

**VILLAGE OF BOURBONNAIS**

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**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**

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**ADOPTED BY THE BOARD OF TRUSTEES OF THE  
VILLAGE OF BOURBONNAIS, KANKAKEE COUNTY, ILLINOIS**

**THIS 20<sup>th</sup> DAY OF July, 2015**

Published in pamphlet form by Authority of the Board of Trustees of the Village of Bourbonnais,  
Kankakee County, Illinois, this 22<sup>nd</sup> day of July, 2015

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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 20<sup>th</sup> day of July, 2015.

Trustee Amiano	Aye	<u>    </u>	Nay	<u>    </u>	Absent	<u>  x  </u>	Abstain	<u>    </u>
Trustee Greenlee	Aye	<u>  x  </u>	Nay	<u>    </u>	Absent	<u>    </u>	Abstain	<u>    </u>
Trustee Fischer	Aye	<u>  x  </u>	Nay	<u>    </u>	Absent	<u>    </u>	Abstain	<u>    </u>
Trustee King	Aye	<u>    </u>	Nay	<u>    </u>	Absent	<u>    </u>	Abstain	<u>  x  </u>
Trustee Keast	Aye	<u>  x  </u>	Nay	<u>    </u>	Absent	<u>    </u>	Abstain	<u>    </u>
Trustee Littrell	Aye	<u>  x  </u>	Nay	<u>    </u>	Absent	<u>    </u>	Abstain	<u>    </u>
TOTAL:	Aye	<u>  4  </u>	Nay	<u>  0  </u>	Absent	<u>  2  </u>	Abstain	<u>  2  </u>



PAUL SCHORE, Village President

ATTEST:



BRIAN SIMEUK, 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 20<sup>th</sup> day of July \_\_\_\_\_ 2015, insofar as the same relates to the adoption of an ordinance numbered and entitled:

**ORDINANCE NO. 15-1994**

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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 22<sup>nd</sup> day of July 2015.

(SEAL)



[Signature]  
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**

