.

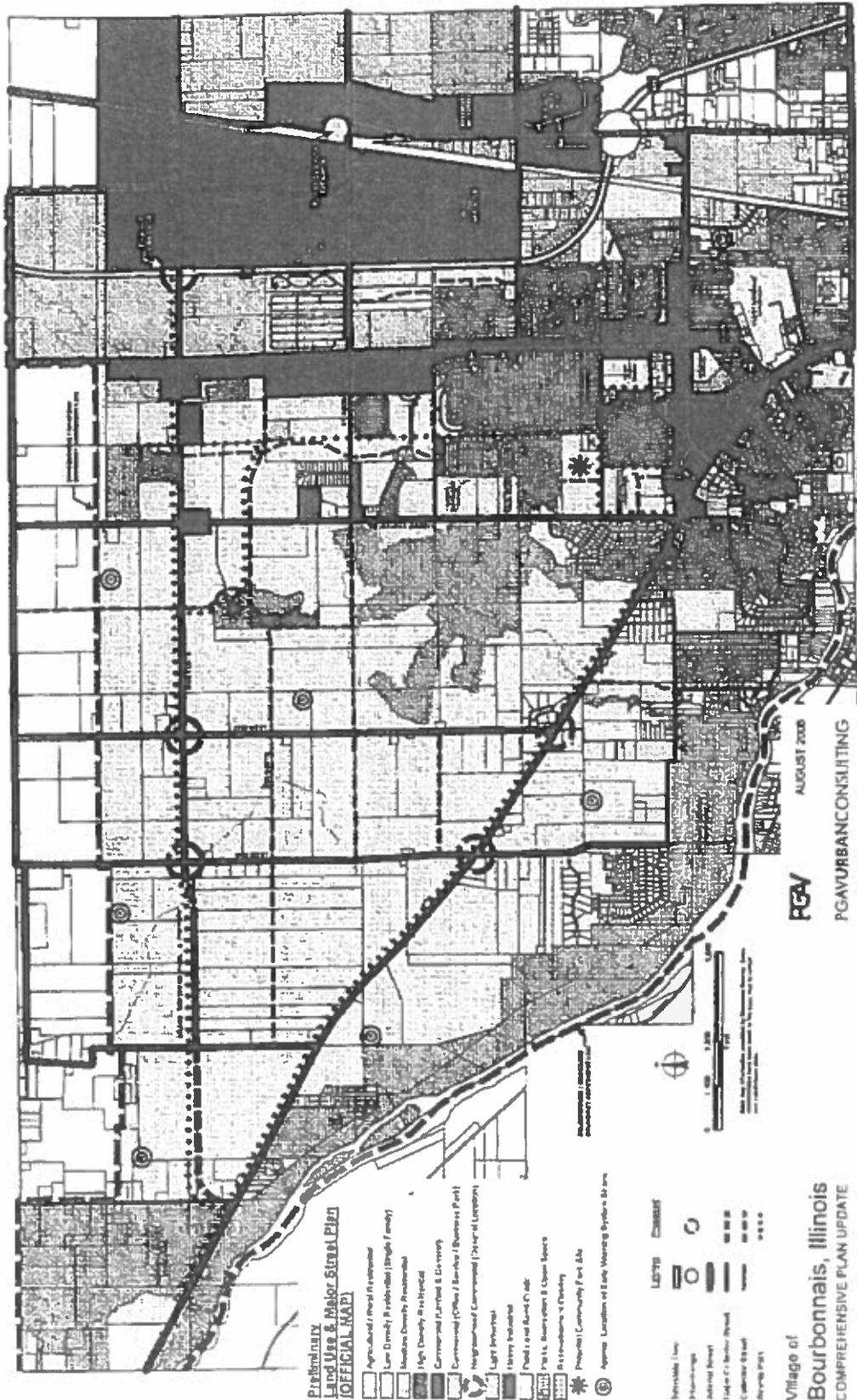
EXHIBIT 1
PROPOSED TIF BOUNDARY MAP

EXHIBIT 2
TAX PARCEL LIST

Village of Bourbonnais
Main Street / University Avenue

17-09-19-100-101	17-09-19-206-019	17-09-19-406-034	17-09-19-408-011	17-09-19-414-002
17-09-19-100-211	17-09-19-206-020	17-09-19-406-035	17-09-19-408-012	17-09-19-414-003
17-09-19-100-244	17-09-19-206-021	17-09-19-406-036	17-09-19-408-013	17-09-19-414-004
17-09-19-100-245	17-09-19-206-022	17-09-19-406-037	17-09-19-408-016	17-09-19-414-005
17-09-19-100-266	17-09-19-206-023	17-09-19-406-038	17-09-19-408-017	17-09-19-414-006
17-09-19-200-002	17-09-19-206-024	17-09-19-406-039	17-09-19-408-018	17-09-19-414-007
17-09-19-201-011	17-09-19-208-002	17-09-19-406-040	17-09-19-408-019	17-09-19-414-008
17-09-19-201-012	17-09-19-208-003	17-09-19-406-041	17-09-19-408-020	17-09-19-414-009
17-09-19-201-013	17-09-19-291-001	17-09-19-406-048	17-09-19-408-021	17-09-19-414-010
17-09-19-201-024	17-09-19-291-002	17-09-19-406-051	17-09-19-408-022	17-09-19-415-009
17-09-19-201-025	17-09-19-291-003	17-09-19-406-052	17-09-19-408-028	17-09-19-415-010
17-09-19-201-026	17-09-19-291-004	17-09-19-406-053	17-09-19-408-029	17-09-19-415-012
17-09-19-201-028	17-09-19-291-005	17-09-19-406-054	17-09-19-408-030	17-09-19-415-013
17-09-19-201-036	17-09-19-291-006	17-09-19-406-059	17-09-19-408-031	17-09-19-415-015
17-09-19-201-039	17-09-19-400-001	17-09-19-406-060	17-09-19-408-032	17-09-19-415-016
17-09-19-201-040	17-09-19-400-002	17-09-19-407-001	17-09-19-408-035	17-09-19-415-019
17-09-19-201-042	17-09-19-400-005	17-09-19-407-002	17-09-19-408-037	17-09-19-415-020
17-09-19-201-044	17-09-19-400-006	17-09-19-407-003	17-09-19-408-038	17-09-19-415-021
17-09-19-201-046	17-09-19-401-021	17-09-19-407-004	17-09-19-408-040	17-09-19-415-022
17-09-19-201-048	17-09-19-401-022	17-09-19-407-005	17-09-19-408-041	17-09-19-415-023
17-09-19-201-054	17-09-19-401-023	17-09-19-407-006	17-09-19-408-046	17-09-19-415-024
17-09-19-201-055	17-09-19-401-024	17-09-19-407-007	17-09-19-408-047	17-09-19-415-028
17-09-19-203-005	17-09-19-401-025	17-09-19-407-008	17-09-19-408-048	17-09-19-415-029
17-09-19-203-006	17-09-19-403-015	17-09-19-407-009	17-09-19-408-049	17-09-20-306-003
17-09-19-203-007	17-09-19-403-016	17-09-19-407-010	17-09-19-408-050	17-09-20-306-004
17-09-19-203-008	17-09-19-403-017	17-09-19-407-016	17-09-19-409-002	17-09-20-306-005
17-09-19-203-029	17-09-19-403-031	17-09-19-407-017	17-09-19-409-017	17-09-20-306-006
17-09-19-203-030	17-09-19-403-032	17-09-19-407-018	17-09-19-409-020	17-09-20-306-007
17-09-19-203-032	17-09-19-403-033	17-09-19-407-019	17-09-19-409-021	17-09-20-306-008
17-09-19-203-033	17-09-19-403-035	17-09-19-407-020	17-09-19-409-023	17-09-20-306-009
17-09-19-203-034	17-09-19-403-036	17-09-19-407-021	17-09-19-409-024	17-09-20-306-010
17-09-19-203-035	17-09-19-403-037	17-09-19-407-022	17-09-19-409-025	17-09-20-306-011
17-09-19-203-036	17-09-19-403-038	17-09-19-407-023	17-09-19-409-027	17-09-20-306-012
17-09-19-205-006	17-09-19-406-005	17-09-19-407-024	17-09-19-409-028	17-09-20-306-013
17-09-19-205-007	17-09-19-406-006	17-09-19-407-025	17-09-19-410-005	17-09-20-306-014
17-09-19-205-008	17-09-19-406-008	17-09-19-407-026	17-09-19-410-011	17-09-20-306-015
17-09-19-205-009	17-09-19-406-010	17-09-19-407-027	17-09-19-410-014	17-09-20-306-018
17-09-19-205-010	17-09-19-406-011	17-09-19-408-001	17-09-19-410-015	17-09-20-306-019
17-09-19-206-009	17-09-19-406-012	17-09-19-408-002	17-09-19-413-001	17-09-20-315-001
17-09-19-206-010	17-09-19-406-013	17-09-19-408-003	17-09-19-413-002	17-09-20-315-002
17-09-19-206-011	17-09-19-406-014	17-09-19-408-004	17-09-19-413-003	17-09-20-315-008
17-09-19-206-012	17-09-19-406-015	17-09-19-408-005	17-09-19-413-004	17-09-20-315-010
17-09-19-206-013	17-09-19-406-029	17-09-19-408-006	17-09-19-413-005	17-09-20-315-012
17-09-19-206-014	17-09-19-406-030	17-09-19-408-007	17-09-19-413-006	17-09-20-315-026
17-09-19-206-015	17-09-19-406-031	17-09-19-408-008	17-09-19-413-007	17-09-20-315-035
	17-09-19-406-032	17-09-19-408-009	17-09-19-413-008	
	17-09-19-406-033	17-09-19-408-010	17-09-19-414-001	

EXHIBIT D
EXISTING LAND USE MAP



- PRELIMINARY LAND USE & MAJOR STREET PLAN (OFFICIAL MAP)**
- Agricultural / Rural (Residential)
 - Low Density Residential (Single Family)
 - Medium Density Residential
 - High Density Residential
 - Commercial / Retail & Services
 - Neighborhood Commercial (Neighborhood Location)
 - Light Industrial
 - Heavy Industrial
 - Public / Institutional / Civic
 - Parks, Open Space & Open Space
 - Right-of-Way / Easement
 - Proposed Community Park Area
 - Approx. Location of Early Warning System Station

- LEGEND**
- STREETS**
- Interlocal / Low
 - Interlocal / High
 - Interlocal / Major
 - Collector / Local
 - Street / Alley
- UTILITIES**
- Water
 - Sewer
 - Gas
 - Electric
 - Telephone

Village of
Bourbonnais, Illinois
 COMPREHENSIVE PLAN UPDATE

PG&V
 PG&V URBAN CONSULTING

AUGUST 2008

VILLAGE OF BOURBONNAIS

ORDINANCE NO. 15-1993

**AN ORDINANCE DESIGNATING THE MAIN STREET/UNIVERSITY AVENUE
REDEVELOPMENT PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT
PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT IN THE VILLAGE OF BOURBONNAIS,
KANKAKEE COUNTY, ILLINOIS**

**ADOPTED BY THE BOARD OF TRUSTEES OF THE
VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS
THIS ____ DAY OF _____, 2015**

Published in pamphlet form by Authority of the Board of Trustees of the Village of Bourbonnais,
Kankakee County, Illinois, this _____ day of _____, 2015

ORDINANCE NO. 15-1993

**AN ORDINANCE DESIGNATING THE MAIN STREET/UNIVERSITY AVENUE
REDEVELOPMENT PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT
PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT IN THE VILLAGE OF BOURBONNAIS,
KANKAKEE COUNTY, ILLINOIS**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Bourbonnais, Kankakee County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on July 6, 2015, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Village Board of the Village of Bourbonnais, Kankakee County, Illinois, as follows:

Section 1. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set

out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois this _____ day of _____, 2015.

Trustee Amiano	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Greenlee	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Fischer	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee King	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Keast	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Littrell	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
TOTAL:	Aye	_____	Nay	_____	Absent	_____	Abstain	_____

PAUL SCHORE, Village President

ATTEST:

BRIAN SIMEUR, Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) SS.

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk for the Village of Bourbonnais, Kankakee County, Illinois (the "Municipality"), and that as such official I am the keeper of the records and files of the Municipality and its President and Board of Trustees (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the _____ day of _____ 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

ORDINANCE NO. 15-1993

AN ORDINANCE DESIGNATING THE MAIN STREET/UNIVERSITY AVENUE REDEVELOPMENT PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT IN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the proceedings of such meeting.

I do hereby further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly and was preceded by a public recital of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place, convenient to the public, that notice of such meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, that the Corporate Authorities have complied with all of the procedural rules of the Corporate Authorities and that said ordinance was published in pamphlet form as required by state statute on the date printed on the Title sheet attached hereto.

IN WITNESS WHEREOF, I hereunto affix my official signature, and the Municipality's seal, this _____ day of _____, 2015.

(SEAL)

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

SEE ATTACHED

DOWNTOWN TIF DISTRICT
LEGAL DESCRIPTION

Beginning at the Southeast corner of Lot 24 of Villa Brook Subdivision, being a part of Lots 52 and 54 of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, Village of Bourbonnais, Kankakee County, Illinois, thence Northerly along the East line of Villa Brook Subdivision and Bor-Bo-Ne Manor Subdivision and said line extended to the Southwest corner of Lot 8 in Block 1, Narcisse C. Rivard's Subdivision, thence Northwesterly along the West line of Lot 8 and Lot 5 in said Block 1 to the South right-of-way line of River Street; thence Westerly along said right-of-way line to its intersection with the Easterly line of Lot 1 of Tetrault's Addition to the Village of Bourbonnais, extended Southerly; thence Northwesterly along said East line and East line extended to the Northeast corner of said Lot 1; thence Northeasterly to the Southwest corner of Lot 10 in Drake's Second Addition; thence Northwesterly along the West line of said Lot 10 and said line extended to the North right-of-way line of Marsile Street; thence Northeasterly along said North right-of-way line to the Southwest corner of Lot 31 in Drake's Second Addition; thence Northeasterly along the North line of said Lot 31 to the Southwest corner of Lot 2 in L.C. Looker's Subdivision in the Southeast corner of Original Lot 2 of the Mesheketeno Reservation; thence Northwesterly to the Southwest corner of Lot 1 in said L.C. Looker's Subdivision; thence Northeasterly along the Northerly line of said Lot 1 to the South right-of-way line of Main Street; thence Northwesterly along said right-of-way line to its intersections with the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation extended; thence Northeasterly along the North line of the South Half of said Original Lot 1 and said line extended to the Northwest corner of Lot 1 in Bonville Re-Subdivision; thence Southeasterly along the West line of Bonville Re-subdivision and said line extended Southerly to a point on the West line of Lot 26 of J.K. Croswell's Survey of the South Half of Original Lot 1 of the Subdivision of the Mesheketeno Reservation, said point being 48 feet South of the Northwest corner of said Lot 26; thence Northeasterly to a point on the Westerly right-of-way line of Bernard Street, said point being 64 feet South of the Northeast corner of said Lot 26; thence Northwesterly along the Westerly right-of-way line of Bernard Street to its intersection with the North line of Lot 20 of said J.K. Croswell's Subdivision extended Westerly; thence Northeasterly to the Northeast corner of Lot 2 in Harvey J. Legris Subdivision; thence Southeasterly to the Southwest corner of Lot 10 in Goodwin Subdivision; thence Northeasterly to the Southeast corner of Lot 10 in Goodwin Subdivision; thence Southerly along the Easterly line of Goodwin Subdivision extended to a point that is on a line that is 50 feet South of and parallel with the North line of Lot 15 of J.K. Croswell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along said parallel line to the West right-of-way line of Roy Street; thence Northeasterly to the Northwest corner of Lot 10 of J.K. Croswell's Subdivision of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Northeasterly on the North line of said Lot 10 to the South right-of-way line of Water Avenue; thence Westerly along the said right-of-way line to the West line of the vacated portion of Water Avenue; thence Northerly along said West line to the North right-of-way line of Water Avenue to the West line of the East 180 feet of Lot 6 of said J.K. Croswell's Subdivision; thence Northerly along said West line to the North line of said Lot 6; thence Easterly

along said North line of Lot 6 to the West line of Lots 1, 2 and 6 of said J.K. Croswell's Subdivision; thence Northerly along said West line to the South right-of-way line of Beaudoin to its intersection with the West right-of-way line of the public alley in Block 1 of LaValle's Subdivision extended Southerly; thence Northerly along the West line of said alley and said line extended to the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Southwesterly along the North line of the South Half of said Original Lot 1 to the Southeasterly corner of Trotter's Chase Condominium Development; thence Northwesterly along the Northern and Eastern boundary of said Trotter's Chase to the Easterly right-of-way line of Brown Boulevard; thence Southwesterly along said right-of-way line to its intersection with a line that is 234.21 feet Northeasterly of and parallel with the Northeasterly line of Lot 10 in Bourbonnais Towne Centre Subdivision extended; thence Northwesterly along said parallel line to the Westerly line of Lot 9 in Bourbonnais Towne Centre Subdivision; thence North 35°54'00" East along the Westerly line of said Lot 9 a distance of 184.41 feet; thence North 54°06'00" West along the Southwesterly line of said Lot 9 a distance of 774.50 feet; thence North 72°02'30" East a distance of 450.77 feet; thence South 00°09'00" East a distance of 27.00 feet; thence North 89°51'00" East a distance of 468.38 feet to the West line of Sunflower Subdivision; thence Southerly to the Southwest corner of Sunflower Subdivision; thence Easterly to the Southeast corner of Sunflower Subdivision, which is on the West right-of-way line of Brown Boulevard; thence Northerly along said right-of-way line to its intersection with the South line of Pita Subdivision extended; thence Easterly to the Southeast corner of Pita Subdivision; thence Northerly to the Northeast corner of Lot 2 in Bourbonnais Towne Centre Subdivision; thence North 89°51'00" East along the South line of Lots 3, 4, 5 and 6 and said line extended in Bourbonnais Towne Centre Subdivision a distance of 1,244.66 feet; thence South 00°31'00" East a distance of 200.00 feet; thence North 89°51'00" East to the Easterly right-of-way line of Convent Street; thence Southerly along the Easterly right-of-way line of Convent Street, Marsile Street and Main Street, also known as S.B.I. Route 45/52 to the Northwest corner of Lot 26 of Original Lot 28 of J.K. Croswell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along the North line of said Lot 26 to the Northwest corner of Lot 6 in Collegedale Subdivision Second Addition thence Northeasterly along the North line of said Lot 6 and said line extended to the East right-of-way line of Bresse Street; thence Southerly along said Easterly right-of-way line to its intersection with the South right-of-way line of Munroe Street; thence Westerly along said South right-of-way line to the Northwest corner of Lot 3, Block 1 in Collegedale Subdivision; thence Southerly to the Southwest corner of said Lot 3; thence Easterly along the South line of said Lot 3 to its intersection with the East right-of-way of the public in lying within Block 6 in Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Southerly along the East right-of-way line of said alley to the North right-of-way line of North Street; thence Westerly along said right-of-way line and said line extended to the West right-of-way line of Main Street; thence Southerly along said right-of-way line to the South line of Block 2 in Numa Ray's Re-Subdivision of Blocks 1 and 2 of the Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Westerly along the South line of said Block 2 and said line extended Westerly to the point of beginning.

EXHIBIT B

GENERAL STREET LOCATION

The RPA is a contiguous area the boundaries of which are area located primarily in the central Downtown area of the Village and is generally bounded by Eugene Drive on the north and North Avenue on the south with parcels located on the east and west sides of Main Street (Routes 102, 45 and 52).

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

SEE ATTACHED

VILLAGE OF BOURBONNAIS

ORDINANCE NO. 15-1994

**AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR
THE MAIN STREET/UNIVERSITY AVENUE REDEVELOPMENT PROJECT AREA
INTHE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS**

**ADOPTED BY THE BOARD OF TRUSTEES OF THE
VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS
THIS ____ DAY OF _____, 2015**

Published in pamphlet form by Authority of the Board of Trustees of the Village of Bourbonnais,
Kankakee County, Illinois, this _____ day of _____, 2015

ORDINANCE NO. 15-1994

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE MAIN STREET/UNIVERSITY AVENUE REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

WHEREAS, it is desirable and in the best interest of the citizens of the Village of , Kankakee County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Village Board of the Village of Bourbonnais, Kankakee County, Illinois, as follows:

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each

year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Main Street/University Avenue Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois this ____ day of _____, 2015.

Trustee Amiano	Aye	____	Nay	____	Absent	____	Abstain	____
Trustee Greenlee	Aye	____	Nay	____	Absent	____	Abstain	____
Trustee Fischer	Aye	____	Nay	____	Absent	____	Abstain	____
Trustee King	Aye	____	Nay	____	Absent	____	Abstain	____
Trustee Keast	Aye	____	Nay	____	Absent	____	Abstain	____
Trustee Littrell	Aye	____	Nay	____	Absent	____	Abstain	____
TOTAL:	Aye	____	Nay	____	Absent	____	Abstain	____

PAUL SCHORE, Village President

ATTEST:

BRIAN SIMEUR, Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) SS.

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk for the Village of Bourbonnais, Kankakee County, Illinois (the "Municipality"), and that as such official I am the keeper of the records and files of the Municipality and its President and Board of Trustees (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the _____ day of _____ 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

ORDINANCE NO. 15-1994

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE MAIN STREET/UNIVERSITY AVENUE REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the proceedings of such meeting.

I do hereby further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly and was preceded by a public recital of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place, convenient to the public, that notice of such meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, that the Corporate Authorities have complied with all of the procedural rules of the Corporate Authorities and that said ordinance was published in pamphlet form as required by state statute on the date printed on the Title sheet attached hereto.

IN WITNESS WHEREOF, I hereunto affix my official signature, and the Municipality's seal, this _____ day of _____, 2015.

(SEAL)

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

SEE ATTACHED

DOWNTOWN TIF DISTRICT
LEGAL DESCRIPTION

Beginning at the Southeast corner of Lot 24 of Villa Brook Subdivision, being a part of Lots 52 and 54 of the Mesheketeno Reservation in Township 31 North, Range 12 East of the Third Principal Meridian, Village of Bourbonnais, Kankakee County, Illinois, thence Northerly along the East line of Villa Brook Subdivision and Bor-Bo-Ne Manor Subdivision and said line extended to the Southwest corner of Lot 8 in Block 1, Narcisse C. Rivard's Subdivision, thence Northwesterly along the West line of Lot 8 and Lot 5 in said Block 1 to the South right-of-way line of River Street; thence Westerly along said right-of-way line to its intersection with the Easterly line of Lot 1 of Tetrault's Addition to the Village of Bourbonnais, extended Southerly; thence Northwesterly along said East line and East line extended to the Northeast corner of said Lot 1; thence Northeasterly to the Southwest corner of Lot 10 in Drake's Second Addition; thence Northwesterly along the West line of said Lot 10 and said line extended to the North right-of-way line of Marsile Street; thence Northeasterly along said North right-of-way line to the Southwest corner of Lot 31 in Drake's Second Addition; thence Northeasterly along the North line of said Lot 31 to the Southwest corner of Lot 2 in L.C. Looker's Subdivision in the Southeast corner of Original Lot 2 of the Mesheketeno Reservation; thence Northwesterly to the Southwest corner of Lot 1 in said L.C. Looker's Subdivision; thence Northeasterly along the Northerly line of said Lot 1 to the South right-of-way line of Main Street; thence Northwesterly along said right-of-way line to its intersections with the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation extended; thence Northeasterly along the North line of the South Half of said Original Lot 1 and said line extended to the Northwest corner of Lot 1 in Bonville Re-Subdivision; thence Southeasterly along the West line of Bonville Re-subdivision and said line extended Southerly to a point on the West line of Lot 26 of J.K. Croswell's Survey of the South Half of Original Lot 1 of the Subdivision of the Mesheketeno Reservation, said point being 48 feet South of the Northwest corner of said Lot 26; thence Northeasterly to a point on the Westerly right-of-way line of Bernard Street, said point being 64 feet South of the Northeast corner of said Lot 26; thence Northwesterly along the Westerly right-of-way line of Bernard Street to its intersection with the North line of Lot 20 of said J.K. Croswell's Subdivision extended Westerly; thence Northeasterly to the Northeast corner of Lot 2 in Harvey J. Legris Subdivision; thence Southeasterly to the Southwest corner of Lot 10 in Goodwin Subdivision; thence Northeasterly to the Southeast corner of Lot 10 in Goodwin Subdivision; thence Southerly along the Easterly line of Goodwin Subdivision extended to a point that is on a line that is 50 feet South of and parallel with the North line of Lot 15 of J.K. Croswell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along said parallel line to the West right-of-way line of Roy Street; thence Northeasterly to the Northwest corner of Lot 10 of J.K. Croswell's Subdivision of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Northeasterly on the North line of said Lot 10 to the South right-of-way line of Water Avenue; thence Westerly along the said right-of-way line to the West line of the vacated portion of Water Avenue; thence Northerly along said West line to the North right-of-way line of Water Avenue to the West line of the East 180 feet of Lot 6 of said J.K. Croswell's Subdivision; thence Northerly along said West line to the North line of said Lot 6; thence Easterly

along said North line of Lot 6 to the West line of Lots 1, 2 and 6 of said J.K. Crowell's Subdivision; thence Northerly along said West line to the South right-of-way line of Beaudoin to its intersection with the West right-of-way line of the public alley in Block 1 of LaValle's Subdivision extended Southerly; thence Northerly along the West line of said alley and said line extended to the North line of the South Half of Original Lot 1 of the Mesheketeno Reservation; thence Southwesterly along the North line of the South Half of said Original Lot 1 to the Southeasterly corner of Trotter's Chase Condominium Development; thence Northwesterly along the Northern and Eastern boundary of said Trotter's Chase to the Easterly right-of-way line of Brown Boulevard; thence Southwesterly along said right-of-way line to its intersection with a line that is 234.21 feet Northeasterly of and parallel with the Northeasterly line of Lot 10 in Bourbonnais Towne Centre Subdivision extended; thence Northwesterly along said parallel line to the Westerly line of Lot 9 in Bourbonnais Towne Centre Subdivision; thence North 35°54'00" East along the Westerly line of said Lot 9 a distance of 184.41 feet; thence North 54°06'00" West along the Southwesterly line of said Lot 9 a distance of 774.50 feet; thence North 72°02'30" East a distance of 450.77 feet; thence South 00°09'00" East a distance of 27.00 feet; thence North 89°51'00" East a distance of 468.38 feet to the West line of Sunflower Subdivision; thence Southerly to the Southwest corner of Sunflower Subdivision; thence Easterly to the Southeast corner of Sunflower Subdivision, which is on the West right-of-way line of Brown Boulevard; thence Northerly along said right-of-way line to its intersection with the South line of Pita Subdivision extended; thence Easterly to the Southeast corner of Pita Subdivision; thence Northerly to the Northeast corner of Lot 2 in Bourbonnais Towne Centre Subdivision; thence North 89°51'00" East along the South line of Lots 3, 4, 5 and 6 and said line extended in Bourbonnais Towne Centre Subdivision a distance of 1,244.66 feet; thence South 00°31'00" East a distance of 200.00 feet; thence North 89°51'00" East to the Easterly right-of-way line of Convent Street; thence Southerly along the Easterly right-of-way line of Convent Street, Marsile Street and Main Street, also known as S.B.I. Route 45/52 to the Northwest corner of Lot 26 of Original Lot 28 of J.K. Crowell's Subdivision of the Mesheketeno Reservation; thence Northeasterly along the North line of said Lot 26 to the Northwest corner of Lot 6 in Collegedale Subdivision Second Addition thence Northeasterly along the North line of said Lot 6 and said line extended to the East right-of-way line of Bresse Street; thence Southerly along said Easterly right-of-way line to its intersection with the South right-of-way line of Munroe Street; thence Westerly along said South right-of-way line to the Northwest corner of Lot 3, Block 1 in Collegedale Subdivision; thence Southerly to the Southwest corner of said Lot 3; thence Easterly along the South line of said Lot 3 to its intersection with the East right-of-way of the public in lying within Block 6 in Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Southerly along the East right-of-way line of said alley to the North right-of-way line of North Street; thence Westerly along said right-of-way line and said line extended to the West right-of-way line of Main Street; thence Southerly along said right-of-way line to the South line of Block 2 in Numa Ray's Re-Subdivision of Blocks 1 and 2 of the Numa Ray Subdivision of the Francis Marcotte Estate Lands; thence Westerly along the South line of said Block 2 and said line extended Westerly to the point of beginning.

EXHIBIT B

GENERAL STREET LOCATION

The RPA is a contiguous area the boundaries of which are area located primarily in the central Downtown area of the Village and is generally bounded by Eugene Drive on the north and North Avenue on the south with parcels located on the east and west sides of Main Street (Routes 102, 45 and 52).

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

SEE ATTACHED

VILLAGE OF BOURBONNAIS, ILLINOIS

ORDINANCE NO. 15-1991

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION
OF A CERTAIN PROPERTY OWNED BY AHAMED KUTTY and MYMOONA
KUTTY IN THE VILLAGE OF BOURBONNAIS, ILLINOIS**

**ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BOURBONNAIS
THIS ____ DAY OF _____, 2015**

Published in pamphlet form by authority of the Board of Trustees of the Village of
Bourbonnais, Kankakee County, Illinois this ____ day of _____, 2015.

ORDINANCE NO. 15-1991

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION
OF A CERTAIN PROPERTY OWNED BY AHAMED KUTTY and MYMOONA
KUTTY IN THE VILLAGE OF BOURBONNAIS, ILLINOIS**

WHEREAS, the Village of Bourbonnais, an Illinois Municipal Corporation, has been requested by Ahamed Kutty and Mymoona Kutty, hereafter referred to as the "Petitioners", to make a zoning change to property referred to as PIN 17-09-19-100-090, specifically shown and legally described in the attached Exhibit "A" and displayed in the plat of survey in the attached Exhibit "B"; and,

WHEREAS, the Petitioners are the legal owners of the property in question to request the zoning change herein by submitting an Application for Hearing Bourbonnais Planning Commission on February 4, 2015 (Case # 15-Z-001); and,

WHEREAS, the Petitioners have petitioned the Village Planning Commission to zone the property legally described in Exhibit "A" hereto (the "Property") from its current various zoning to B-2 Business District, General Retail and its permitted uses, and all restrictions listed in this Ordinance and the Code of Ordinances of the Village; and,

WHEREAS, after due notice required by law, the Village the Plan Commission considered the Petitioners' request; and,

WHEREAS, the Planning Commission of this Village previously held a public hearing on the Application for Hearing and the zoning requested by the Petitioners on February 26, 2015, at which time all persons present were afforded an opportunity to be heard, present evidence and testify; and,

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearings in a newspaper of general circulation in this Village and by notifying the owners of the abutting properties as required by statute and ordinance; and,

WHEREAS, upon conclusion of the Petitioners' presentation on February 26, 2015, the Planning Commission considered the zoning surrounding the property, the possible uses allowed by the requested zoning, and any possible effect on the surrounding properties, thereafter the Planning Commission, making all necessary findings of fact, voted to recommended that the Village Board approve amending the zoning of the Property from its current zoning to B-2 Business District, General Retail and its permitted uses, said zoning to be subject to all restrictions listed herein and the Village's ordinances; and,

WHEREAS, the statutes of the State of Illinois, in particular the Illinois Municipal Code, grant municipalities the power to zone property; and,

WHEREAS, the Corporate Authorities having heard the recommendations of the Planning Commission and after consideration of the previously held public hearing and all surrounding facts determines that the zoning change requested is reasonable and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS, AS FOLLOWS:

Section One: That the report and findings and recommendations of the Planning Commission of this Village are herein incorporated by reference as the findings of the Corporate Authorities of the Village, as completely as if fully recited herein at length.

Section Two: That the property described in Exhibit "A" shall be hereinafter zoned B-1 Business District, General Retail, and its permitted uses, said zoning to be subject to all restrictions listed in this Ordinance.

Section Three: That the Village Zoning Map shall be amended to reflect this amendment to the property's zoning classification.

Section Four: That this Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bourbonnais, Kankakee County, Illinois this ____ day of _____, 2015.

Trustee Amiano	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Greenlee	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Fischer	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee King	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Keast	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
Trustee Littrell	Aye	_____	Nay	_____	Absent	_____	Abstain	_____
TOTAL:	Aye	_____	Nay	_____	Absent	_____	Abstain	_____

PAUL SCHORE, Village President

ATTEST:

BRIAN SIMEUR, Village Clerk

STATE OF ILLINOIS)
) SS.
COUNTY OF KANKAKEE)

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk for the Village of Bourbonnais, Kankakee County, Illinois (the "Municipality"), and that as such official I am the keeper of the records and files of the Municipality and its President and Board of Trustees (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the _____ day of _____, 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

ORDINANCE NO. 15-1991

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION
OF A CERTAIN PROPERTY OWNED BY AHAMED KUTTY and MYMOONA
KUTTY IN THE VILLAGE OF BOURBONNAIS, ILLINOIS**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the proceedings of such meeting.

I do hereby further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly and was preceded by a public recital of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place, convenient to the public, that notice of such meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, that the Corporate Authorities have complied with all of the procedural rules of the Corporate Authorities and that said ordinance was published in pamphlet form as required by state statute on the date printed on the Title sheet attached hereto.

IN WITNESS WHEREOF, I hereunto affix my official signature, and the Municipality's seal, this _____ day of _____, 2015.

(SEAL)

Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

SEE ATTACHED

Exhibit A

LEGAL DESCRIPTION 875 Main Street NW, Bourbonnais, Illinois 60914

The West Half (W1/2) of the following described real estate: Commencing at the Southwest corner of the Southwest Fractional Quarter (SWfr1/4) of Section Eighteen (18), Township Thirty-one (31) North, Range Twelve (12) East of the Third Principal Meridian in Kankakee County, Illinois; thence South along the West line of the Southwest Fractional Quarter (SWfr1/4) of said Section Eighteen (18) as extended, 232.5 feet to its point of intersection with the centerline of S.B.I. Route 102; thence South 65 degrees 15 minutes East, 717.8 feet to a point, said point to be known as the point of beginning. From said point of beginning, thence North 0 degrees 20 minutes West on a line parallel with the West line of said Section Eighteen (18), 435.6 feet to a point; thence South 65 degrees 15 minutes East, 331.24 feet to a point; thence South 0 degrees 20 minutes East, 435.6 feet to a point on the centerline of S.B.I. Route 102; thence North 65 degrees 15 minutes West, 331.24 feet to the point of beginning, and the East Half (E1/2) of the following described real estate; Commencing at the Southwest corner of the Southwest Fractional Quarter (SWfr1/4) of Section Eighteen (18), Township Thirty-one (31) North, Range Twelve (12) East of the Third Principal Meridian in Kankakee County, Illinois; thence South along the West line of the Southwest Fractional Quarter (SWfr1/4) of said Section Eighteen (18) as extended, 232.5 feet to its point of intersection with the centerline of S.B.I. Route 102; thence South 65 degrees 15 minutes East, 717.8 feet to a point, said point to be known as the point of beginning. From said point of beginning, thence North 0 degrees 20 minutes West on a line parallel with the West line of said Section Eighteen (18), 435.6 feet to a point; thence South 65 degrees 15 minutes East, 331.24 feet to a point; thence South 0 degrees 20 minutes East, 435.6 feet to a point on the centerline of S.B.I. Route 102; thence North 65 degrees 15 minutes West, 331.24 feet to the point of beginning. in Kankakee County, Illinois and excepting that portion dedicated to the People of the State of Illinois, Department of Transportation by Warranty Deed dated February 22, 1984, recorded May 29, 1984 as Document No. 84-03855, and more particularly described as follows: A part of original Lot Eight (8) of the Subdivision of the Mesheketeno Reservation in Township Thirty-one (31) North, Range Twelve (12) East of the Third Principal Meridian, in Kankakee County, Illinois, described as follows and bearings used are for description purposes only: Commencing at the Southwest corner of the Southwest Quarter (SW1/4) of Section Eighteen (18), Township Thirty-one (31) North, Range Twelve (12) East of the Third Principal Meridian; thence South 02 degrees 04 minutes 16 seconds East 232.50 feet along the West line of the Southwest Quarter (SW1/4) of said Section Eighteen (18) extended Southerly to a point on the centerline of Illinois Route 102, said

point being the beginning of a non-tangent curve concave to the Southwest and having a radius of 7,664.82 feet; thence Southeasterly 718.69 feet along said curve, having a chord bearing South 65 degrees 47 minutes 07 seconds East 718.41 feet, to the point of beginning on the West line of the tract of land conveyed by deed recorded as Document No. 78-15525 in the Recorder's Office of said County; thence North 02 degrees 04 minutes 16 seconds West parallel with the West line of said Section Eighteen (18) for a distance of 71.35 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 7,727.32 feet; thence Southeasterly 330.36 feet along said curve, having a chord bearing South 62 degrees 07 minutes 51 seconds East 330.32 feet; thence South 02 degrees 04 minutes 16 seconds East parallel with the West line of said Section Eighteen (18) for a distance of 73.15 feet to a point on the centerline of Illinois Route 102, said point bearing the beginning of a non-tangent curve concave to the Southwest and having a radius of 7,664.82 feet; thence Northwesterly 331.26 feet along said curve, having a chord bearing North 61 degrees 51 minutes 40 seconds West 331.22 feet, to the point of beginning, containing 0.474 acre, more or less of which 0.272 acre is within the existing right-of-way of Illinois Route 102 as shown on a right-of-way plat.

Property Index No. 17-09-19-100-090

EXHIBIT "B"
PLAT OF SURVEY
SEE ATTACHED

Proclamation No. 15-286

A PROCLAMATION DESIGNATING JULY 28, 2015 AS "EXPLORATION STATION DAY" IN THE VILLAGE OF BOURBONNAIS, ILLINOIS

WHEREAS, the Exploration Station, a children's museum, has been a place for hands-on discovery, creative play, and exploration for children and their families, teachers, and other caregivers; and,

WHEREAS, on July 28, 1990, a 2,400 square foot location was opened on Kennedy Drive in Bourbonnais. In October, 2007, a 10,000 square foot facility was opened at the current location of 1095 W. Perry Street. The Exploration Station is celebrating 25 years in our community; and,

WHEREAS, there are approximately 36,500 visitors annually. These visitors come from all over the state of Illinois and beyond. The Village of Bourbonnais is honored to have a world class children's museum right here in our community.

NOW, THEREFORE, I, Paul Schore, Mayor of the Village of Bourbonnais, do hereby proclaim that July 28, 2015 be designated as "Exploration Station Day" in the Village of Bourbonnais.

Proclaimed this ____ day of July, 2015.

Paul Schore, Mayor

ATTEST:

Brian Simeur, Village Clerk

PASSED and adopted this ____ day of _____, 2015.

Proclamation No. 15-287

**A PROCLAMATION DECLARING JULY 28, 2015 AS "CHICAGO BEARS DAY" IN
THE VILLAGE OF BOURBONNAIS, ILLINOIS**

WHEREAS, the Village of Bourbonnais, a Village in the County of Kankakee, and the State of Illinois, state their appreciation for the Chicago Bears having held their summer training camp in Bourbonnais, Illinois and Olivet University since July 2002; and,

WHEREAS, the people of Bourbonnais and Kankakee County are proud to host the Bears and their fans through training camp; and,

WHEREAS, the Bears report for training camp on Wednesday, July 29, 2015 at Olivet Nazarene University, and the Kankakee County Chamber of Commerce is hosting a Training Camp Kick-Off Party at Olivet Nazarene University on July 28, 2015.

NOW, THEREFORE, I, Paul Schore, Mayor of the Village of Bourbonnais, do hereby proclaim that July 28, 2015 shall be known and designated as "Chicago Bears Day" in the Village of Bourbonnais.

Proclaimed this ____ day of July, 2015.

Paul Schore, Mayor

ATTEST:

Brian Simeur, Village Clerk

PASSED and adopted this ____ day of _____, 2015.